

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-16-06

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 **Brown Street Associates, LLC**.

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 **Brown Associates, LLC**, for the property located at 302 Holme Avenue and the vacant property known as Parcel #300007900008 fronting on Chancellor Avenue. The applicant proposes to relocate the existing shared property line and transfer 200 square feet of ground from 302 Holme Avenue to the vacant parcel. The lot area of 302 Holme Avenue will be reduced to 15,755.2 square feet and the vacant parcel will be increased to 7,634.2 square feet. Both lots will conform to the dimensional requirements of Section 304.3 of the Zoning Ordinance of the Township of Abington. The vacant parcel is property for the development of a single family dwelling. The properties are zoned within the R-4 Residential District of Ward #4 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 July 1, 2016 Application No. SAS-16-06

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]  
Signature of Applicant

[Signature]  
Signature of Land Owner

Title of Plan Submitted: Preliminary/Final Subdivision Plan - Brown Street Associates, LLC - Chancellor Avenue

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: 6/6/2016 Engineer: William R, Cujdik, PE, PLS

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:  
Adjust the lot line between existing Lot 1 (15,955.2 SF) and Lot 2 (7,434.2 SF) to allow for a dwelling to be on Lot 2. The existing dwelling will remain on Lot 1. New lot areas: Lot 1 = 15,755.2 SF & Lot 2 = 7,634.2  
Tax Block Lot 1 - Block 88 Unit 36 & Lot 2 - Block 88 Unit 37  
Parcel ID No. Lot 1 30-00-29928-00-3 & Lot 2 30-00-07900-8

C. Property Identification:

Address/Location 302 Holme Avenue  
between streets Chancellor Avenue and Glenmore Avenue



(continued on next page)

D. Applicant Identification:

Applicant Brown Street Associates  
 Address 1525 Campus Drive, Warminster, PA 18974 Phone (215)704-2525

Land Owner Brown Street Associates  
 Address 1525 Campus Drive, Warminster, PA 18974 Phone (215)704-2525

Equitable Land Owner \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_

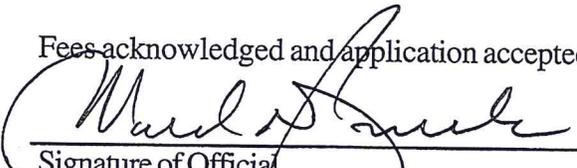
Architect \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_

Engineer William R. Cujdik, PE, PLS for Boundary Stone Associates, LLC  
 Address PO Box 601 West Deptford, NJ 08086 Phone (856)384-2889

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

<u>IMPROVEMENTS PROPOSED</u>	<u>UNITS</u>	<u>ESTIMATED COST</u>
Streets	_____	_____
Street Widening	_____	_____
Street Signs	_____	_____
Street Lighting	_____	_____
Curbs	_____	_____
Sidewalks	_____	_____
Storm Sewers	_____	_____
Water Supply	_____	_____
Fire Hydrants	_____	_____
Sanitary Sewers	_____	_____
Monuments	2	\$600
Shade Trees	1	\$400
Open Space	_____	_____
Park Lane	_____	_____
Other	_____	_____
Total Cost:	_____	\$1,000

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

Fees acknowledged and application accepted as complete:  
  
 Signature of Official \_\_\_\_\_  
 Check # 2074 Rec # 881697  
 Check # 2075 Rec # 881697

RECEIVED  
 JUN 01 2016  
 Date \_\_\_\_\_  
 BY: 



**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**

Steven Kozlowski  
Brown Street Associates  
1525 Campus Drive  
Warminster, Pa. 18974

August 10, 2016

**Re: Staff Review Comments on Application SD-16-06 for the property located at 302 Holme Avenue and vacant parcel known as Parcel #300007900008, Elkins Park, Pa. 19027.**

