

**TOWNSHIP OF ABINGTON**

**(2) CODE ENFORCEMENT AND LAND DEVELOPMENT COMMITTEE**

**August 29, 2016  
7:00 P.M.**

**CALL TO ORDER**

**ROLL CALL:           SANCHEZ – MARKMAN – DiPLACIDO – ZAPPONE  
                          GILLESPIE**

**Township Manager LEFEVRE  
Assistant Township Manager WEHMEYER  
Township Solicitor CLARKE  
Director of Code Enforcement MATTEO  
Township Engineer POWERS**

**MINUTES:**

**Motion to approve the minutes of the July 6, 2016 Code  
Enforcement and Land Development Committee Meeting**

**CE1. Subdivision SD-16-05 – Patrick Deacon – 2661 Mt. Carmel  
Avenue**

- **Motion to approve the subdivision application of Patrick Deacon, applicant of the property located at 2661 Mount Carmel Avenue, Abington Township. The applicant seeks approval to subdivide the property into two parcels. Lot No. 1 will contain the existing dwelling and is listed at 13,313 square feet. Proposed Lot No. 2 is plotted at 7,500 square feet and the existing barn is marked “To Be Removed.” The properties are zoned in the (R-4) Residential District in Ward No. 6 of the Township of Abington. *(This application was submitted as a preliminary final plan; however due to DEP requirements for either an approved Planning Module or an approved ACT 537 Exemption Application, this application will be reviewed for preliminary approval only.)***

- **This motion is subject to the following conditions:**
  1. **Sanitary sewer service is available for this development. However, flows from this property is through Cheltenham Township and requires their approval. An ACT 537 Exemption Application has been submitted and has been recommended for approval.**
  2. **The items listed within the Staff Review letter dated July 13, 2016 are to be taken under consideration by the Board of Commissioners of the Township of Abington.**
  3. **This recommendation is for preliminary plan approval only. If the Board of Commissioners elects to approve this application as a final plan, a condition must be added to address the Planning Module or ACT 537 Exemption Certificate that is required.**
  
- **This motion is subject to the following waivers:**
  1. **Waiver from Section 146-11.A – Property Identification Plan – The plan is required to supply the tax parcel information, owner’s name and lot area for all properties within 400 feet of the site involved in this application. Staff supports this waiver.**
  2. **Waiver from 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 waiver.**
  3. **Waiver from 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 waiver.**
  4. **Waiver from 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 at this time. Staff is in favor of this waiver.**
  5. **Waiver from 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 waiver.**

**CE2. Subdivision and Land Development – LD-15-06 – Patrick Deacon  
– 2718 Moreland Road**

- **Motion to approve the Subdivision and Land Development application of Patrick Deacon, applicant for the property located at 2718 Moreland Road. The applicant proposes to subdivide the .64 acre site into two lots. Lot No. 1 will consist of 14,658 square feet and contain the existing single-family dwelling and detached garage. Lot No. 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 in the (R-4) Residential District in Ward No. 8 of the Township of Abington.**
  
- **This motion is subject to the following conditions:**
  1. **Sanitary sewer service is available for this development. An Act 537 Exemption Application is required to be submitted and approved prior to the recording of the final plan.**
  2. **The items listed within the Staff Review letter dated July 28, 2016 are to be taken under consideration by the Board of Commissioners of the Township of Abington.**
  3. **This plan was first submitted as a three-lot plan that required the application to be reviewed as a Land Development. The plan has since been revised to a two-lot plan and has now been reviewed as a subdivision plan only.**
  4. **The Planning Commission recommends that the Township Engineer review the un-improved section of Henry Avenue and determine if an easement is required for the existing utilities.**
  
- **This motion is subject to the following waivers:**
  1. **Waiver from Section 146-11.A – Property Identification Plan – The plan is required to supply the tax parcel information, owner’s name and lot area for all properties within 400 feet of the site involved in this application. Staff supports this waiver.**
  2. **Waiver from 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 waiver.**
  3. **Waiver from 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 waiver.**

4. Waiver from 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 at this time. Staff is in favor of this waiver.
5. Waiver from Section 146-24.D – Right-of-Way Width – The applicant has requested a waiver to allow the cart-way and right-of-way widths to remain as it exists.
6. Waiver from Section 146-27 – Curbing & Sidewalks – The applicant has requested a waiver for the installation of sidewalks. Curbing is already in place.
7. Waiver from Section 146-39 – Street Trees – The applicant is required to plant one street tree five feet inside the front property line every 50 feet. The applicant is only requesting that the waiver be granted to allow the tree to be planted within 15 feet of the front property, instead of the required five feet.

**CE3. Subdivision SD-16-03 – Shelley & Nicholas Schorsch – 1580 Warner Road**

- Motion to approve the subdivision application of Shelley and Nicholas Schorsch, owners of the property located at 1580 Warner Road. The applicant proposes to subdivide an existing parcel of 7.86 acres in size into two parcels. Lot No. 1 has the required lot frontage on Mill Road and is proposed to be reduced to 4.22 acres in total lot area. Lot No. 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 in the (R-1) Residential District in Ward No. 1 of the Township of Abington.
- This motion is subject to the following conditions:
  1. Sanitary sewer service is available for this development. However, no construction is proposed at this time. An Act 537 Exemption Application is required to be submitted and approved prior to the release of a construction permit.
  2. The items listed within the Staff Review letter dated May 11, 2016 and August 9, 2016 are to be taken under consideration by the Board of Commissioners of the Township of Abington.
  3. This recommendation is for preliminary as final approval.

- **This motion is subject to the following waivers:**
  1. **Waiver from Section 146-11.A – Property Identification Plan – The plan is required to supply the tax parcel information, owner’s name and lot area for all properties within 400 feet of the site involved in this application. Staff supports this waiver.**
  2. **Waiver from 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 waiver.**
  3. **Waiver from 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 waiver.**
  4. **Waiver from Section 146-11.L – Architectural Plan – Architectural plans have not been submitted. No construction is proposed at this time.**
  5. **Waiver from Section 146-24.D – Right-of-Way Width – The applicant has requested a waiver to allow the cart-way and right-of-way widths to remain as it exists.**
  6. **Waiver from Section 146-27 – Curbing & Sidewalks – The applicant has requested a waiver for the installation of curb, gutter and sidewalks.**
  7. **Waiver from Section 146-39 – Street Trees – The applicant is required to plant one street tree five feet inside the front property line every 50 feet.**

**CE4. Subdivision SD-16-06 – Brown Street Associates, LLC – 302 Holme Avenue and Vacant Parcel No. 300007900008**

- **Motion to approve the subdivision application of Brown Associates, LLC, for the property known as 302 Holme Avenue and the vacant property known as Parcel No. 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 of the property is for the development of a single-family dwelling. The properties are zoned in the (R-4) Residential District in Ward No. 4 of the Township of Abington.**

- **This motion is subject to the following conditions:**
  1. **Sanitary sewer service is available for this development. However, flows from this property is through Cheltenham Township. The Planning Module or Act 537 Exemption Application is required to be submitted and approved by both the Township of Abington and Cheltenham Township prior to being forwarded to DEP for final action.**
  2. **The items listed within the Staff Review letter dated August 10, 2016 are to be taken under consideration by the Board of Commissioners of the Township of Abington.**
  3. **This recommendation is for preliminary approval, until such time that DEP has approved the sanitary sewer connection. The Board of Commissioners may also consider final approval with the condition that the final plan not be recorded until DEP has approved the EDU connection.**
  4. **The Storm water management system must be revised as to the satisfaction of the Engineering Department of the Township of Abington.**
  5. **The Abington Planning Commission recommends that the Township Engineer and/or the Township Solicitor review the improvement within the unimproved portion of Chancellor Avenue and determine how these private improvements within the Township right-of-way will be maintained.**
  
- **This motion is subject to the following waivers:**
  1. **Waiver from Section 146-11.A – Property Identification Plan – The plan is required to supply the tax parcel information, owner’s name and lot area for all properties within 400 feet of the site involved in this application. Staff supports this waiver.**
  2. **Waiver from 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 waiver.**
  3. **Waiver from 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 waiver.**
  4. **Waiver from 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 at this time. Staff is in favor of this waiver.**

- 5. Waiver from Section 146-27 - Curbing & Sidewalks - The applicant has requested a waiver for the installation of curb, gutter and sidewalks.**
- 6. Waiver from Section 146-11-38 Street Lighting - The applicant has requested a waiver from the installation of additional street lighting.**
- 7. Waiver from Section 146-39 - Street Trees - The applicant is required to plant one street tree five feet inside the front property line every 50 feet.**

