



Wayne C. Luker, President  
Steven N. Kline, Vice President  
Michael LeFevre, Manager  
Jay W. Blumenthal, Treasurer

1176 Old York Road Abington PA 19001-3713 Telephone: 267-536-1000

## Subdivision & Land Development Notice Plan Review SD-16-05

Notice is hereby given that the Township of Abington will hold the following public meetings at the Abington Township Administration Building (1176 Old York Road) Planning Commission, Code Enforcement Committee and Board of Commissioners, to discuss the application of **Patrick Deacon**.

MEETINGS	DATE AND TIME
Planning Commission Committee	July 26, 2016 @ 7:30 p.m.
Code Enforcement Committee	No Meeting Scheduled
Board of Commissioners	August 11, 2016 @ 7:30 p.m.

This is the application of **Patrick Deacon**, applicant for the property located at 2661 Mount Carmel Avenue, Glenside, Pa. 19038. The applicant seeks approval to subdivide the property into two parcels. Proposed Lot #1 would contain the existing dwelling and is listed at 13,313 square feet. Proposed Lot #2 is plotted at 7,500 square feet and the existing barn is marked "To Be Removed". The property is zoned within the R-4 Residential District of Ward #6 of the Township of Abington.

The application and plans are on file in the Code Enforcement Department and may be reviewed upon request. If there are any questions and/or comments that you may have, please feel free to contact me at 267-536-1017.

Mark A. Penecale  
Planning & Zoning Officer

- *These meetings are subject to change if additional review time is required by Township Staff or requested by the applicant.*





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**1176 Old York Road Abington PA 19001-3713 Telephone: 267-536-1000**

Patrick J. Deacon  
Popper & Deacon Inc.  
2840 Limekiln Pike  
Glenside, Pa. 19038

July 13, 2016

**Re: Staff Review Comments on Application SD-16-05 for the property located at 2661 Mount Carmel Avenue, Glenside, Pa. 19038.**

Dear Mr. Deacon,

This letter is written to inform you that the staff of the Township of Abington has reviewed the application and the plans submitted for the proposed subdivision of 2661 Mount Carmel Avenue. Several of the conditions listed below are building permit related and will be clearly marked within this letter with a (BP). In the event that this application is approved, these comments are required be addressed at the time a building permit is submitted for review. All other comments must be addressed to the satisfaction of the Board of Commissioners of the Township of Abington.

**Code Enforcement Department:**

1. Construction of a single family dwelling is not shown on the plan submitted for review. In the event that construction is proposed at some point, the applicant is required to submit sealed architectural plans that comply with the residential construction code adopted by the Township of Abington at the time of submission. (BP)
2. All contractors and sub-contractors working on this site are required to be registered with Attorney General's Office of the Commonwealth of Pennsylvania. (BP)
3. Separate permits are required for all electrical, heating, air conditioning and the construction of any structures. (BP)

**Plumbing Inspector's Office:**

4. No plumbing work is proposed in connection with this application at this time. However, all plumbing work proposed in the future is required to be applied for and completed by a Master Plumber that is registered with this office. (BP)



5. All plumbing work must be designed and installed to comply with the Plumbing Code adopted by the Township of Abington at the time the application is submitted for review. (BP)

**Fire Marshal's Office:**

6. No comment has been provided by this office at this time.

**Engineering Office:**

7. The sanitary sewers connections for this area flow through Cheltenham Township to the Northeast Philadelphia Treatment Facility.
8. Upon approval of this plan, the applicant shall provide the township with two (2) new executed (signed, notarized and recorded) deeds; one for each property. This is a requirement of the subdivision process. The Township Engineer will not sign the final plan unless this is completed.
9. The plans are required to be amended to include (2) concrete monuments to be placed at the new property corners. Iron pins are not acceptable. Upon approval of this plan, the applicant shall install the concrete monuments. This is a requirement of the subdivision process.
10. There are two laterals designated for this property. A plan the lateral layout has been attached for your review.
11. The proposed storm water management design for Lot #2 is sufficient. However, as per the Storm Water Management Ordinance, the applicant must submit a storm water design plan & report that includes both properties.
12. This office request that all signature blocks be placed near the bottom of the sheet.

