



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-16-03

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 **Shelley & Nicholas Schorsch**.

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 **Shelley & Nicholas Schorsch**, owners of the property located at 1580 Warner Road, Meadowbrook, Pa. 19046. The applicant propose to subdivide an existing parcel of 7.86 acres in size into two parcels. Lot #1 has the required lot frontage on Mill Road and is proposed to be reduced to 4.22 acres in total lot area. Lot #2 is plotted at 3.64 acres in total lot area and has the required lot frontage on the private portion of Warner Road. The property is zoned within the R-1 Residential District of Ward #1.

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 \_\_\_\_\_ Application No. SD-16-03

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.

  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Signature of Land Owner

Title of Plan Submitted: Plan of Lot Line Change Prepared for Tax Block 32 Units 5, 10 & 55

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: 3/22/16 Engineer: Nick T. Rose, P.E., ProTract Engineering, Inc.

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

11,031 square feet of land to be transferred from Unit 55 to Unit 10 (transfer in progress). 158,582 square feet to be transferred from Unit 55 to Unit 5. No development or construction proposed, no new lots proposed.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

C. Property Identification:

Address/Location 1560 and 1644 Warner Road and Mill Road, Meadowbrook PA 19046

between streets Moredon Road and Valley Road

**(continued on next page)**



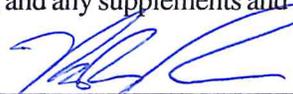
**Township of Abington**  
**APPLICATION FOR MODIFICATION OF PLAN**

Submission Date \_\_\_\_\_ Application No. SD-16-03

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

Title of Plan Submitted: Plan of Lot Line Change Prepared for Tax Block 32 Units 5, 10 & 55

A. Plan Type:

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

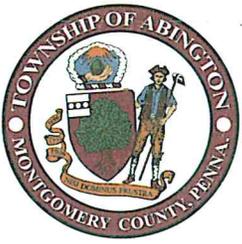
- Minor Land Development
- Pre Major Land Development
- Final Major Land Development
- Final Major SD & LD

<u>Regulation Topic</u>	<u>Section #</u>	<u>Extent of Modification Requested</u>
<u>Property Identification</u>	<u>146-11.A &amp; 146-11.B</u>	<u>(Partial Waiver) To not include all properties &amp; existing features within 400 feet of the site.</u>
<u>Utilities</u>	<u>146-11.c</u>	<u>To not require utility locations</u>
<u>Architectural Plan</u>	<u>146-11.L</u>	<u>To not require tentative architectural plans (no work proposed)</u>
<u>Right of Way Width</u>	<u>146-24.D.1</u>	<u>To allow the existing cartways in lieu of the required widths</u>
<u>Curb, Gutter &amp; Sidewalk</u>	<u>146-27</u>	<u>To not require sidewalks and curbs along Warner Road or along Mill Road</u>
<u>Street Lighting</u>	<u>146-38</u>	<u>To not require additional street lighting</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



Fees acknowledged and modification request received:

\_\_\_\_\_  
 Signature of Official 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

Nicholas T. Rose, P.E.  
Protract Engineering, Inc.  
Post Office Box 58  
Hatboro, Pa. 19040

August 9, 2016

Re: Revised Staff Review Letter on SD-16-03 for the property located at 1560 Warner Road, Meadowbrook, Pa. 19046.

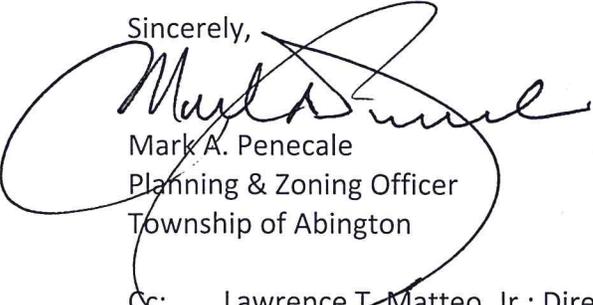
Dear Mr. Rose,

This letter is sent as a follow up to the Staff Review Letter of May 11, 2016 on the proposed subdivision of 1560 Warner Road, Meadowbrook, Pa. 19046 and the vacant tracts of ground marked as Lot #1 and Lot #2. I have received the plan marked "Revised", dated July 19, 2016. The revised plan transfers 11,031 square feet from Lot #1 to the property located at 1560 Warner Road. Lot #1 will be reduced to 4.221 acres in total lot area and has the required frontage on Mill Road. This lot conforms to the dimensional requirements of Section 301.3 of the Zoning Ordinance of the Township of Abington. Lot #2 consists of 3.64 acres in size and is proposed as a standalone lot with frontage on the private section of Warner Road. This lot also conforms to the dimensional requirements of Section 301.3 of the Zoning Ordinance of the Township of Abington.

The conditions listed within the May 11, 2016 Staff Review Letter are still valid with the exception of Review Comment #11. Now that a standalone lot has been created, an ACT 537 Exemption Application must be submitted for review. As a standalone parcel, Lot #2 is triangular in shape and will require a waiver from **Section 146-30** of the Subdivision & Land Development Ordinance of the Township of Abington.