# Code Enforcement & Land Development BOARD ACTION REQUEST

August 29, 2016

**CEI**

Agenda Item

CODE ENFORCEMENT

TOWNSHIP MANAGER



AGENDA ITEM  
Subdivision SD-16-05  
Patrick Deacon  
2661 Mt. Carmel Avenue



PREVIOUS ACTION:

- Abington Township Planning Commission approved this application with conditions and requested waivers on July 26, 2016.
- Montgomery County Planning Commission approved this application on July 26, 2016.
- ***On August 11, 2016, the Board of Commissioners referred this item to the Code Committee for further discussion on Crosswalk and trees.***

RECOMMENDED BOARD ACTION:

- Motion to approve the subdivision application of **Patrick Deacon**, applicant of the property located at 2661 Mount Carmel Avenue, Abington Township. The applicant seeks approval to subdivide the property into two parcels. Lot No. 1 will contain the existing dwelling and is listed at 13,313 square feet. Proposed Lot No. 2 is plotted at 7,500 square feet and the existing barn is marked "To Be Removed." The properties are zoned in the (R-4) Residential District in Ward No. 6 of the Township of Abington. ***(This application was submitted as a preliminary as final plan; however due to DEP requirements for either an approved Planning Module or an approved ACT 537 Exemption Application, this application will be reviewed for preliminary approval only.)***
- This motion is subject to the following conditions:
  1. Sanitary sewer service is available for this development. However, flows from this property is through Cheltenham Township and requires their approval. An ACT 537 Exemption Application has been submitted and has been recommended for approval.
  2. The items listed within the Staff Review letter dated July 13, 2016 are to be taken under consideration by the Board of Commissioners of the Township of Abington.

3. This recommendation is for preliminary plan approval only. If the Board of Commissioners elects to approve this application as a final plan, a condition must be added to address the Planning Module or ACT 537 Exemption Certificate that is required.
- This motion is subject to the following waivers:
    1. **Waiver from Section 146-11.A – Property Identification Plan** – The plan is required to supply the tax parcel information, owner’s name and lot area for all properties within 400 feet of the site involved in this application. Staff supports this waiver.
    2. **Waiver from 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 waiver.
    3. **Waiver from 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 waiver.
    4. **Waiver from 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 at this time. Staff is in favor of this waiver.
    5. **Waiver from 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 waiver.
- 

**COMMENTS:**



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	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 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.*



# Township of Abington Planning Commission Recommendation Form

**Application Number: SD-16-05**

**Date: July 26, 2016**

**Applicant's Name: Popper/Deacon Inc.**

**Applicant's Address: 659 Roberts Avenue, Glenside, Pa. 19038**

**Recommendation:  APPROVED     DENIED    VOTE: 8 of 8**

## **Over View:**

**PC1:** 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 properties are zoned within the R-4 Residential District of Ward #6 of the Township of Abington. This application was submitted as a preliminary as final plan. However due to DEP requirements for either an approved Planning Module or an approved ACT 537 Exemption Application, this application will be review for preliminary approval only.

## **Conditions:**

1. Sanitary sewer service is available for this development. However, flow from this proposal is through Cheltenham Township and requires their approval. An Act 537 Exemption Application has been submitted and has been recommended for approval.
2. The items listed within the Staff Review letter dated July 13, 2016 are to be taken under consideration by the Board of Commissioners of the Township of Abington.
3. This recommendation is for preliminary plan approval only. If the Board of Commissioners elects to approve this application as a final plan, a condition must be added to address the Planning Module or ACT 537 Exemption Certificate that is required.

The following waivers have been requested.

- 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 waiver. Yes {X} No { }
- 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. Yes {X} No { }
- 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. Yes {X} No { }
- 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. Staff is in favor of this request. Yes {X} No { }
- 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. Yes {X} No { }

MAPenecale  
7/26/2016

# 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)

Annemarie 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:

- 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:

Plan Dated: 5/30/2016

Eastern Chadrow Assoc. Inc.  
333 E. STREET ROAD  
WAVENHISTEN, 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:

---

---

---

---

---

---

C. Property Identification:

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

# Township of Abington

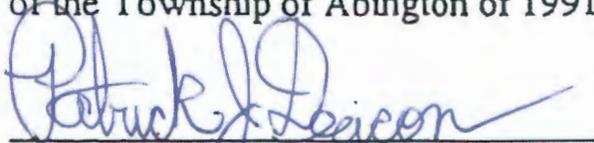
## APPLICATION FOR MODIFICATION OF PLAN

Submission Date 6/23/16

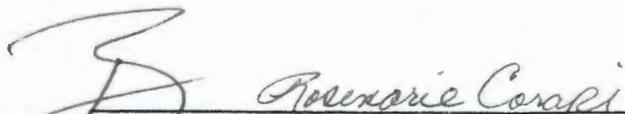
Application No. SD-16-08

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: B162 4-26 made for POPPEV & DEACON INC.

### A. Plan Type:

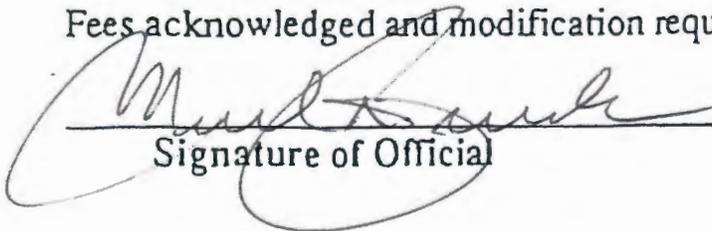
- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Preliminary Major SD & LD

- 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  
Date 6/23/2016  
BY: 

D. Applicant Identification:

Applicant: Patrick J. Deacon (Poppey & 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 2848445

Equitable Land Owner: Poppey & 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 Chadron Assoc Inc  
 Address: 333 E. Street Road Weymouth PA 18974 Phone: 215 672 8671

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

IMPROVEMENTS PROPOSED	UNITS	EST. COST.
-----------------------	-------	------------

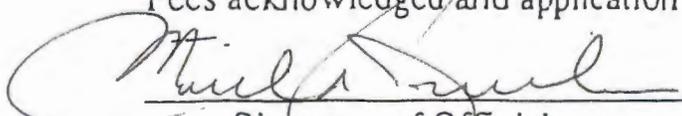
Streets	_____	_____
Street Widening	_____	_____
Street Signs	_____	_____
Street Lighting	_____	_____
Curbs	_____	_____
Sidewalks	_____	_____
Storm Sewers	_____	_____
Water Supply	_____	_____
Fire Hydrants	_____	_____
Sanitary Sewers	_____	_____
Monuments	_____	_____
Shade Trees	_____	_____
Open Space	_____	_____
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 # 1072 1072



**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 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:**

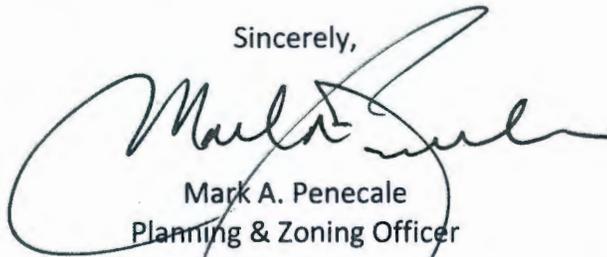
13. An ACT 537 Exemption Application has been filed with this application. Due to the fact that the flow from this project is through Cheltenham Township, I suggest you contact George Wrigley, The Director of Waste Water Treatment for the Township of Abington @ 215-886-0934. A full Planning Module maybe 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)



**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

July 26, 2016

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

Re: #16-0141-001  
Plan Name: 2661 Mt. Carmel Avenue  
0.47 acres, 2 lots  
Situate: Mt. Carmel Avenue (E), Edge Hill Road (S)  
Abington Township

Dear Mr. Penecale:

We have reviewed the above-referenced minor subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 27, 2016. We forward this letter as a report of our review.

## BACKGROUND

Patrick Deacon, the Applicant, proposes a subdivision of a 0.47 acre property into two lots at 2661 Mt. Carmel Avenue. Proposed Lot 1 would be 13,313 s.f. and proposed Lot 2 would be 7,500 s.f. Proposed Lot 1 is the site of an existing 1,158 s.f. dwelling, a 786 s.f. garage, and a shed (the shed is to be removed). Proposed Lot 2 is the site an existing barn (to be removed). The property is located in the R4 High-Density Residential District. The plan is dated May 30, 2016; the site is served by public water and sewer.