**Planning Zoning Office:**

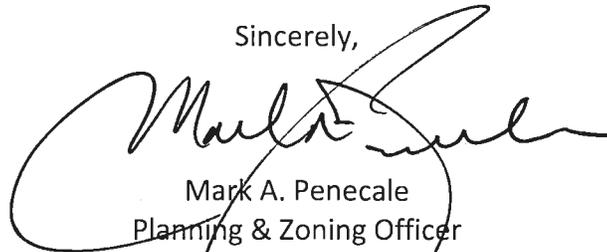
13. An ACT 537 Exemption Application has been filed with this application. Due to the fact that the flow from this project is through Cheltenham Township, I suggest you contact George Wrigley, The Director of Waste Water Treatment for the Township of Abington @ 215-886-0934. A full Planning Module maybe required.
14. The shed plotted on Lot #1 will have to be removed so that the required side yard setback can be obtained from the proposed new property line.
15. No construction is proposed at this time. Therefore no architectural plans have been submitted.

16. This application is required to obtain the following waivers from the Subdivision & Land Development Ordinance of the Township of Abington.

- A. **Section 146-11.A - Property Identification Plan** – The plan is required to supply the tax parcel information, owner’s name & lot area for all properties within 400 feet of the site(s) involved in this application. Staff supports this request.
- B. **Section 146-11.B – Existing Features Plan** – The plan is required to plot the location of all utilities on the sites and within 400 feet of the properties involved in this application. Staff supports this request.
- C. **Section 146-11.C – Proposed Layout Plan** – The plan is required to plot the location of all existing utilities, to include the size, type and depth of all existing improvements proposed to remain and be removed. Staff supports this request.
- D. **Section 146-11.L – Architectural Plan** – An architectural plan is required to be submitted with this subdivision plan. A rendering of the proposed single family dwelling has been submitted. Staff supports this request.

If there are any questions pertaining to the comments listed above, I would ask that you contact the reviewing department directly or I can be reached at 267-536-1017. This application is scheduled to be reviewed by the Planning Commission of the Township of Abington on Tuesday, July 26, 2016.

Sincerely,



Mark A. Penecale  
Planning & Zoning Officer

Cc: Lawrence T. Matteo, Jr.; Director of Planning & Code Enforcement  
Michael E. Powers; Abington Township Engineer  
Bruce Hentschel; Abington Township Building Inspector  
Ken Clark; Abington Township Fire Marshal  
File Copy (2)



# Township of Abington

## APPLICATION FOR APPROVAL OF PLAN

Submission Date 6/23/16

Application No. SA-16-05

To the Board of Commissioners of the Township of Abington:

The undersigned hereby makes application for approval of plan type as indicated below, under the provisions of the Code of Abington Township, Chapter 146, entitled The Subdivision and Land Development Regulations of the Township of Abington of 1991, and any supplements and amendments thereto.

Patrick J. Deacon  
(Signature of Applicant)

Rosemarie Corapi  
(Signature of Land Owner)

Title of Plan Submitted: Plan of Minor Subdivision for Block 162, Unit 26  
made for Patrick Deacon of POPPEY & DEACON, INC.

A. Plan Type:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Minor Subdivision  | <input type="checkbox"/> Minor Land Development       |
| <input type="checkbox"/> Preliminary Major Subdivision | <input type="checkbox"/> Pre Major Land Development   |
| <input type="checkbox"/> Final Major Subdivision       | <input type="checkbox"/> Final Major Land Development |
| <input type="checkbox"/> Preliminary Major SD & LD     | <input type="checkbox"/> Final Major SD & LD          |

B. Plan Identification:

Plan Dated: 5/30/2016 Engineer: Eastern Chadrow Assoc. Inc.  
333 E. STREET ROAD  
WAVMUNSTEY, PA 18974

Plan Proposes: Brief narrative of the proposed activity. Commercial applications include building square footage and specific uses; Residential applications include number of lots and amount of dwelling unit types:

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C. Property Identification:

Address / Location B-162 U-26  
Between streets MT. CARMEL AVE and ARNOLD AVE

# Township of Abington

## APPLICATION FOR MODIFICATION OF PLAN

Submission Date 6/23/16

Application No. SD-16-05

To the Board of Commissioners of the Township of Abington:

The undersigned hereby makes application for modification of plan application requirements as indicated below, under the provisions of the Code of Abington Township, Chapter 146, entitled The Subdivision and Land Development Regulations of the Township of Abington of 1991, and any supplements and amendments thereto.