If there are any questions that you may have, please feel free to contact me at 267-536-1017.

Sincerely,

  
Mark A. Penecale  
Planning & Zoning Officer  
Township of Abington

Cc: Lawrence T. Matteo, Jr.; Director of Planning & Code Enforcement  
File Copy (2)





**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**

Nicholas T. Rose, P.E.  
Protract Engineering, Inc.  
Post Office Box 58  
Hatboro, Pa. 19040

May 11, 2016

**Re: Staff Review Comments on Application SD-16-03 for the properties located at 1560 & 1644 Warner Road, Meadowbrook, Pa. 19046.**

Dear Mr. Rose,

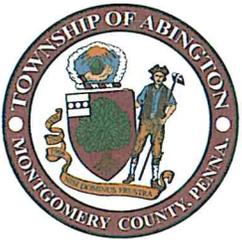
This letter is written to inform you that the staff of the Township of Abington has reviewed the application and the plans submitted for the proposed lot line adjustment subdivision plan filed for the properties located at 1560 & 1644 Warner Road, Meadowbrook, Pa. 19046. The plan proposes to relocate the existing property line between the properties and increase the property located at 1644 Warner Road by 3.64 acres. 1560 Warner Road will be decreased in lot area to 4.22 acres. 1644 Warner Road will be increased in lot area to 12.36 acres. Both properties are located within the R-1 Residential District of Ward #1 of the Township of Abington. This application was reviewed as a preliminary as a final minor subdivision application. Several of the conditions listed below are building permit related and will be clearly marked within this letter with a (BP). These comments are required to 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. No Construction is shown at this time. 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:**





**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**

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.

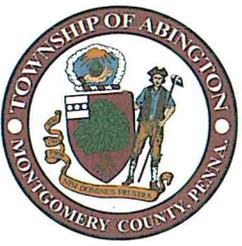
**Engineering Office:**

7. The sanitary sewers flows for this area are treated by Northeast Philadelphia Treatment Plant. There is no proposed increase in flows with this plan.
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 applicant will place concrete monuments as noted on the plan. This is a requirement of the subdivision process.
10. The storm water management plan submitted with this application complies with the requirements of the Township of Abington.

**Planning Zoning Office:**

11. An ACT 537 Exemption Application has not been filed for this application and is not required at this time.
12. No construction is proposed at this time. Therefore no architectural plans have been submitted.
13. This application is required to obtain the following waivers from the Subdivision & Land Development Ordinance of the Township of Abington.





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

- 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. Staff supports this request.
- E. **Section 146-24.D – Right-of-Way Width** – The applicant requests approval to have the existing right-of-way widths remain as plotted. Staff supports this approval.
- F. **Section 146-27 – Curbing & Sidewalks** – The applicant requires a waiver for the installation of curbing, gutters and sidewalks. Staff is in favor of this request.

If there are any questions pertaining to the comments listed above, I would ask that you contact the reviewing department directly or contact the Code Enforcement Department @ 267-536-1012. This application is scheduled to be reviewed by the Planning Commission of the Township of Abington on Tuesday, May 24, 2016.

Sincerely,

Mark A. Penecale  
Planning & Zoning Officer

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



Peter S. Friedman  
Direct Dial: (215) 690-3804  
PFriedman@fsalaw.com  
www.fsalaw.com

Main Office  
101 Greenwood Avenue, Fifth Floor  
Jenkintown, PA 19046  
Phone: (215) 635-7200  
Fax: (215) 635-7212

***Via Email: [mpenecale@abington.org](mailto:mpenecale@abington.org)  
and First Class U. S. Mail***

July 14, 2016

Mr. Mark A. Penecale  
Planning and Zoning Officer  
Abington Township  
1176 Old York Road  
Abington, PA 19001

**Re: Application of Nicholas & Shelley Schorsch and Peter Schorsch  
Premises: 1560 and 1644 Warner Road, Meadowbrook, PA  
Application No.: SD-16-03**

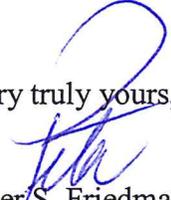
Dear Mark:

I am writing to you with reference to the above Application. Please allow this letter to serve as the Applicants' request to continue the Land Development approval process for an additional month. Accordingly, please continue the Application from the July 26, 2016 Planning Commission Committee's Agenda to the August 23, 2016 Planning Commission Committee's Agenda.

This letter will also serve as Applicant's agreement to extend the time within which the Township is required to act on the land development application under the Municipalities Planning Code.

Thank you for your consideration.

Very truly yours,

  
Peter/S. Friedman

RECEIVED  
JUL 18 2016

PSF:msm

cc: John T. Boxer, Esquire, Via E-Mail: [jboxer@mwmwealth.com](mailto:jboxer@mwmwealth.com)  
Kirsten Winand, Via E-Mail: [kwinand@mwmwealth.com](mailto:kwinand@mwmwealth.com)  
Nick T. Rose, P.E., Via E-Mail: [nrose@protract.net](mailto:nrose@protract.net)