## 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 issue(s) that the applicant and (municipality) may wish to consider prior to final plan approval. Our comments are as follows:



## REVIEW COMMENTS

### STORMWATER

- A. Grading. We feel that the proposed grading would concentrate stormwater flows towards the proposed house. We recommend that the applicant install a diversion berm or some other means of directing the stormwater flow away from the house and towards the proposed dry well.

### LANDSCAPING

- B. The existing features plan does not show landscaping, nor which vegetation is proposed for removal. Information regarding any new street tree plantings and their location, species and size is also required [§146-11.B., §146-11.H, §146-39.A].

### CROSSWALK

- A. We recommend that the Township note that a future crosswalk over Edgerton Avenue would enhance safety for pedestrians, including those walking to Penbryn Park, three blocks away.

### PLAN INFORMATION

- A. Required Yards.
  1. The plans and Zoning Requirements table were prepared assuming a corner lot has a rear yard. However, a corner lot has two front yards, two side yards, and no rear yard [§801.C.4].
  2. The plans and Zoning Requirements table should also show that one front yard of a corner lot may be reduced to 15' from 25' [§304.4.B].

## CONCLUSION

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



Addressee's Name

- Appendix I -

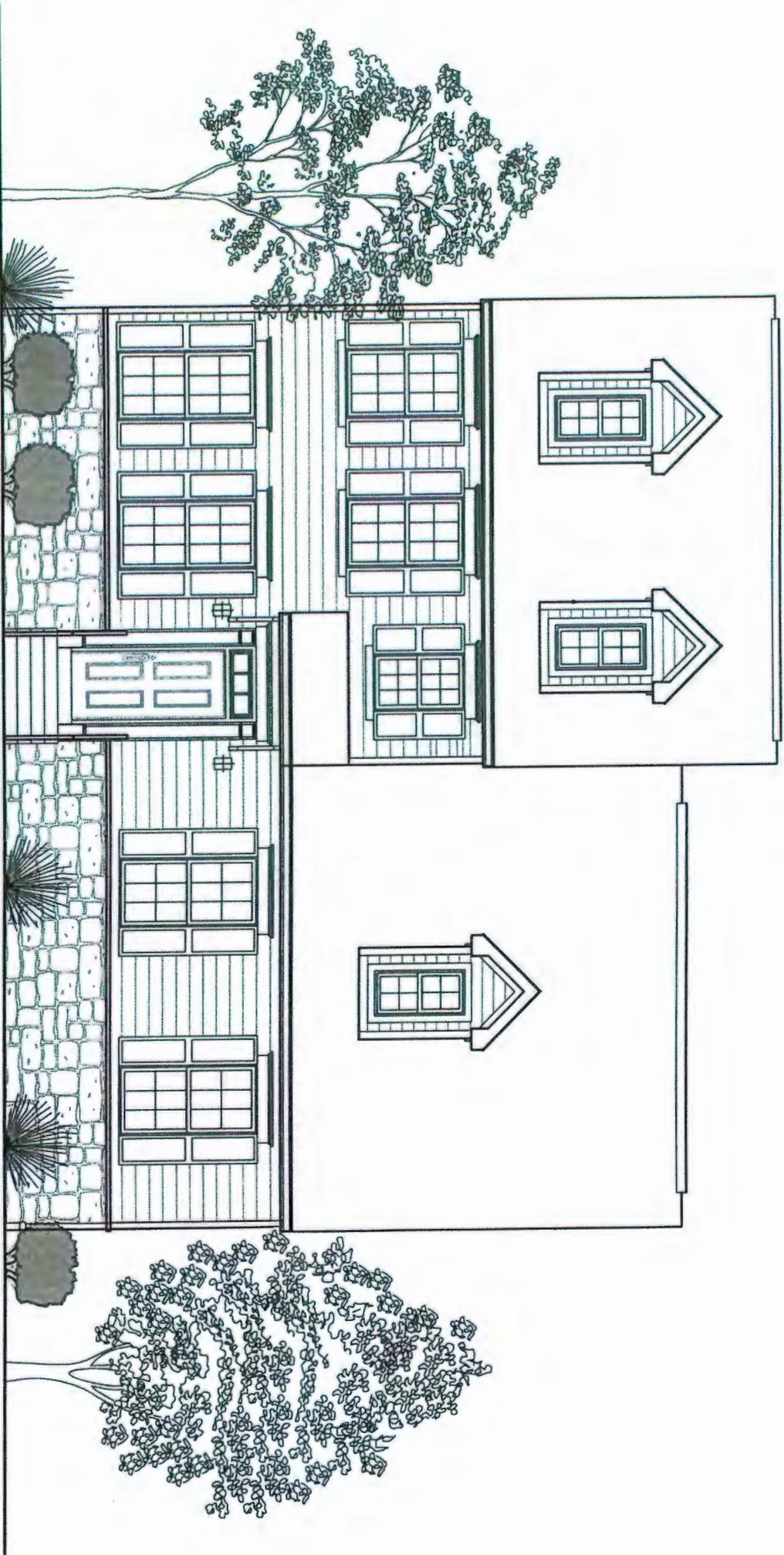
Date

### Aerial Photo – 2661 Mt. Carmel Avenue









FRONT ELEVATION WITH 2 CAR SIDE ENTRY  
SHOWN WITH OPTIONAL DORMERS







# Code Enforcement & Land Development BOARD ACTION REQUEST

August 29, 2016

*CE2*

Agenda Item

CODE ENFORCEMENT

TOWNSHIP MANAGER



**AGENDA ITEM**  
**Subdivision and Land Development LD-15-06**  
**Patrick Deacon**  
**2718 Moreland Road**

*ny*

PREVIOUS ACTION:

- Abington Township Planning Commission approved this application with conditions and requested waivers on August 23, 2016.
- Montgomery County Planning Commission approved this application on August 22, 2016.

RECOMMENDED BOARD ACTION:

- Motion to approve the Subdivision and Land Development application of **Patrick Deacon**, applicant for the property located at 2718 Moreland. The applicant proposes to subdivide the .64 acre site into two lots. Lot No. 1 will consist of 14,658 square feet and contain the existing single-family dwelling and detached garage. Lot No. 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 in the (R-4) Residential District in Ward No. 8 of the Township of Abington.
- This motion is subject to the following conditions:
  1. Sanitary sewer service is available for this development. An Act 537 Exemption Application is required to be submitted and approved prior to the recording of the final plan.
  2. The items listed within the Staff Review letter dated July 28, 2016 are to be taken under consideration by the Board of Commissioners of the Township of Abington.
  3. This plan was first submitted as a three lot plan that required the application to be reviewed as a Land Development. The plan has since been revised to a two-lot plan and has now been reviewed as a subdivision plan only.
  4. The Planning Commission recommends that the Township Engineer review the un-improved section of Henry Avenue and determine if an easement is required for the existing utilities.

- This motion is subject to the following waivers:
    1. **Waiver from Section 146-11.A – Property Identification Plan** – The plan is required to supply the tax parcel information, owner’s name and lot area for all properties within 400 feet of the site involved in this application. Staff supports this waiver.
    2. **Waiver from 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 waiver.
    3. **Waiver from 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 waiver.
    4. **Waiver from 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 at this time. Staff is in favor of this waiver.
    5. **Waiver from Section 146-24.D – Right-of-Way Width** – The applicant has requested a waiver to allow the cart-way and right-of-way widths to remain as it exists.
    6. **Waiver from Section 146-27 – Curbing & Sidewalks** – The applicant has requested a waiver for the installation of sidewalks. Curbing is already in place.
    7. **Waiver from Section 146-39 – Street Trees** – The applicant is required to plant one street tree five feet inside the front property line every 50 feet. The applicant is only requesting that the waiver be granted to allow the tree to be planted within 15 feet of the front property, instead of the required five feet.
- 

**COMMENTS:**

# Township of Abington Planning Commission Recommendation Form

Application Number: LD-15-06

Date: August 23, 2016

Applicant's Name: Patrick Deacon

Applicant's Address: 2840 Limekiln Pike, Glenside, Pa. 19038

Recommendation:  APPROVED     DENIED    VOTE: 6 of 6

## Over View:

**PC1:** 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.

## Conditions:

1. Sanitary sewer service is available for this development. An Act 537 Exemption Application is required to be submitted and approved prior to the recording of the final plan.
2. The items listed within the Staff Review letter dated July 28, 2016 are to be taken under consideration by the Board of Commissioners of the Township of Abington.
3. This plan was first submitted as a three lot plan that required the application to be reviewed as a Land Development. The plan has since been revised to a two lot plan and has now been reviewed as a subdivision plan only.

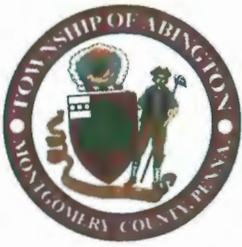
4. The Planning Commission recommends that the Township Engineer review the un-improved section of Henry Avenue and determine if an easement is required for the existing utilities.