(Signature of Applicant)

(Signature of Land Owner)

Plan of minor subdivision

Title of Plan Submitted: District 4-26 made for POPPEV & DEACON INC.

### A. Plan Type:

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Preliminary Major SD & LD

- Minor Land Development
- Preliminary Land Development
- Final Land Development
- Final Major SD & LD

Regulation Topic	Section #	Extent of Modification Requested

\*\*\*\*\*

Fees acknowledged and modification request received:

Signature of Official

RECEIVED  
JUN 23 2016

BY:

D. Applicant Identification:

Applicant: Patrick J. DEACON (POPPEV & DEACON INC)  
 Address: 2840 LIMEKILN PIKE GLENSIDE PA 19038 Phone: 215 416 9050

Land Owner: ROSEMARIE & ROBERT CORAPI  
 Address: 2307 OAKDALE AVE GLENSIDE Phone: 215 8848445

Equitable Land Owner: POPPEV & DEACON INC  
 Address: 2840 LIMEKILN PIKE Phone: 215 416 9050

Architect: THOMAS J DINARDO  
 Address: 231 S. EASTON ROAD GLENSIDE PA 19038 Phone: 215 576 5053

Engineer: EASTERN CHANDROW ASSOC INC  
 Address: 333 E. STREET ROAD WILMINGTON PA 18974 Phone: 215 672 8671

Attorney: \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone: \_\_\_\_\_

IMPROVEMENTS PROPOSED	UNITS	EST. COST.
Streets	_____	_____
Street Widening	_____	_____
Street Signs	_____	_____
Street Lighting	_____	_____
Curbs	_____	_____
Sidewalks	_____	_____
Storm Sewers	_____	_____
Water Supply	_____	_____
Fire Hydrants	_____	_____
Sanitary Sewers	_____	_____
Monuments	_____	_____
Shade Trees	_____	_____
Open Space	_____	_____
Park Land	_____	_____
Other	_____	_____

Total:

\*\*\*\*\*

Fees received from applicant:	Application Fee	<u>300.00</u>
	Review Escrow	<u>2500.00</u>
	Total	<u>2800.00</u>

Fees acknowledged and application accepted as complete:

  
 Signature of Official

**REIVED**  
 JUN 23 2016  
 Date

Check # 10730

1. Development Information

Name of Development 2661 Mt. Carmel Avenue
Developer Name Popper/Deacon, Inc.
Address 659 Roberts Avenue
Glenside, Pa 19038
Telephone # 215-416-9050
Email PJDEACON@icloud.com

2. Location of Development

a. County Montgomery
b. Municipality Abington Township
c. Address or Coordinates 2661 Mt. Carmel Avenue, Abington, Pa 19001
d. Tax Parcel # 36-00-45760-00-2
e. USGS Quad Name Germantown, PA inches up 9-1/2" over 5-1/4" from bottom right corner of map.
f. Located in a High Quality/Exceptional Value watershed? Yes No

3. Type of Development Proposed (check appropriate box)

Residential Multi-Residential
Describe Minor Subdivision, 1 new building lot and connection.
Commercial Institutional
Describe
Brownfield Site Redevelopment
Other (specify)

4. Size

a. # of lots 1 # of EDUs 1
b. # of lots since 5/15/72 1
c. Development Acreage 0.48
d. Remaining Acreage 0

5. Sewage Flows gpd

6. Proposed Sewage Disposal Method (check applicable boxes)

Sewerage System
Existing (connection only) New (extension)
Public Private
Pump Station(s)/Force Main Gravity
Name of existing system being extended

