



# TOWNSHIP OF ABINGTON

## ADMINISTRATIVE CODE AND LAND USE COMMITTEE

Ben Sanchez, Chair  
Ken Brodsky, Vice-Chair  
Carol Gillespie  
Tom Hecker  
Mike Thompson

### A G E N D A

April 4, 2018

7:00 P.M.

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1. CALL TO ORDER

2. CONSIDER APPROVAL OF MINUTES

- a. Motion to approve the minutes of the February 28, 2018 Administrative Code and Land Use Committee Meeting.

3. PRESENTATION

4. UNFINISHED BUSINESS

ACL-01-040418  
(ACL-01-030818)

Consider approving the Land Development Application submitted by ABH Builders, Inc. for the Vacant Property located at 1043 Easton Road, Abington, PA 19001.

5. NEW BUSINESS

- a. ADMINISTRATIVE CODE AND LAND USE COMMITTEE COMMISSIONER BEN SANCHEZ, CHAIR

ACL-02-040418

Consider approving the Land Development Application by Abington Friends School.

ACL-03-041218

Consider a motion to authorize the Township Manager and Township Solicitor to develop a revised draft ordinance that amends the appropriate ordinances to regulate noise and reduce the hours of operation for activities that interfere with resident's ability to enjoy the use of their property.

ACL-04-041218

Consider a motion to establish a process and assignment of responsibility for reviewing, revising and updating the Township Subdivision and Land Development ordinance.

6. PUBLIC COMMENT

7. ADJOURNMENT



## ADMINISTRATIVE CODE AND LAND DEVELOPMENT

### AGENDA ITEM

April 4, 2018

DATE

ACL-01-041218

AGENDA ITEM NUMBER

Engineering & Code

DEPARTMENT

#### FISCAL IMPACT

Cost > \$10,000.

Yes

No

#### PUBLIC BID REQUIRED

Cost > \$20,100

Yes

No

#### AGENDA ITEM:

Mr. Arthur B. Herling and ABH Builders, Inc.

#### EXECUTIVE SUMMARY:

The property owner is Joseph & Ellen Staerk and the proposed developer is ABH Builders, Inc. The developer proposes to improve the vacant parcel with a two-story four-unit apartment structure. The plan calls for on-site storm water management, an on-site parking lot for eight vehicles and additional plantings with the required buffers. This is a vacant tract of ground located on eastern side of Easton Road, north of Edge Hill Road and south of Tyson Avenue. The property is zoned within the Main Street Village Center District of Ward No. 11 of the Township of Abington.

#### PREVIOUS BOARD ACTIONS:

The Planning Commission of the Township of Abington reviewed this proposal at their meeting held on February 27, 2018 with their attached recommendation. The Montgomery County Planning Commission review letter dated February 23rd is attached.

#### RECOMMENDED BOARD ACTION:

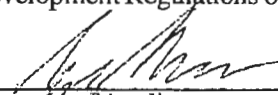
Motion to approve the Land Development Application submitted by ABH Builders, Inc. for the vacant property located at 1043 Easton Road, Abington, PA 19001

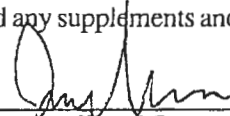
**Township of Abington  
APPLICATION FOR MODIFICATION OF PLAN**

Submission Date 1/16/2018 Application No. LD-18-01

To the Board of Commissioners of the Township of Abington:

The undersigned hereby makes application for modification of plan application requirements as indicated below, under the provisions of the Code of Abington Township, Chapter 146, entitled 'The Subdivision and Land Development Regulations of the Township of Abington of 1991', and any supplements and amendments thereto.

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

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

Title of Plan Submitted: Land Development Plan prepared for Tax Block 195 Unit 15

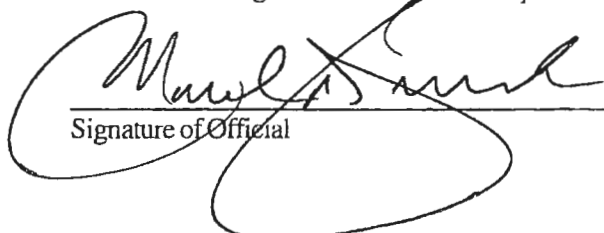
A. Plan Type:

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

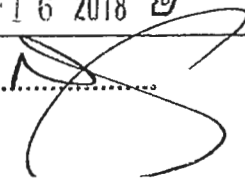
- Minor Land Development
- Pre Major Land Development
- Final Major Land Development
- Final Major SD & LD

<u>Regulation Topic</u>	<u>Section #</u>	<u>Extent of Modification Requested</u>
Utilities	146-11.B.(7)	(Partial Waiver) From the requirement to show public utilities within 400 feet of the site except as requested by the Twp. Eng.
Parking	146-28.A	To permit parking spaces 9 feet wide by 18 feet long