The following waivers have been requested.

- 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 involved in this application. Staff supports this waiver. Yes {X} No { }
- 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. Yes {X} No { }
- 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. Yes {X} No { }
- 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. Staff is in favor of this request. Yes {X} No { }. A rendering of the proposed new home was submitted.
- E. **Section 146-24.D – Right-of-Way Width** – The applicant has requested a waiver to allow the cartway and right-of-way widths to remain as existing. Staff supports this request. Yes {X} No { }. This was a vote of 5 - 1
- F. **Section 146-27 – Curbing & Sidewalks** – The applicant has requested a waiver for the installation of sidewalks. Curbing is already in place. Staff supports this request. Yes {X} No { }. This was a vote of 5 – 1.
- G. **Section 146-39 – Street Trees** – The applicant is required to plant one street tree, five feet inside the front property line for every 50 feet of lot frontage. The applicant is only requesting that the waiver be granted to allow the tree to be planted within 15 feet of the front property line, instead of the required five feet. Staff supports this request. Yes {X} No { }

H. **Section 146-11.K – Planning Module** – The applicant has requested a waiver for the submission of a Planning Module or the ACT 537 Exemption Mail. This is a requirement of DEP and the Township of Abington should not approve this waiver. Staff is not in favor of the approval of this waiver. Yes { } No {X}

MAPenecale  
8/24/2016



**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. LD-16-05 <sup>Revised</sup>

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. Ewer  
(Signature of Land Owner)

Plan of minor subdivision for  
B-116 U-53 made for POPPEV & 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:

---

---

---

---

---

---

### 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. Revised LD-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.

Robert J. Deacon  
(Signature of Applicant)

DEED W. SLOVER  
(Signature of Land Owner)

Title of Plan Submitted: Plan of minor - subdivision  
B-116, 4-53 made for ROPER & 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>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

\*\*\*\*\*

Fees acknowledged and modification request received:

Mark J. [Signature]  
Signature of Official

7/25/16  
Date

D. Applicant Identification:

Applicant: Patrick J. Deacon (Poppe & Deacon Inc)  
Address: 2840 Limekiln Pike Glenview PA 19038 Phone: 215 416 9050

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

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

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

Engineer: EASTERN CHADVIEW 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:

\*\*\*\*\*

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/permitted 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.

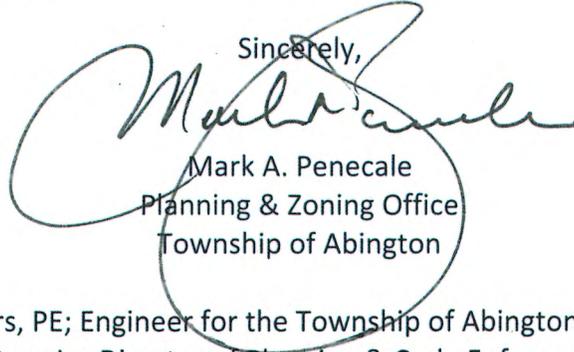
**Planning & Zoning Office:**

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)

**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 22, 2016

Mr. Mark A. Penecale, Zoning Officer  
Abington Township  
1176 Old York Road  
Abington, Pennsylvania 19001

Re: MCPC #15-0300-002  
Plan Name: Elsner Plan – Block 116, Unit 53 & Block 116 Unit 42  
(2 lots comprising .59 acres)  
Situate: Moreland Road (south)/Fleming Avenue (east)  
Abington Township

Dear Mr. Penecale:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 27, 2016. We forward this letter as a report of our review.

## BACKGROUND

Patrick Deacon, of Popper & Deacon, Inc., the Applicant, proposes to adjust a lot line dividing two lots. After the adjustment, Unit 42 would total 14,648 square feet and Unit 53 would total 13,525 square feet. Unit 42 is the site of an existing dwelling. After the lot line change, it would also include an existing detached garage and shed. Unit 53 is the site of an existing proposed dwelling. The property is located at the intersection of West Moreland Road and Fleming Avenue, in the R-4 High Density Residential District, and would be served by public sewer and water. The applicant has submitted a minor and final plan. We previously reviewed a proposal for this site on December 29, 2015.

## COMPREHENSIVE PLAN COMPLIANCE

*MONTCO 2040: A Shared Vision: A Comprehensive Plan for Montgomery County*, recommends that crosswalks be constructed in all Growth Areas, and areas where residential uses are greater than one dwelling unit per acre (the subdivision site is part of a designated growth area).

## 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 Abington Township may wish to consider prior to final plan approval. Our comments are as follows:

## REVIEW COMMENTS

### ZONING

- A. Dimensional Requirements Table. The table should say that corner lots may reduce one front yard to 15 feet.

### SALDO

- A. Pedestrian Connections.
  - 1. There is no crosswalk over Fleming Avenue. West Moreland Road is a busy road with a higher speed limit than Fleming, so cars turning from Moreland Road onto Fleming may be traveling relatively fast. We recommend that the Township consider ways of constructing a crosswalk over Fleming Avenue in the future. This is an area that may attract significant pedestrian traffic, in part due to pedestrians walking to the Willow Grove Park Mall and downtown Willow Grove.
- B. Stormwater Management. The proposed grading appears to direct water towards the proposed house. Is the engineer satisfied that the drainage will not cause problems?
- C. Plan Information:
  - 1. Significant Vegetation. §146-11.B requires that the applicant show all significant vegetation on the property on the Existing Features Plan. There is a tree on the Moreland Road frontage which does not appear on the plan.
  - 2. Architectural plans are required [§146-11.L].
  - 3. As mentioned in our previous letter, the location map shows the wrong property location [§146-11].

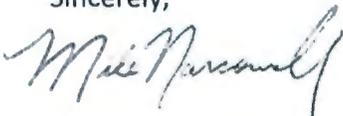
## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal and we believe that our suggestion will better achieve the Township's planning objectives for walkability.

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: Patrick Deacon, Popper & Deacon, Inc., Applicant
- Edmund A. Chadrow, III, R.P.L.S., Applicant's Engineer
- Lucy Strackhouse, Chair, Township Planning Commission
- Michael LeFevre, Township Manager
- Lawrence T. Matteo Jr., Director of Planning and Code Enforcement
- Michael E. Powers, P.E., Township Engineer
- Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments: Reduced Copy of Applicant's Plan  
Aerial Photos of Site (2)