Interceptor Name

Treatment Facility Name

NPDES Permit #

Construction of Treatment Facility
With Stream Discharge
With Land Application (not including IRSIS)
Other
Repair?
Name of waterbody where point of discharge is proposed (if stream discharge)

Onlot Sewage Disposal Systems (check appropriate box)
Individual onlot system(s) (including IRSIS)
Community onlot system
Large-Volume onlot system

Retaining tanks
Number of Holding Tanks
Number of Privies

7. Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

Protection of rare, endangered or threatened species
Check one:
The "PNDI Project Environmental Review Receipt" is attached. or
A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials

Plot Plan Attached Site Reports Attached

c. Onlot Disposal Systems

(1) I certify that the Official Plan shows this area as an onlot service area.

(Signature of Municipal Official) Date

Name (Print) Title

Municipality (must be same as in 2.b.)

Telephone #

(2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

(Signature of SEO) Date

Name (Print) Certification #

Telephone #

(3) I certify that each lot in this subdivision is at least 1 acre in size

(Signature of Project Applicant/Agent) Date

d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

(Signature of Municipal Official) Date

Name (Print) Title

Municipality (must be same as in 2.b.)

Telephone #

## 1. PROJECT INFORMATION

Project Name: **2661 Mt. Carmel Avenue**

Date of Review: **6/10/2016 09:36:34 AM**

Project Category: **Development, Residential, subdivision which will contain 1-2 lots with 1-2 single family living units**

Project Area: **0.46 acres**

County(s): **Montgomery**

Township/Municipality(s): **ABINGTON**

ZIP Code: **19038**

Quadrangle Name(s): **GERMANTOWN**

Watersheds HUC 8: **Lower Delaware**

Watersheds HUC 12: **Tacony Creek-Frankford Creek**

Decimal Degrees: **40.107717, -75.162534**

Degrees Minutes Seconds: **40° 6' 27.7805" N, 75° 9' 45.1226" W**

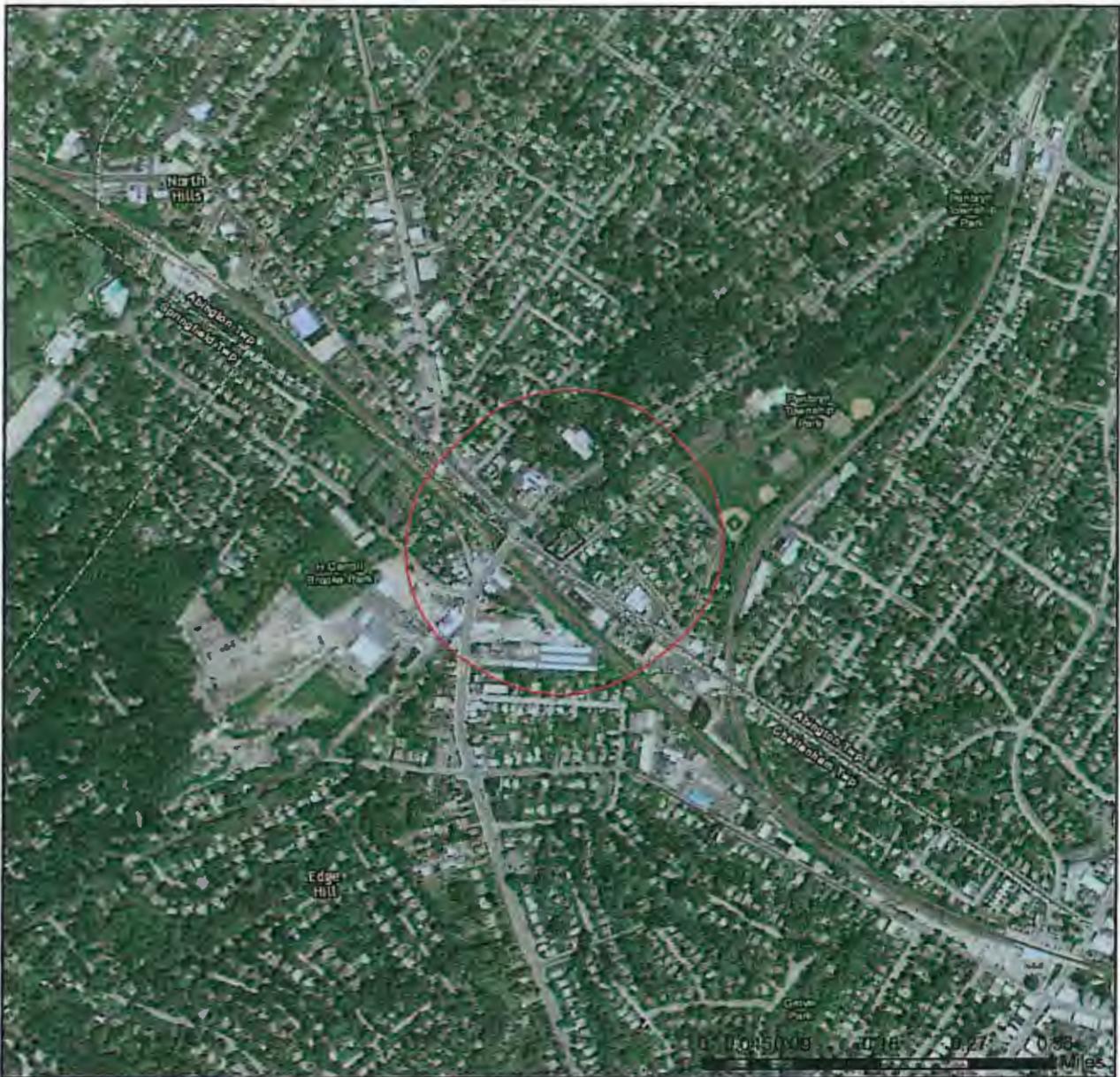
## 2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Carbon, Chester, Cumberland, Delaware, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) must comply with the bog turtle habitat screening requirements of the PASPGP.

