

The stated meeting of the Planning Commission of the Township of Abington was held on Tuesday, July 26, 2016 at the Township Administration Building, Abington, PA., with Chairperson, Ms. Lucy Strackhouse presiding.

CALL TO ORDER: 7:30 p.m.

ROLL CALL: Present: COOPER, ROSEN, WEGGEL, SPEARMAN, RUSSELL, STRACKHOUSE, ROBINSON, DiCELLO
Excused: GAUTHIER

Also Present: Director of Code Enforcement MATTEO
Planning & Zoning Official PENECALE
County Planner NARCOWICH

PLEDGE OF ALLEGIANCE

Agenda Item PC1 – Application of Patrick Deacon for property located at 2661 Mt. Carmel Avenue, Glenside, PA.

Ms. Strackhouse read agenda item PC1 into the record and asked the applicant to present their plan.

Patrick Deacon, applicant, presented the subdivision plan to the Board. The existing parcel address that fronts on Mt. Carmel Avenue is 2661, and it is a large tract of ground. He proposes to subdivide a single-family residential building lot, and no variances have been requested.

The area requirement is 7,500, which is what is being proposed; requirement for lot width is 50 feet wide and proposed is 60 feet wide; requirements for lot depth is 100 and proposed is 125 feet; requirement for front yard is 20 feet and proposed is 20 feet; requirement for side yards are 10 feet each and we will comply. Requirement for rear yard is 25 feet and we will comply there as well. Requirement for building area is 40% and we will comply; impervious surface is 55% and that what is proposed and green area is 45% and we will also comply with that requirement.

It is a single-family residential dwelling in a primarily residential neighborhood and the plan completely conforms to Township codes.

Ms. Strackhouse asked for any comments/questions from members of the Planning Commission.

Mr. Rosen questioned whether the applicant reviewed the County's review letter dated, July 26, 2016.

Mr. Deacon referring to County's review letter regarding stormwater management; the plan shows a proposed dwelling and his engineers provided all stormwater calculations for impervious and non-impervious surfaces. Their recommendation is a seepage pit to pick up the flow from downspouts and to stop sheet flow onto neighboring properties.

Mr. Penecale said the County is looking for the draw to extend farther to the back of the house in order to create more of a swale in the rear yard to catch that water or continue the 117 all the way around to the side of the home and drop down to 116, so there is enough of a baffle to push the water to the side.

Mr. Deacon replied currently, the higher elevations of the property drops straight to the front and all that sheet flow goes to the street so we will capture all of it and take it to the dry well.

In regards to the landscaping; we will grade, seed and get a nice yard going, but no large trees will be removed and we do not intend to plant any.

Mr. Matteo noted that the ward Commissioner, Commissioner Kalinoski is in favor of this plan.

Ms. Strackhouse asked about the crosswalk as listed on County review letter.

Mr. Narcowich replied that was just for information, and looking at it from a planning perspective, there is no crosswalk connecting the two sidewalks and it is an area where there would be major pedestrian traffic in the nearby park.

Mr. Penecale replied that would be a Township issue and not for this applicant.

Mr. Narcowich continued that regarding landscaping; street trees would be something he would recommend.

Ms. Strackhouse questioned whether the applicant will install street trees.

Mr. Penecale replied no, because of the grade and there is a drop off. This is a minor subdivision plan and not a land development plan and a landscape plan is not a requirement of a minor subdivision plan.

Mr. Narcowich said, but street trees are even though it is a subdivision.

Mr. Deacon requested a waiver from installation of street trees as there are none on the street.

Ms. Strackhouse clarified that there is an existing sidewalk. Is that correct?

Mr. Deacon replied yes.

Mr. Penecale noted there are several items listed in Township staff review letter dated, July 13, 2016 under the Engineering Department section and they are requirements for the deed and two new monuments.

Also, part of this application is the Act 537 application, and there will be one additional EDU as the flow from this project will through Cheltenham Township to the Philadelphia plant.

Also, there are waivers requested by the applicant as follows:

1. Section 146-11.A – Property Identification Plan.
2. Section 146-11.B – Existing Features Plan.
3. Section 146-11.C – Proposed Layout Plan.
4. Section 146-11.L – Architectural Plan.

The applicant provided a rendering of proposed home and the applicant also requests a waiver for installation of street trees.

Mr. Rosen made a MOTION, seconded by Mr. Spearman to approve the subdivision application for property located at 2661 Mt. Carmel Avenue, Glenside, PA., subject to conditions listed in Township staff review letter, dated July 13, 2016 as well to approve waivers requested by the applicant as stated.

MOTION was ADOPTED 8-0.

ADJOURNMENT: 7:42 p.m.

Respectfully submitted,

Liz Vile, Recording Secretary