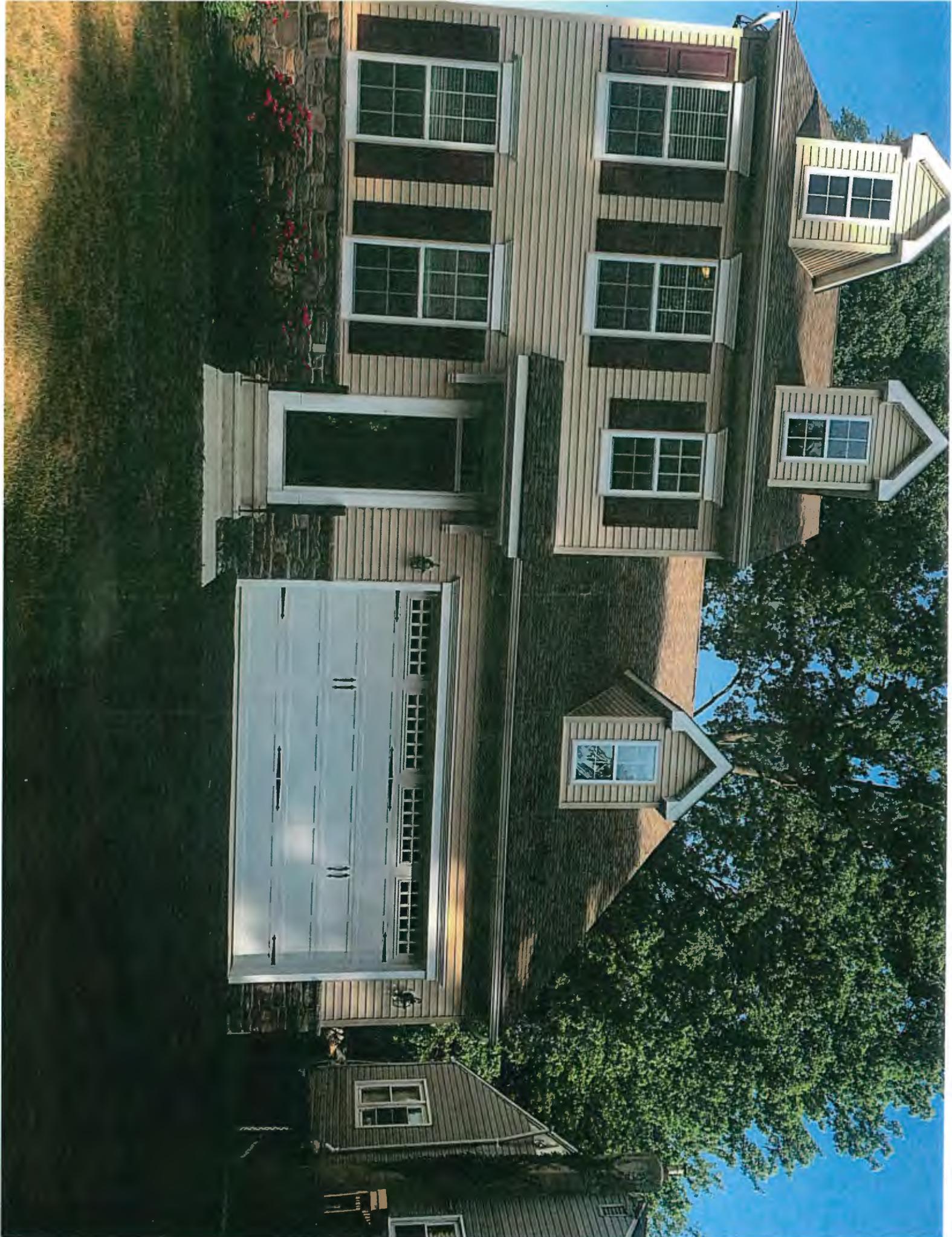


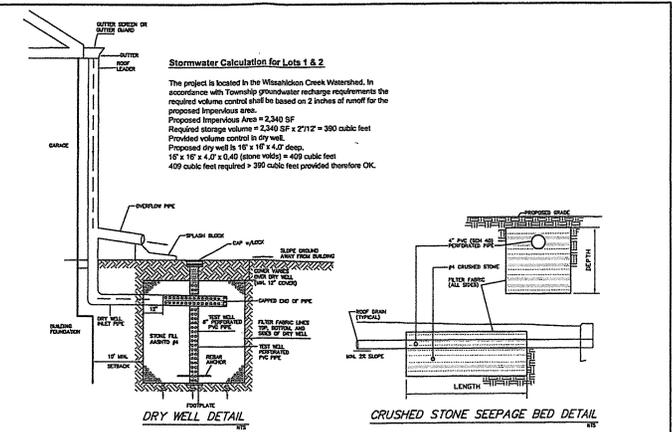
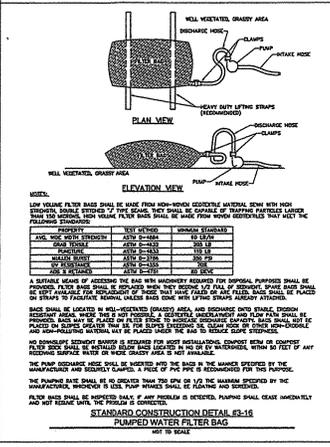
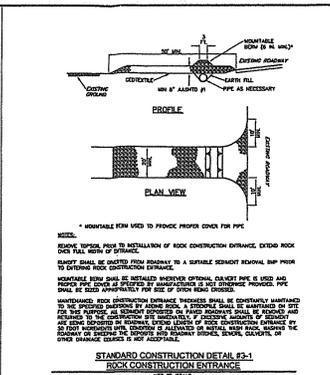
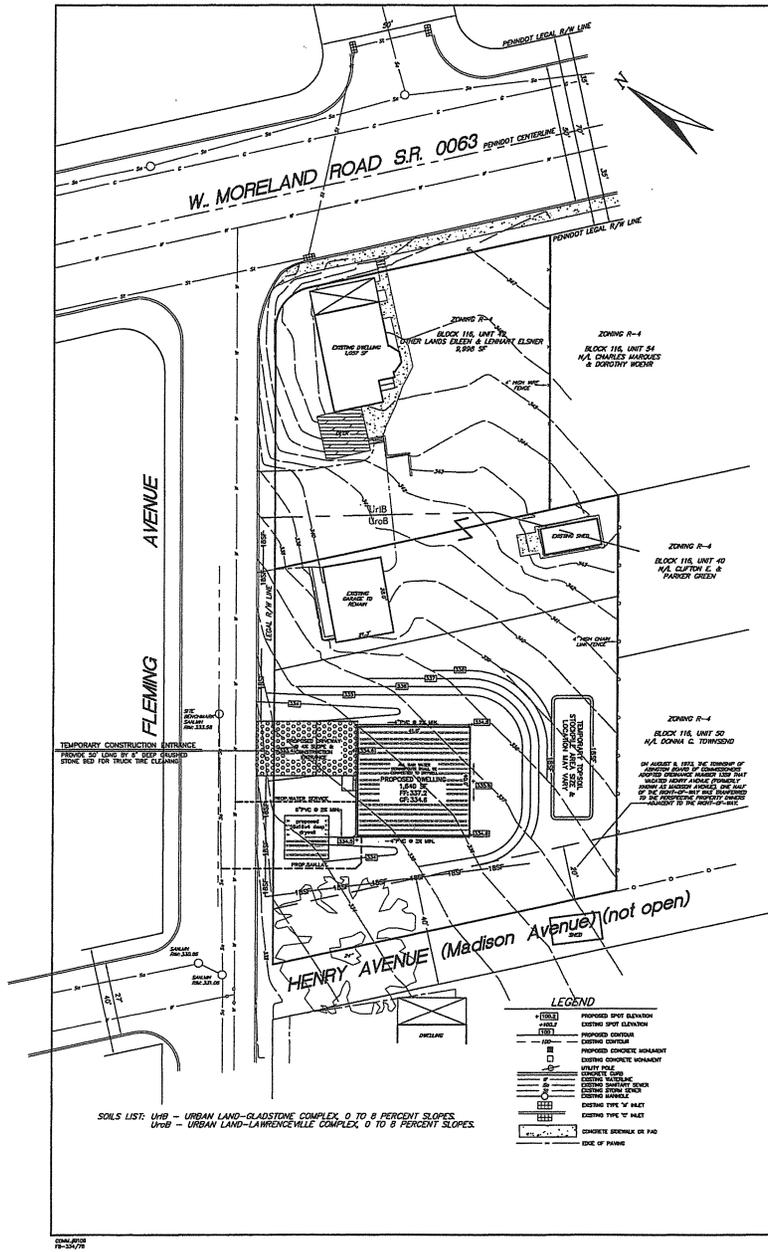


Elsner Plan  
Block 116 Unit 53  
MCP# #150300001

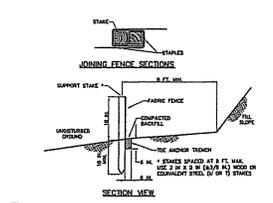
Montgomery  
County  
Planning  
Commission  
1000 Walnut Street - 3rd Floor  
PO Box 311 • Norristown PA 19381-0311  
610.275.3722 • 610.275.3511  
www.montgomerycountypa.gov  
© 2015 Montgomery County Planning Commission







- KEY DESIGN ELEMENTS**
- MAINTAIN MINIMUM DISTANCE FROM BUILDING FOUNDATION (TYPICALLY 10 FEET)
  - PROVIDE ADEQUATE OVERFLOW OUTLET FOR LARGE STORMS
  - DEPTH OF DRY WELL ADEQUATE SHALL BE BETWEEN 18 AND 40 INCHES DEEP
  - AT LEAST ON OBSERVATION WELL CLEAN OUT IS RECOMMENDED
  - WRAP AGGREGATE WITH NONWOVEN GEOTEXTILE
  - MAXIMUM DRAIN-DOWN TIME IS 72 HOURS
  - PROVIDE PRETREATMENT FOR SOME SITUATIONS
- RESIDENTIAL - YES**
- COMMERCIAL - YES  
 ULTRA URBAN - YES  
 INDUSTRIAL - LIMITED  
 RETAIL - YES  
 HIGHWAY FRONTAGE - NO
- STORMWATER FUNCTIONS**
- VOLUME REDUCTION - YES  
 RECHARGE - MEDIAN  
 PEAK RATE CONTROL - MEDIAN  
 WATER QUALITY - MEDIAN
- POLLUTANT REMOVAL**
- TSS - YES  
 BOD - YES  
 NUTRIENT - NO