### 2661 Mt. Carmel Avenue

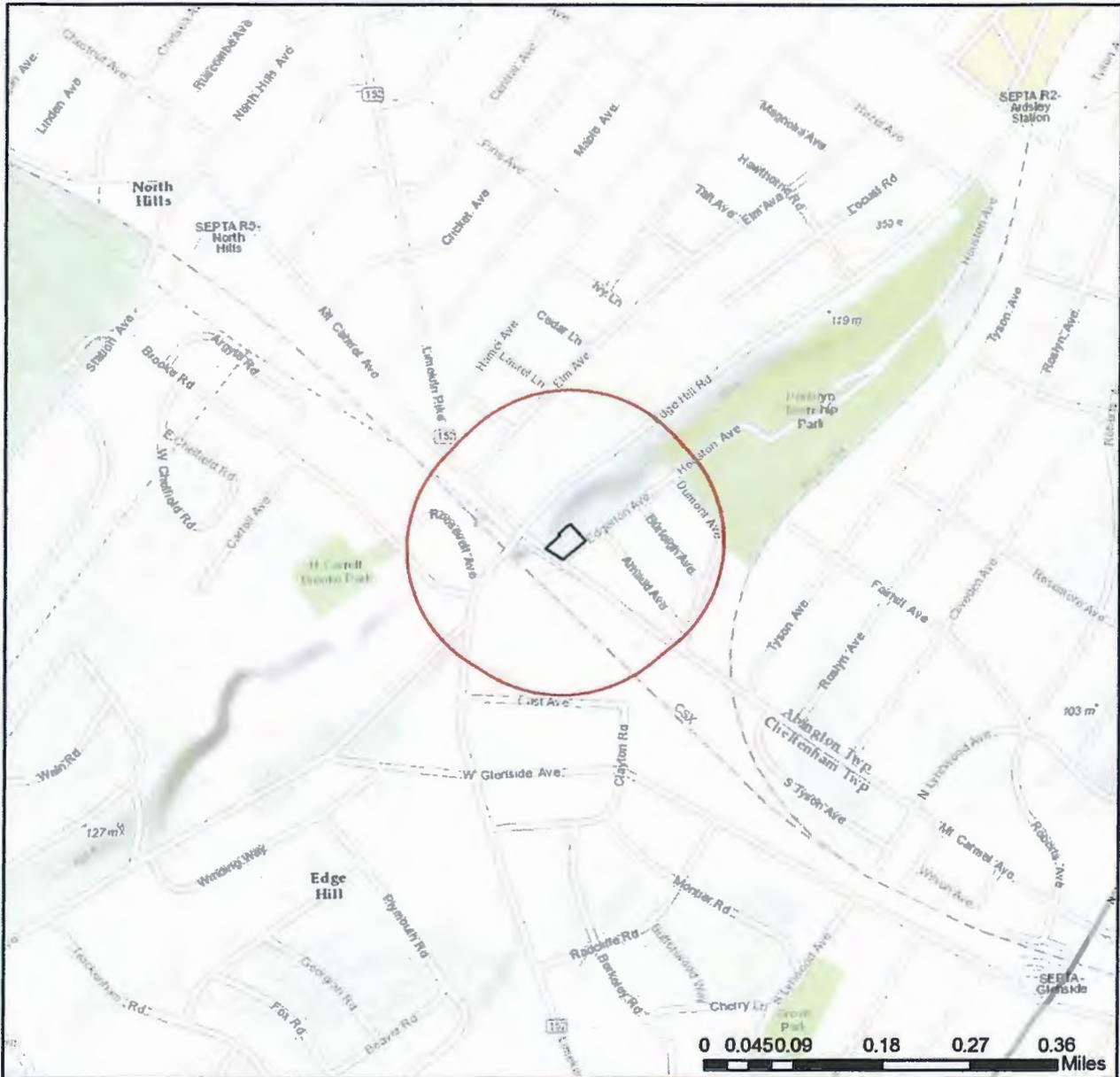


- Project Boundary
- Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA,



### 2661 Mt. Carmel Avenue



-  Project Boundary
-  Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



### 3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

#### PA Game Commission

##### RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### PA Department of Conservation and Natural Resources

##### RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### PA Fish and Boat Commission

##### RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### U.S. Fish and Wildlife Service

##### RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

### 4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.

## 5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page ([www.naturalheritage.state.pa.us](http://www.naturalheritage.state.pa.us)). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

## 6. AGENCY CONTACT INFORMATION

### PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section  
400 Market Street, PO Box 8552  