Dear Mr. Kozlowski,

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 to adjust the property line shared by 302 Holme Avenue and vacant site known as Parcel #300007900008. 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 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. Construction of a single family dwelling is 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. Sanitary sewers in this area flow through Cheltenham Township.
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. Upon approval of this plan, the applicant shall install three (3) the concrete monuments, as noted on the plan. This is a requirement of the subdivision process. Upon approval of this plan, "Lot 2" will be addressed as 443 Chancellor Avenue.
10. The plan indicates a proposed sanitary sewer ejector pump and force main for the new dwelling. It is recommended that George Wrigley, the Director of Wastewater have an opportunity to review these plans as he is responsible for sewer connections and inspections.
11. Holme Avenue is a township road. Any work that should occur in the roadway will require a Highway Permit from the Engineering Department BEFORE construction starts. This includes road opening permits. This permit has a base fee of \$65.00, plus \$1.00 per square foot of disturbed area. An escrow may be required for extensive work.
12. Chancellor Avenue is a township owned R.O.W., but is considered an "un-open street." As per the First Class Township Code, the adjacent property owner(s) is/are responsible for the maintenance of the non-paved areas.
13. As per the Township Stormwater Ordinance (Ord. # 2100, adopted 1/16/2016), the applicant must submit a Stormwater Management Plan and Stormwater Report for both properties. Also, the proposed conceptual seepage pit for "Lot 2" is inadequate. The applicant has not taken into account the stormwater for the proposed extended driveway from Holme Avenue down to the new residence. Considering the slope and additional impervious surface, the stormwater run-off could be significant onto the Valley Glen property. The applicant must design and implement something to address this situation.

14. Before a Building Permit is issued, the applicant is required to apply for a Storm Water Management permit from the Engineer's Office. For projects over 1000 sf, the applicant must submit a Stormwater Management Plan and Stormwater Report (as mentioned above). The fee for said permit is \$110. The applicant will also need to provide an escrow in the sum of \$250 for inspection of the S-W 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 applicant will need to schedule an inspection of the stormwater collection systems during the construction.

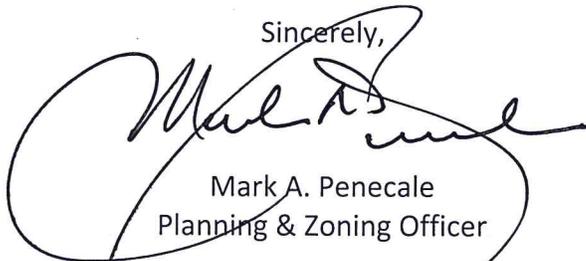
**Planning Zoning Office:**

15. An ACT 537 Exemption Application is required to be 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.
16. The vacant parcel has several large trees that are not plotted or identified on the plans submitted. Several of those trees appear to be within a few feet of the proposed new single family dwelling. I suggest the applicant plot the location size and type of all trees 10 caliper inches or better that are proposed to be removed. The applicant is required to maintain a minimum 25% of the existing tree canopy.
17. There is a solid line shown 20 feet from the front property line on the vacant lot. This line does not appear to be a building setback line or the front wall of the proposed new structure. This line needs to be identified.
18. I would suggest that the proposed new driveway that will serve both 302 Holme Avenue and the vacant parcel off Chancellor Avenue be engineered and installed to support fire equipment. The proposed driveway extension should be designed to support a 30 ton load.
19. 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 does not supports this request.
- E. **Section 146-11. F – Sanitary Sewer Plan/Street Plan** – The applicant is required to submit either a Planning Module or an ACT 536 Exemption Application with a sanitary sewer plan. In addition this section requires a street profile plan. Staff is in favor of a waiver for the street profile plan, but by DEP mandate we are unable to waiver the Planning Module or an ACT 536 Exemption Application.
- F. **Section 146-27 – Sidewalks & Curbing** – The applicant has requested a waiver for the installation of sidewalks and curbing on the Chancellor Avenue frontage and sidewalks on the Holme Avenue Frontage. Staff supports this waiver.
- G. **Section 146-11-38 – Street Lighting** -The applicant is required to install street lighting on the Chancellor Avenue frontage. A waiver has been requested. 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

Sincerely,



Mark A. Penecale  
Planning & Zoning Officer

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

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**  
JOSH SHAPIRO, CHAIR  
VALERIE A. ARKOOSH, MD, MPH, VICE CHAIR  
JOSEPH C. GALE



**MONTGOMERY COUNTY  
PLANNING COMMISSION**  
MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311  
610-278-3722  
FAX: 610-278-3941 • TDD: 610-631-1211  
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

August 11, 2016

Mr. Mark A. Penecale, Zoning Officer  
Abington Township  
1176 Old York Road  
Abington, PA 19001-3713