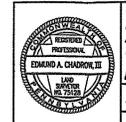
- Construction Sequence**
- Protect infiltration area from compaction prior to installation.
  - If possible, install Dry Wells during later phases of site construction to prevent sedimentation and/or debris from non-Stormwater Control Measures during operation on site.
  - Install and maintain proper cover and/or access to the Control Program Inlet (Manhole, Sump, or Inlet Station).
  - Excavate Dry Well bottom to a uniform, level uncompacted subgrade free from rocks and debris. Do NOT compact subgrade. In the greatest extent possible, removal should be performed with the following specified equipment. Construction equipment should be placed outside the limits of the Dry Well.
  - Complete any dry well with nonwoven geotextile. If sediment and/or debris have accumulated in the Dry Well bottom, remove prior to installation. Geotextile rolls should overlap by a minimum of 24 inches within the trench. Fold back and secure across trench boundaries to prevent stormwater from entering the Dry Well structure.
  - Connect roof leaders to structures as indicated on plans.
  - Place uniformly graded, clean-washed aggregate to 18-inch thickness, tightly compacting between fills and secure nonwoven geotextile over trench, with minimum overlap of 12-inches.
  - Place 12-inch thick of approved topsoil over trench, as indicated on plans.
  - Place 12-inch thick of approved topsoil over trench, as indicated on plans.
  - Cover all stormwater inlets with a cover that meets or exceeds the following:
    - 1. Cover shall be 24" x 24" (600 mm) with an unobstructed flow to 18" (450 mm).
    - 2. Do not remove erosion and sediment control measures until site is fully stabilized.

- Maintenance Issues**
- As with all infiltration practices, Dry Wells require regular and effective maintenance to ensure prompt functioning. The following represent minimum maintenance requirements for Dry Wells:
- Inspect Dry Wells at least four times a year, as well as after every storm exceeding 1 inch.
  - Dispose of sediment, debris/leaves, and any other waste material removed from Dry Well at suitable disposal/recycling sites and in compliance with local, state, and federal waste regulations.
  - Reluctantly evaluate the drain-down time of the Dry Well to ensure the maximum time of 72 hours is not being exceeded. If drain-down time is exceeding the maximum, notify the owner.
  - Dry Well not pumping and does not perforated piping. If indicated, if slow drainage condition, check for clogs and remove. Remove any connections to facilitate the effectiveness of the dry well.
  - Inspect filter screen that intercepts roof runoff as necessary.
  - If an intermittent sump box exists, clean it out at least once per year.

PERCENT	PERCENT	PERCENT	PERCENT
100	100	100	100
90	90	90	90
80	80	80	80
70	70	70	70
60	60	60	60
50	50	50	50
40	40	40	40
30	30	30	30
20	20	20	20
10	10	10	10
0	0	0	0

- LEGEND**
- PROPOSED SPOT ELEVATION
  - EXISTING SPOT ELEVATION
  - PROPOSED CONTOUR
  - EXISTING CONTOUR
  - PROPOSED CONCRETE WALL/RAIL
  - EXISTING CONCRETE WALL/RAIL
  - UTILITY POLE
  - EXISTING UTILITY
  - EXISTING WATERLINE
  - EXISTING SEWER
  - EXISTING SILLAGE
  - EXISTING TYPE OF MAET
  - EXISTING TYPE OF MAET
  - CONCRETE STRUCTURE OR FWD
  - EDGE OF PAVING

SOILS LIST: UH9 - URBAN LAND-GLADSTONE COMPLEX, 0 TO 8 PERCENT SLOPES  
 U9B - URBAN LAND-LAWRENCEVILLE COMPLEX, 0 TO 8 PERCENT SLOPES



REV. 5-31-2016 PLAN OF LOTLINE CHANGE  
 REV. 1-12-2006 AS PER TOWNSHIP LETTER # 12-23-2005

**CRACKING, EROSION & SEDIMENTATION CONTROL PLAN**  
**BLOCK 116, UNIT 42 AND BLOCK 116, UNIT 53**  
 ABBINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA  
**MADE FOR**  
**POPPER & DEACON, INC.**

SCALE: 1"=20'  
 14 OCTOBER 2015

**EASTERN/CHADROW ASSOCIATES, INC.**  
 332 E. STREET ROAD • WASHINGTON, PA 15388 • (412) 672-8711 FAX (412) 672-8765  
 EST. 1982

# Code Enforcement & Land Development BOARD ACTION REQUEST

August 29, 2016

*CE 3*

Agenda Item

CODE ENFORCEMENT

TOWNSHIP MANAGER



**AGENDA ITEM**  
**Subdivision SD-16-03**  
**Shelley & Nicholas Schorsch**  
**1580 Warner Road**



---

## PREVIOUS ACTION:

- Abington Township Planning Commission approved this application with conditions and requested waivers on August 23, 2016.
  - Montgomery County Planning Commission approved this application on May 9, 2016.
- 

## RECOMMENDED BOARD ACTION:

- Motion to approve the subdivision application of Shelley and Nicholas Schorsch, owners of the property located at 1580 Warner Road. The applicant propose to subdivide an existing parcel of 7.86 acres in size into two parcels. Lot No. 1 has the required lot frontage on Mill Road and is proposed to be reduced to 4.22 acres in total lot area. Lot No. 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 in the (R-1) Residential District in Ward No. 1 of the Township of Abington.
- This motion is subject to the following conditions:
  1. Sanitary sewer service is available for this development. However, no construction is proposed at this time. An Act 537 Exemption Application is required to be submitted and approved prior to the release of a construction permits
  2. The items listed within the Staff Review letter dated May 11, 2016 and August 9, 2016 are to be taken under consideration by the Board of Commissioners of the Township of Abington.
  3. This recommendation is for preliminary as final approval.
- This motion is subject to the following waivers:
  1. **Waiver from Section 146-11.A – Property Identification Plan** – The plan is required to supply the tax parcel information, owner's name and lot area for all

properties within 400 feet of the site involved in this application. Staff supports this waiver.

2. **Waiver from 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 waiver.
  3. **Waiver from 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 waiver.
  4. **Waiver from Section 146-11.L – Architectural Plan** – Architectural plans have not been submitted. No construction is proposed at this time.
  5. **Waiver from Section 146-24.D – Right-of-Way Width** – The applicant has requested a waiver to allow the cart-way and right-of-way widths to remain as it exists.
  6. **Waiver from Section 146-27 – Curbing & Sidewalks** – The applicant has requested a waiver for the installation of curb, gutter and sidewalks.
  7. **Waiver from Section 146-39 – Street Trees** – The applicant is required to plant one street tree five feet inside the front property line every 50 feet.
- 

**COMMENTS:**

# Township of Abington Planning Commission Recommendation Form

Application Number: SD-16-03

Date: August 23, 2016

Applicant's Name: Shelley & Nicholas Schorsch

Applicant's Address: 1580 Warner Road, Meadowbrook, Pa. 19046

Recommendation:  APPROVED     DENIED    VOTE: 6 of 6

## Over View:

**PC1:** 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.

## Conditions:

1. Sanitary sewer service is available for this development. However, no construction is proposed at this time. An Act 537 Exemption Application is required to be submitted and approved prior to the release of any construction permits.
2. The items listed within the Staff Review letter dated May 11, 2016 & August 9, 2016 are to be taken under consideration by the Board of Commissioners of the Township of Abington.
3. This recommendation is for preliminary as final plan approval.

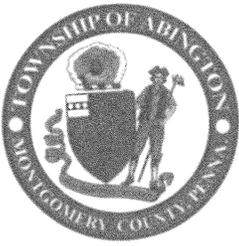
The following waivers have been requested.