Harrisburg, PA 17105-8552  
Email: [RA-HeritageReview@pa.gov](mailto:RA-HeritageReview@pa.gov)  
Fax: (717) 772-0271

### PA Fish and Boat Commission

Division of Environmental Services  
450 Robinson Lane, Bellefonte, PA 16823  
Email: [RA-FBPACENOTIFY@pa.gov](mailto:RA-FBPACENOTIFY@pa.gov)

### U.S. Fish and Wildlife Service

Pennsylvania Field Office  
Endangered Species Section  
110 Radnor Rd; Suite 101  
State College, PA 16801  
NO Faxes Please

### PA Game Commission

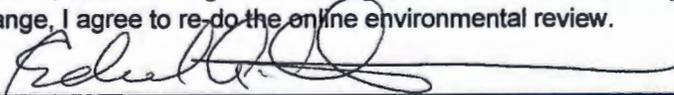
Bureau of Wildlife Habitat Management  
Division of Environmental Planning and Habitat Protection  
2001 Elmerton Avenue, Harrisburg, PA 17110-9797  
Email: [RA-PGC\\_PNDI@pa.gov](mailto:RA-PGC_PNDI@pa.gov)  
NO Faxes Please

## 7. PROJECT CONTACT INFORMATION

Name: Ed Chadrow  
Company/Business Name: EASTERN / CHADROW ASSOC  
Address: 373 E. STREET ROAD  
City, State, Zip: WARMINSTER PA, 18974  
Phone: (215) 672-8671 Fax: (215) 672-6765  
Email: Ed.Chadrow@Comcast.net

