

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 LD-15-06

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 J. Deacon**.

MEETINGS	DATE AND TIME
Planning Commission Committee	August 23, 2016 @ 7:30 p.m.
Code Enforcement Committee	August 29, 2016 @ 7:00 p.m.
Board of Commissioners	September 8, 2016 @ 7:30 p.m.

This is the application of **Patrick Deacon**, applicant for the property located at 2718 Moreland Road, Willow Grove, Pa. 19090. The applicant proposes to subdivide the .64 acre site into two lots. Lot #1 will consist of 14,658 square feet and contain the existing single family dwelling and detached garage. Lot #2 is proposed at 13,525 square feet and is proposed for development of a single family dwelling. Both lots comply with the dimensional requirements of Section 304.3 of the Zoning Ordinance. The property is zoned within the R-4 Residential District of Ward #8 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.*



# Township of Abington

## APPLICATION FOR APPROVAL OF PLAN

Submission Date 7/25/16

Application No. Revised LD-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)

Edward W. S. Sewer  
(Signature of Land Owner)

Plan of minor subdivision for  
B-116 U-53 made for POPPER & DEACON, INC.

Title of Plan Submitted: \_\_\_\_\_

### A. Plan Type:

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

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

### B. Plan Identification:

EASTERN Chadrow Assoc, Inc.  
333 E. STREET ROAD

Plan Dated: 10-14-2015

Engineer: \_\_\_\_\_

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-116 U-53  
Between streets Moreland Road and HENRY AVE

# Township of Abington

## APPLICATION FOR MODIFICATION OF PLAN

Submission Date 7/25/16

Application No. LD-16-05 <sup>Revised</sup>

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.

Gabriel J. Deacon  
(Signature of Applicant)

Edward W. Elmer  
(Signature of Land Owner)

Plan of Minor - Subdivision

Title of Plan Submitted: B-116, 4-53 Made for PIPEVE 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
<u>sidewalks</u>	<u>146-27</u>	<u>Relief from sidewalks</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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Fees acknowledged and modification request received:

Mark J. [Signature]  
Signature of Official

7/25/16  
Date

D. Applicant Identification:

Applicant: DAVID J. DEACON (POPPER & DEACON INC)  
Address: 2840 LIMELICK PIKE GLENVIEW PA 19038 Phone: 215 416 9050

X Land Owner: SILVIA W. ELSENER  
Address: 2718 W. MORELAND ROAD WILLOW GROVE PA 19090 Phone: 215-659-3741

Equitable Land Owner: POPPER & DEACON INC  
Address: 659 Roberts Ave Phone: 215 416 9050

Architect: THOMAS J. DiNARDI  
Address: 231 S. Easton Phone: 215 576 5053

Engineer: Eastern Chalkview Assoc, Inc.  
333 E. STREET ROAD WYOMING PA 18974  
Address: \_\_\_\_\_ 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:

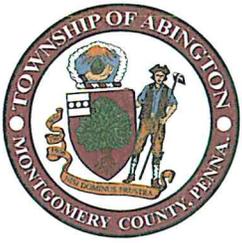
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Fees received from applicant: Application Fee \_\_\_\_\_  
Review Escrow \_\_\_\_\_  
Total \_\_\_\_\_

Fees acknowledged and application accepted as complete:

Charles [Signature]  
Signature of Official

**RECEIVED**  
JUL 25 2016  
BY: [Signature] Date: \_\_\_\_\_



**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**

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

July 28, 2016

**Re: Staff Review Comments for the Land Development Application filed for the property located at 2718 Moreland Road, Willow Grove, Pa. known as LD-16-05.**

Dear Mr. Deacon,

The Township of Abington received the revised land development application filed for the property located at 2718 Moreland Road, Willow Grove, Pa. 19090. This plan has been reviewed as a preliminary subdivision application. The following is a list of staff review comments that must be addressed to the satisfaction of the Board of Commissioners of the Township of Abington. Several of the conditions listed are building permit related and will be addressed at the time building permits are applied for in the event that this application is approved. Those comments will be clearly marked with a (BP) for your reference. This is a revised plan that has reduced the number of lots from three lots to two. The revised plans have moved this application from a land development to a subdivision.

**Engineering Department:**

1. Sanitary sewers are available for this area and are NOT affected by the DEP/Cheltenham Township moratorium.
2. 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.
3. The plans should show concrete monuments at the new property corners, which means there should be two (2) proposed concrete monuments (one near the existing garage on the Fleming Ave ROW and one near the shed in the rear of the property adjacent to Block 116, Unit 40.) Upon approval of this plan, the Applicant shall install the concrete monuments. This is a requirement of the subdivision process.
4. Moreland Road is a State Road (SR 63). Any work performed in the roadway and/or the R.O.W. must be approved/permittted with PennDOT prior to start of construction.



5. Fleming Ave is a Township street. Any work performed within the street/right-of-way areas will require a "Highway Permit" from the Township Engineer's Office. This permit has a base fee of \$65.00 plus \$1.00 per square foot of excavated area. An escrow for extensive street work may be required. An itemized cost estimate breakdown of public and private improvements will be required.
6. All sanitary pipe that is placed within the Township R.O.W. and/or street areas shall be Class 52 Ductile Iron Pipe. Plastic/PVC is not acceptable within the R.O.W. area.
7. The proposed/conceptual Storm Water Management (SWM) design/seepage pit for "Lot 2" is adequate for the subdivision process. However, as per the Township SWM Ordinance (Ord. No. 1910), the applicant must submit a SWM design plan and SWM report that includes both properties.
8. Before a Building Permit is issued, the applicant is required to apply for a Storm Water Management (SWM) permit from the Engineer's Office. The fee for said permit is \$110/per property. The applicant will also need to provide an escrow in the sum of \$250/per property, for inspection of the SWM system for the next five (5) years [\$50 inspection fee per year times five years = \$250.] The seepage pit will be the responsibility of the new homeowner and will be inspected by the Township on a yearly basis. The contractor must schedule with the Engineering Department an inspection of the storm-water collection system(s) during the construction.
9. There is Township Storm pipe and Sanitary Sewer Main in the vacated section of Henry Ave. I have emailed plans of these to Ed, Vince and Larry at Eastern/Chadrow Assoc.
10. We KINDLY REQUEST that ALL signature blocks be placed near the bottom of the sheet. We notice that the TOWNSHIP signature block is near the bottom, but with the other blocks being on the top-right of the plan, the County (or others) may not see ours at the bottom. We appreciate your cooperation.