- 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 waiver. Yes {X} No { }

- 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. Yes {X} No { }
- 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. Yes {X} No { }
- D. **Section 146-11.L – Architectural Plan** – Architectural plans have not been submitted. No constructions is proposed at this time. Staff is in favor of this request. Yes {X} No { }
- E. **Section 146-24.D – Right-of-Way Width** – The applicant has requested a waiver to allow the cartway and right-of-way widths to remain as existing. Staff supports this request. Yes {X} No { }. This was a vote of 5 – 1.
- F. **Section 146-27 – Curbing & Sidewalks** – The applicant has requested a waiver for the installation of curd, gutter and sidewalks. Staff supports this request. Yes {X} No { }
- G. **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. Yes {X} No { }

MAPenecale  
8/24/2016



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.*



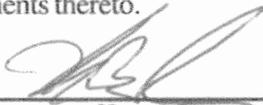
**Township of Abington  
APPLICATION FOR APPROVAL OF PLAN**

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)

D. Applicant Identification:

Applicant Nicholas & Shelley Schorsch, Peter Schorsch  
 Address 1560 and 1644 Warner Road, Meadowbrook, PA 19046 Phone c/o 646-937-6915

Land Owner same as applicant  
 Address \_\_\_\_\_ Phone \_\_\_\_\_

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

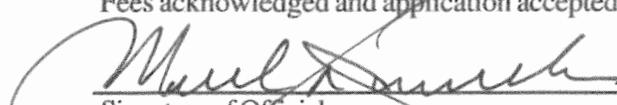
Architect \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_

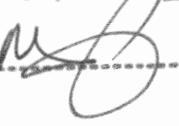
Engineer Nick T. Rose, P.E., ProTract Engineering, Inc.  
 Address P.O. Box 58, Hatboro, PA 19040 Phone 215-442-9230

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

<u>IMPROVEMENTS PROPOSED</u>	<u>UNITS</u>	<u>ESTIMATED COST</u>
Streets	NONE	
Street Widening		
Street Signs		
Street Lighting		
Curbs		
Sidewalks		
Storm Sewers		
Water Supply		
Fire Hydrants		
Sanitary Sewers		
Monuments		
Shade Trees		
Open Space		
Park Lane		
Other		
Total Cost:	0.00	

.....  
 Fees received from applicant:  
 Check # 1131 - 25.00  
 Check # 9700 - 275.00  
 Application Fee 300.00  
 Review Escrow 2500.00  
 Total \$2800.00

Fees acknowledged and application accepted as complete:  
  
 Signature of Official  
 Check # 1130 - \$2500.00  
 Rec # 88217

RECEIVED  
 APR 07 2016  
 Date \_\_\_\_\_  
 BY: 



**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

May 9, 2016

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

Re: MCPC #16-0049-002  
Plan Name: Block 32 Units 5, 10 & 55  
Situate: Warner Road (W)/North of Moredon  
Road Abington Township



BY:.....

Dear Mr. Penecale:

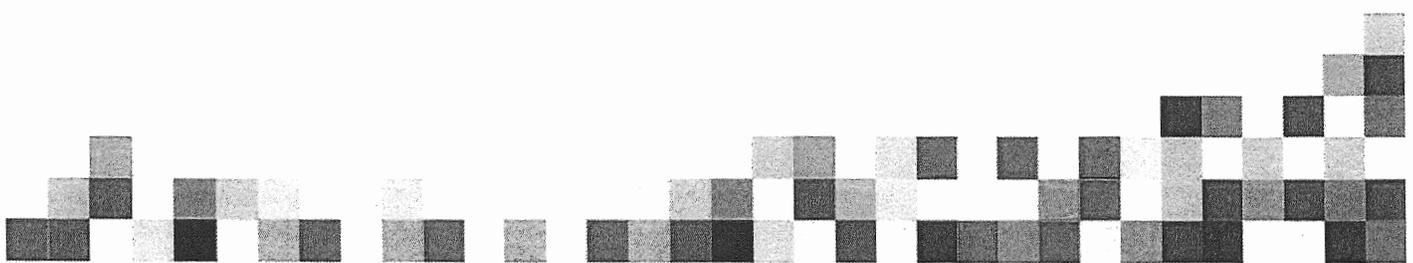
We have reviewed the above-referenced minor subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 12, 2016. We forward this letter as a report of our review.

## BACKGROUND

Nicholas, Shelly and Peter Schorsch, the Applicants, propose a lot line change, transferring 3.64 acres (158,582 s.f.) from Block 32, Unit 55 to Block 32, Unit 5. After the subdivision, Unit 5 would increase in size to 12.37 acres, and Unit 55 would be reduced in size to 4.22 acres. Unit 5 is the site of an existing home and a detached building. Unit 55 is the site of a barn. The properties lie in the R1 Low Density Residential District. Both proposed lots are served by public sewer and water. The applicant has submitted a preliminary and final plan.

## 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 Abington Township may wish to consider prior to final plan approval. Our comments are as follows:



**REVIEW COMMENTS**

## PLAN INFORMATION

- A. Cartway and right-of-way widths shall be provided [§146-11], such as that information for Mill Road, and the cartway width for Moredon Road.
- B. Private Road. Warner Road becomes a "private road" in the vicinity of the wooden gate shown on the plan. How is the ownership and maintenance of the private road handled? It may be useful for the Township for the applicant to provide easement information with the plan.

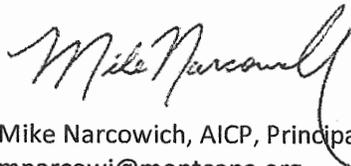
**CONCLUSION**

We wish to reiterate that MCPC generally supports the applicant's proposal and we believe that our suggestion will better achieve the Township's planning objectives for residential neighborhoods.

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,

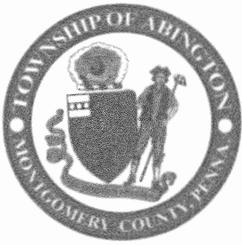


Mike Narcowich, AICP, Principal Community Planner  
[mncowich@montcopa.org](mailto:mncowich@montcopa.org)  
610-278-5238

- c: Nicholas and Shelly & Peter Schorsch, Applicants  
Nicholas T. Rose, R.P.E., ProTract Engineering, Inc., Applicant's Engineer  
Lucy Strackhouse, Chair, Township Planning Commission  
Michael LeFevre, Township Manager  
Lawrence T. Matteo Jr., Director of Planning and Code Enforcement  
Michael E. Powers, P.E., Township Engineer

Attachments: Reduced Copy of Applicant's Plan  
Aerial Photo of Site





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.

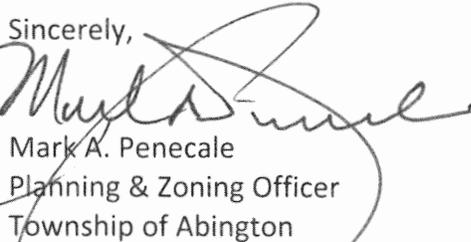
Dear Mr. Rose,

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,

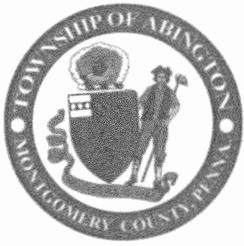
This letter is written to inform you that the staff of the Township of Abington has reviewed the application and the plans submitted for the proposed lot line adjustment subdivision plan filed for the properties located at 1560 & 1644 Warner Road, Meadowbrook, Pa. 19046. The plan proposes to relocate 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.

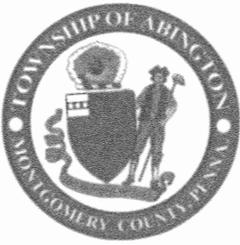
**Engineering Office:**

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)



BL 32-5

1.30  
13.50  
10.50  
5.00  
2.00

This Indenture Made the 29<sup>th</sup> day of December,

in the year of our Lord two thousand (2000) between NICHOLAS S. SCHORSCH AS STRAW PARTY UNDER AGREEMENT DATED AS OF DECEMBER 20, 1985 (hereinafter called the Grantor) and PETER A. SCHORSCH, TRUSTEE UNDER AGREEMENT OF TRUST DATED DECEMBER 28, 2000, IRVIN G. SCHORSCH, JR., SETTLOR (hereinafter called the Grantee);

Witnesses, That the said Grantor for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America, unto him well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargained, sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN lot or piece of ground with tenement or message thereon erected, described according to the Final-Minor Subdivision Plan prepared by Control Point Associates, Inc. on June 7, 2000, File No. CP99083, Sheets 1&2 of 2, Abington Township File No. SD94-03, Recorded June 27, 2000 at the Montgomery County Courthouse, containing approximately 380,136 square feet or 8.727 acres, and described as follows:

BEGINNING at a point on the Southeasterly right-of-way line of Mill Road (41.5 foot wide right-of-way), said point being measured North 41 degrees, 15 minutes, 37 seconds East, a distance of 900.23 feet from a point of intersection with the Northeasterly right-of-way line of Moredon Road (f/k/a Meadowbrook Road, 36.5 foot wide right-of-way), and from said point of beginning running, thence (1) along the Southeasterly legal right-of-way line of Mill Road, North 41 degrees 15 minutes, 37 seconds East, a distance of 212.60 feet to a point on the dividing line between this and lands of the Philadelphia Reading Railroad Company-Bound Brook Division (100 foot wide right-of-way), thence (2) along the dividing line between this and property of Philadelphia Reading Railroad Company-Bound Brook Division, North 77 degrees, 26 minutes, 00 seconds Est, a distance of ~~4,231.00~~ 1313.04 feet to a point; thence (3) along the dividing line between this and Unit 24, Block 32, lands now or formerly of Irvin G. and Anita Schorsch and Unit 24, Block 32, lands now or formerly of Irvin G., and Anita G. Schorsch, Unit 23, Block 32, lands now or formerly Victor L. and Joan M. Johnson, South 40 degrees, 24 minutes, 00 seconds West, a distance of 750.00 feet to a point; thence (4) along the dividing line between Lot 2 and Lot 3, North 82 degrees, 21 minutes, 06 seconds West, a distance of 944.10 feet to the point and place of beginning.