Fees acknowledged and modification request received:

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

**RECEIVED**  
JAN 16 2018

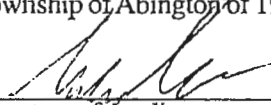
Date \_\_\_\_\_ BY: 

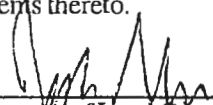
**Township of Abington  
APPLICATION FOR APPROVAL OF PLAN**

Submission Date 11/16/2018 Application No. LD-18-01

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: Land Development Plan prepared for Tax Block 195 Unit 15

A. Plan Type:

- |  |  |
|--|--|
| <input type="checkbox"/> Minor Subdivision             | <input checked="" 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: 12/29/17 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:

Proposed two-story, 4-unit apartment building with a proposed driveway and parking area.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

C. Property Identification:

Address/Location Easton Road, Tax Block 195 Unit 15  
between streets Edge Hill Road and Tyson Avenue

**(continued on next page)**

D. Applicant Identification:

Applicant Arthur Herling, ABH Builders  
 Address 775 Penllyn-Blue Bell Pike, Blue Bell, PA 19422 Phone 215-643-2500

Land Owner Joseph & Ellen Staerk  
 Address 442 Easton Road, Glenside, PA 19038 Phone 215-887-0626

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 \_\_\_\_\_

**IMPROVEMENTS PROPOSED**                      **UNITS**                      **ESTIMATED COST**

Streets	_____
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:	_____

.....  
 Fees received from applicant:

Application Fee 300.00  
 Review Escrow 2,500.00  
 Total \$2,800.00

Fees acknowledged and application accepted as complete:

*Michael A. ...*  
 Signature of Official

**RECEIVED**  
 Date JAN 16 2018  
 BY: *[Signature]*

check # 6758 - 2500.00 - #881401  
 check # 6759 - 300.00 - #881402

# Township of Abington Planning Commission Recommendation Form

**Application Number:** LD-18-01

**Date:** February 27, 2018

**Applicant's Name:** Arthur B. Herling & ABH Builders, Inc.

**Applicant's Address:** 775 Penllyn-Blue Bell Pike, Blue Bell, Pa. 19422

**Recommendation:**  APPROVED     DENIED    VOTE: 6 of 6

## **Over View:**

**PC1:** This is the application of **Mr. Arthur B. Herling & ABH Builders, Inc.** for the property located at 1043 Easton Road, Abington, Pa. 19001. The applicant proposes to develop the vacant property and construct a two story four unit apartment building. The plan also proposes eight on-site parking stalls, on-site storm water management and additional landscaping within the required buffers. This is a vacant tract of ground located on eastern side of Easton Road, north of Edge Hill Road and south of Tyson Avenue. The property is zoned within the Main Street Village Center District of Ward #11 of the Township of Abington.

## **Conditions:**

1. The items listed within the Staff Review letter dated February 7, 2018 are to be taken under consideration and addressed to satisfaction of the Board of Commissioners of the Township of Abington.
2. In the event that this application is approved, the Township of Abington is unable to record the approve plan until such time that the sanitary sewer connections have been approved by DEP.
3. The applicant must install a crosswalk at base of the driveway to connect the newly installed sidewalks.
4. Parking light lighting must be to comply with the requirements of the Zoning Ordinance.

5. The street trees are to be installed within the side yard areas and not between the front building façade and the proposed retaining wall.
6. The portion of the hashed area within the parking lot not used for the required ADA parking stall should be converted to green space.
7. Install a sidewalk behind the building to connect all the rear entry doors from the parking lot to the public sidewalk. This walkway should also be large enough to store the unit's trash cans.
8. Revise the on-site storm water management system to include the increase in impervious coverage from the added walkways and trash can pads.
9. The applicant should schedule a meeting with our Refuse Department to discuss the best way to handle waste collection from this site.
10. The plan must be revised to comply with the zoning requirements as listed in the staff review letter.

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. 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. 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. Yes {X} No { }
- D. **Section 146-11.L – Architectural Plan** – Architectural plans have not been submitted. No development is proposed with this application. Yes {X} No { }.
- E. **Section 146-11.G – Utility Plan** - The applicant is required to provide detail on the type, size, depth and location of all utilities. Yes {X} No { }.