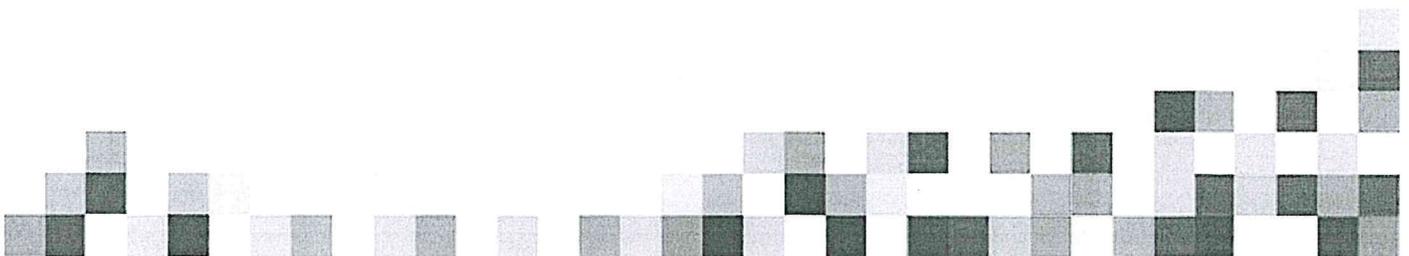
Re: MCPC #16-0150-001  
Plan Name: Chancellor Avenue  
(2 lots on 0.54 acres)  
Situates: At Chancellor Avenue/Holme Avenue (W)  
Abington Township

Dear Mr. Penecale:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 13, 2016. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Brown Street Associates, LLC, has submitted a subdivision plan that would move the lot line. Currently one lot (Lot 1) conforms with zoning; the lot line adjustment would bring the second lot (Lot 2) into conformance as well by making it conform to the minimum lot size. Lot 1 is currently 15,955 s.f.; the subdivision would reduce it in size to 15,755 s.f. Lot 2 is 7,434 s.f.; the proposed subdivision would increase it in size to 7,634 s.f. Lot 1 is the site of an existing 2-story brick house and a brick garage. The applicant plans to construct a single-family dwelling on Lot 2. The properties lie in the R4 High Density Residential District, and public water and sewer are available. The applicant has submitted a minor and final plan dated May 31, 2016.



## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and the Township may wish to consider prior to final plan approval. Our comments are as follows:

## REVIEW COMMENTS

### PRIMARY HEADING

#### A. SALDO

1. Existing Features Plan [§146-11].
  - a. Paper Street. We recommend the applicant provide information on the location and width of Chancellor Avenue (which, according to the Township, is a "paper street" in this area).
  - b. Steep slopes shall be shown; there are steep slopes in the vicinity of Lot 2 [§146-44].
2. Lots [§146-30].
  - a. Frontage. This section of the SALDO states that "Every lot hereafter created by subdivision/land development shall have a frontage along the right-of-way of a street." According to the Township, Chancellor Avenue in front of the subject property is a paper street. It is unclear if a paper street meets the above requirement about frontage.
  - b. A lot with a dimensional ratio greater than 2.5 (length) to 1 (width) is to be avoided. The proposed lot would have a ratio of 2.9 to 1. However, the proposed lot line adjustment will make the ratio slightly better [§146-30].
3. Sidewalk [§146-27]. We recommend that a sidewalk be constructed along the Holme Avenue frontage of the subject property, since that would essentially extend the Chancellor Avenue sidewalk network.
4. Shade Trees [§146-39]. This section states that "Shade trees are to be provided along all streets whenever improvements are to be constructed in a subdivision/land development as set forth in Article V of this chapter." We recommend waiving the requirement for Chancellor Avenue since it is a paper street. That leaves 90' of frontage on Chancellor Avenue, of which one shade tree currently meets the requirement of being located 5' from the right-of-way. The SALDO requires that trees be planted to provide an average spacing of one tree per 50', so one additional tree is required.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve the Township's planning objectives for residential development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Mike Narcowich, AICP, Principal Community Planner

[mnarcowi@montcopa.org](mailto:mnarcowi@montcopa.org)

610-278-5238

c: Brown Street Properties, LLC, Applicant  
William R. Cujdik, P.E., P.L.S., Boundary Stone Associates, LLC, Applicant's Engineer/Surveyor  
Lucy Stackhouse, Chair, Township Planning Commission