TOGETHER with the free and uninterrupted right and privilege for pedestrian and vehicular access to, over, across, through and from the "Access Easement of Unknown Width" as is depicted on said Subdivision Plan, at all times hereafter, forever in common with the owners, tenants and occupiers of the other lots of ground bounding thereon.

BEING Assessment Parcel Number 30 00 4360 005

REALTY TRANSFER TAX
STATE
LOCAL
TOTAL

DB: 34 9PG0987

REGISTERED  
ABINGTON TOWNSHIP  
DATE 2/10/01 BY M.E.P.  
MICHAEL E. POWERS  
TOWNSHIP ENGINEER

01 FEB -6 PM 3:31

002745



FRIEDMAN  SCHUMAN

Attorneys at Law • A Professional Corporation

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**

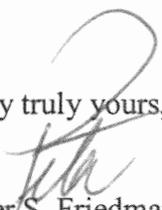
Dear Mark:

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)

Jenkintown, PA • Doylestown, PA • Cherry Hill, NJ • Wilmington, DE



# Code Enforcement & Land Development BOARD ACTION REQUEST

August 29, 2016

*CE4*

Agenda Item

CODE ENFORCEMENT

TOWNSHIP MANAGER



AGENDA ITEM  
Subdivision SD-16-06

*Handwritten signature*

Brown Street Associates, LLC

302 Holme Avenue and Vacant Parcel No. 300007900008

PREVIOUS ACTION:

- Abington Township Planning Commission approved this application with conditions and requested waivers on August 23, 2016.
- Montgomery County Planning Commission approved this application on August 11, 2016.

RECOMMENDED BOARD ACTION:

- Motion to approve the subdivision application of Brown Associates, LLC, for the property known as 302 Holme Avenue and the vacant property known as Parcel No. 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 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 of the property is for the development of a single-family dwelling. The properties are zoned in the (R-4) Residential District in Ward No. 4 of the Township of Abington.
- This motion is subject to the following conditions:
  1. Sanitary sewer service is available for this development. However, flows from this property is through Cheltenham Township. The Planning Module or Act 537 Exemption Application is required to be submitted and approved by both the Township of Abington and Cheltenham Township prior to being forwarded to DEP for final action.
  2. The items listed within the Staff Review letter dated August 10, 2016 are to be taken under consideration by the Board of Commissioners of the Township of Abington.

3. This recommendation is for preliminary approval, until such time that DEP has approved the sanitary sewer connection. The Board of Commissioners may also consider final approval with the condition that the final plan not be recorded until DEP has approved the EDU connection.
  4. The Storm water management system must be revised as to the satisfaction of the Engineering Department of the Township of Abington.
  5. The Abington Planning Commission recommends that the Township Engineer and/or the Township Solicitor review the improvement within the unimproved portion of Chancellor Avenue and determine how these private improvements within the Township right-of-way will be maintained.
- This motion is subject to the following waivers:
    1. **Waiver from Section 146-11.A – Property Identification Plan** – The plan is required to supply the tax parcel information, owner’s name and lot area for all properties within 400 feet of the site involved in this application. Staff supports this waiver.
    2. **Waiver from 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 waiver.
    3. **Waiver from 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 waiver.
    4. **Waiver from 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 at this time. Staff is in favor of this waiver.
    5. **Waiver from Section 146-27 – Curbing & Sidewalks** – The applicant has requested a waiver for the installation of curb, gutter and sidewalks.
    6. **Waiver from Section 146-11-38 – Street Lighting** – The applicant has requested a waiver from the installation of additional street lighting.
    7. **Waiver from Section 146-39 – Street Trees** – The applicant is required to plant one street tree five feet inside the front property line every 50 feet.
- 

**COMMENTS:**

# Township of Abington Planning Commission Recommendation Form

Application Number: SD-16-06

Date: August 23, 2016

Applicant's Name: Brown Street Associates, LLC

Applicant's Address: 1525 Campus Drive, Warminster, Pa. 18974

Recommendation:  APPROVED     DENIED    VOTE: 6 of 6

## Over View:

**PC1:** 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

## Conditions:

1. Sanitary sewer service is available for this development. The flows from this development go through Cheltenham Township. The Planning Module or Act 537 Exemption Application is required to be submitted to and approved by both the Township of Abington and Cheltenham Township prior to being forwarded to DEP for final action.
2. The items listed within the Staff Review letter dated August 10, 2016 are to be taken under consideration by the Board of Commissioners of the Township of Abington.
3. This recommendation is for preliminary approval, until such time that DEP has approved the sanitary sewer connection. The Board of Commissioners

may also consider final approval with the condition that the final plan not be recorded until such time that DEP has approved the EDU connection.

4. The Storm water management system must be revised as to the satisfaction of the Engineering Department of the Township of Abington.
5. The Planning Commission recommends that the Township Engineer and/or Township Solicitor review the improvements within the unimproved portion of Chancellor Avenue and determine how these private improvements within the Township right-of-way will be maintained.

The following waivers have been requested.

- 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 waiver. Yes {X} No { }
- 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. Yes {X} No { }
- 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. Yes {X} No { }
- 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. Staff is in favor of this request. Yes {X} No { }. A rendering of the proposed new single family dwelling was submitted for review.
- E. **Section 146-27 – Curbing & Sidewalks** – The applicant has requested a waiver for the installation of curbing, gutter and sidewalks. Staff supports this request. Yes {X} No { }.
- F. **Section 146-11-38 – Street Lighting** – The applicant has requested a waiver for the installation of additional street lighting. Staff is in favor of this request. Yes {X} No { }

G. **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. Yes {X} No { }

MAPenecale  
8/24/2016



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.*

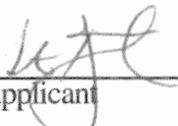


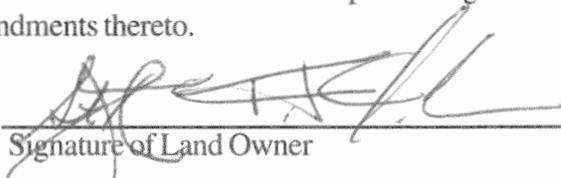
**Township of Abington**  
**APPLICATION FOR APPROVAL OF PLAN**

Submission Date July 1, 2016 Application No. SD-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 of Applicant

  
\_\_\_\_\_  
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)





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.

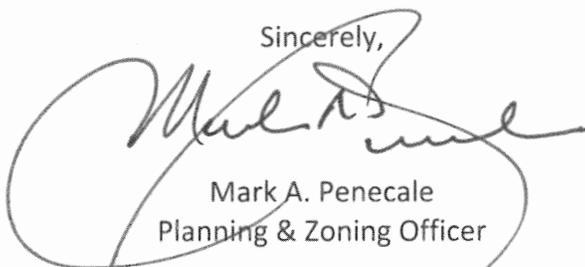
**Planning Zoning Office:**

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

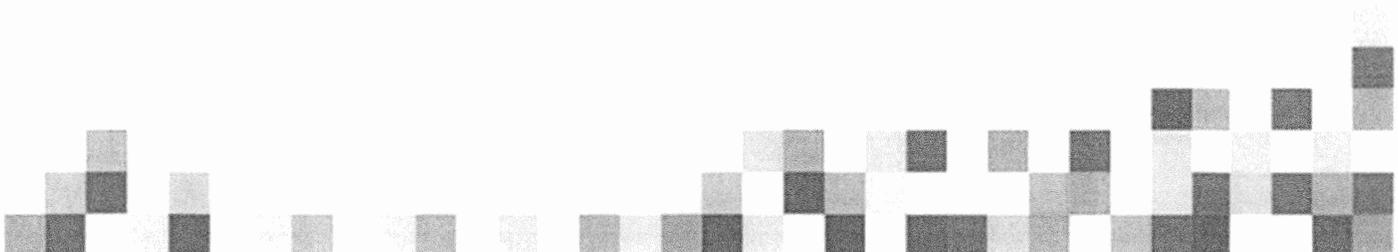
Re: MCPC #16-0150-001  
Plan Name: Chancellor Avenue  
(2 lots on 0.54 acres)  
Situate: At Chancellor Avenue/Holme Avenue (W)  
Abington Township

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