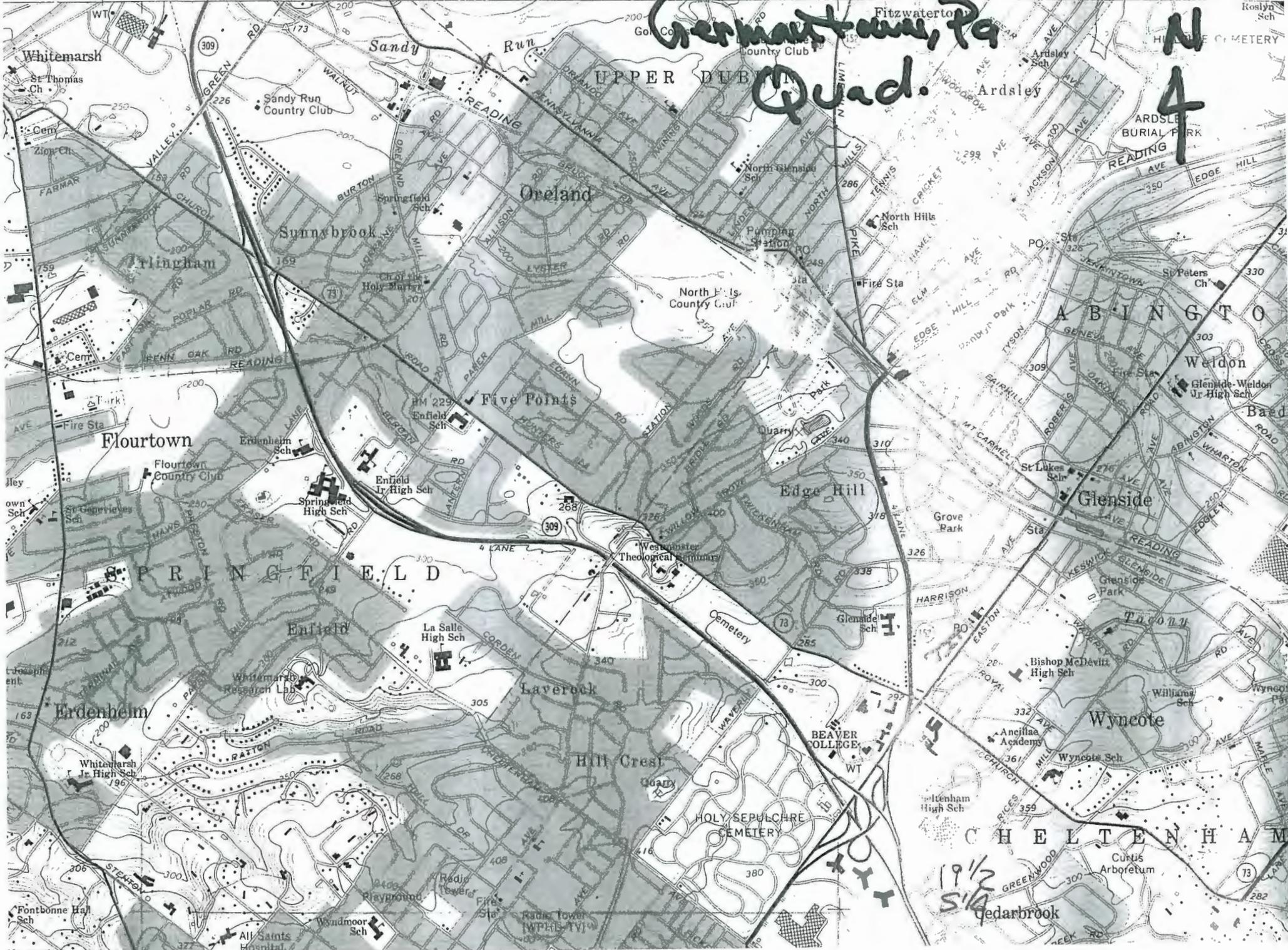
## 8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

  
applicant/project proponent signature

6-10-2016  
date

# Germanstown, Pa Quad. N 4



19 1/2 SIA  
Gedarbrook





FRONT ELEVATION WITH 2 CAR SIDE ENTRY  
SHOWN WITH OPTIONAL DORMERS