**Waste Water Treatment Department:**

11. The flows from this development are treated by the Abington Township Waste Water Treatment Facility. The required new of EDU's are available.
12. A revised ACT 537 Exemption Application must be filed that reflects the projected flows of the revised plan.

**Fire Marshal's Office:**

13. No comments at this time.

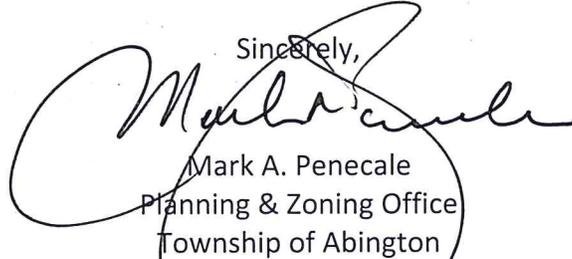
**Planning & Zoning Office:**

14. This application was first submitted as Land Development Application due to the revisions that have been made to the plan this application is now viewed a Subdivision Plan. This plan has been reviewed a preliminary plan, due to the lack of an ACT 537 Exemption Application being filed. In the event that the Board of Commissioners elect to approve this application as preliminary as final application, a condition must be added that the final plan cannot be recorded until sanitary sewer approval has been granted by DEP.
15. This project is listed as being served by public water. The applicant must submit a letter public water availability from Aqua prior to this application being placed on the agenda of the Planning Commission, Code Enforcement Committee or the Board of Commissioners of the Township of Abington.
16. Soil erosion controls must be in place prior to the start of any work on the property. The soil erosion controls are required to be maintained throughout the project. A soil erosion control escrow may be required. **{BP}**
17. A separate permit is required for the proposed new driveway apron on Fleming Avenue.
18. Although it is not required for a minor subdivision plan, it is very helpful to the Township of Abington to plot the location of all shade trees and evergreens 10 caliper inches or better and clearly mark all trees proposed to be removed.
19. Both lots as proposed comply with the dimensional requirements of Section 304.3 of the Zoning Ordinance of the Township of Abington.
20. In the event that this application is approved, separate permits are required for all construction, electrical, plumbing, mechanical and sanitary sewer. **{BP}**
21. All contractors are required to be registered with the Attorney General's Office of the State of Pennsylvania. **{BP}**
22. All plumbing work within the Township of Abington is required to be applied for and completed by a Master Plumber, who is registered with the Township of Abington. **{BP}**

23. It is required for the minor subdivision plan. I suggest the applicant submit either an architectural plan or renderings of the proposed dwelling to be constructed on vacant lot. The Board, Committee and Commission find these plan very helpful in determining compatibility of the proposed single family dwelling with the surrounding neighborhood.
24. 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 applicant is required to provide the owner’s names, tax parcel number and size of all properties within 400 feet of the site.
  - B. **Section 146.11.B – Existing Features Plan:** The applicant is required to provide the size, type, depth and location of all utilities within 400 of the site. In addition, all easements and right-of-ways must be identified.
  - 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.
  - D. **Section 146-11.L – Architectural Plan:** The applicant has submitted a rendering of the exterior finishes of the proposed alterations. Architectural plans have not been submitted.
  - E. **Section 146-39 – Street Trees:** The applicant is required to plant one street tree five feet inside the front property line every 50 feet. Staff supports this request.
  - F. **Section 146-11.K – Planning Modules:** The applicant is required to submit either a Planning Module or an ACT 537 Exemption Application to the Township of Abington for review and approval, prior to submission to DEP. This is a requirement that the Township of Abington cannot wavier.
  - G. **Section 146-24.4 – Right-of-Way Width:** The minimal right-of-way width for a residential street is 50 feet. The existing right-of-way for Fleming Avenue is 40 feet.
  - H. **Section 146-27 – Sidewalks & Curbs:** The applicant has requested a waiver for the installation of sidewalks along the Fleming Avenue frontage. Sidewalks exist on the Moreland Road frontage.

If there are any questions that you have, please feel free to contact the reviewing department directly. Please make sure that any correspondences have the Planning & Zoning Office copied. All revised plans are required to be received at least 14 days prior to the scheduled meetings of the Planning Commission, Code Enforcement Committee and the Board of Commissioners of the Township of Abington. I can be reached at 267-536-1017 or by email @mpenecale@abington.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Penecale", is written over a circular stamp. The stamp contains the text "Mark A. Penecale", "Planning & Zoning Office", and "Township of Abington".

Mark A. Penecale  
Planning & Zoning Office  
Township of Abington

Cc: Michael E. Powers, PE; Engineer for the Township of Abington  
Lawrence T. Matteo, Jr.; Director of Planning & Code Enforcement  
George Wrigley; Director of the Waste Water Treatment Facility  
Kenneth Clark; Fire Marshal, Township of Abington  
File Copy (2)