- F. **Section 146-11.H – Landscaping & Shade Tree Plan** – The applicant is required to submit a landscaping plan that plots the location of all trees proposed to be removed. The plan should also plot the location of tree protection methods to be used and the size, type and location of all proposed plant growth to be installed. Yes { } No {X}.
- G. **Section 146.11.J – Recreational Facilities Plan** – No portion of this pending development is proposed to offered as public open space. Yes {X} No { }

MAPenecale  
2/27/2018





# Township of Abington

Wayne C. Luker, *President*  
Steven N. Kline, *Vice President*  
Richard J. Manfredi, *Manager*  
Jay W. Blumenthal, *Treasurer*

Mr. Arthur Herling  
ABH Builders, Inc.  
775 Penllyn Blue Bell Pike  
Blue Bell, Pa. 19442

February 7, 2018

**Re: Land Development Plan submitted for Parcel #300014488008, Block #195, Unit #015, known as Application LD-18-01.**

Dear Mr. Herling,

Staff of the Township of Abington have received and reviewed the land development submission packet for the four unit apartment building on Parcel #300014466008. The property is zoned within the Main Street Village District of Ward #11 of the Township of Abington. The plan proposes the development of a four unit apartment building with on-site parking and storm water management on the vacant tract. The following is a listing of the staff review comments that need to be addressed to the satisfaction of the Board of Commissioners of the Township of Abington. Several of the conditions listed within this staff review letter are permit related comments and must be addressed at the time permits are submitted for review. Those comments will be clearly marks with a (BP).

## **Engineering Department:**

1. Sanitary sewer is available for this development and will flow through Abington Township to Abington Township Waste Water Treatment Facility. The applicant should contact Mr. George Wrigley, Director of Waste Water Utilities, at 215-886-0934 with questions concerning either the Planning Module or Exemption Mailer.
2. The property will be addressed as 1034 Easton Road, Abington, Pa. 19001
3. Easton Road is a County Road. Any work that is proposed within either the roadway or the right-of-way must be permitted and/or approved by Montgomery County Roads & Bridges Department. {BP}
4. The stormwater management methods and report submitted for review is acceptable. The stormwater management permit and fee will need to be submitted before any construction permits are approved. Attached is the application and fee schedule for your

review and use. You can find additional information on our MS4 Ordinance and related stormwater information on our website: <http://www.abington.org/resident/stormwater-management>>.

5. The Engineer & Code Office requires a \$5,000.00 escrow for stormwater management, erosion control installation and the required inspections. The escrow must be submitted prior to the release of any permits and will be held until ground cover is in place at the completion of the project. These funds will be used in the event that applicant fails to maintain soil erosion controls and the site becomes unsafe or fall below the minimum requirements of the approved plan.
6. The applicant is required to submit an as-built plan to the Engineering/Code Office upon completion of the project.
7. Please relocate all signature blocks to the bottom of the sheet.

**Fire Marshal's Office:**

8. The applicant is required to add fire lanes and fire access walkways as per the requirements of Section 146-41 of the Subdivision & Land Development Ordinance. In the alternative, a waiver is required to be obtained.
9. The plan needs to be revised to plot the location of the Fire Department Connection {FDC}. The placement of the existing fire hydrant can be found on the Location Map in the upper right hand corner of Sheet #1. Contact the Fire Marshal's Office for approval of the FDC location.
10. This building is required to be protected with a sprinkler system, Knox Box and a fire alarm system. {BP}

**Waste Water Treatment Facility:**

11. This plan has been reviewed by Mr. Wrigley and the applicant has submitted an ACT 537 Exemption Mailer to DEP for review and approval.

**Code Enforcement Department:**

12. Please be aware that all proposed construction, alterations and additions must comply with the requirements of the 2009 International Building Code as amended by Abington Township Ordinance 1684. (BP)

13. All proposed alterations must comply with the 2009 International Construction Code for accessibility. (BP)
14. Also please be aware that all plumbing work within the Township of Abington is governed by 2009 International Plumbing Code, electrical work must conform the 2009 National Electrical Code, all mechanical work must comply with the 2009 International Mechanical Code and Abington Township enforces the 2009 International Energy Conservation Code. {BP}
15. All contractors and sub-contractors working on this site are required to be registered with the Township of Abington. Valid liability and worker's compensation insurance is required. (BP)
16. Plumbing work is proposed in connection with this application. All plumbing work proposed is required to be applied for and completed by a Master Plumber that is registered with this office. (BP)

**Planning & Zoning Office:**

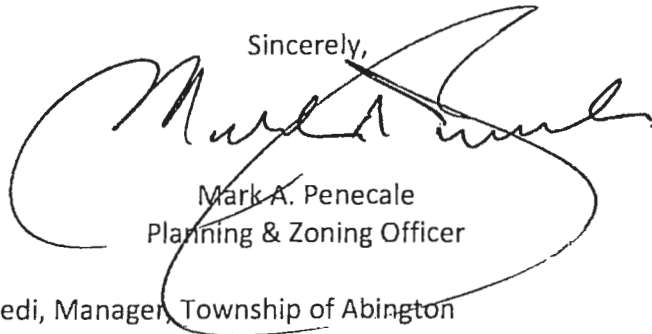
17. The property is zoned within the Main Street Village District and the proposed use of the property as a Use H-1 Apartment Building is a use-by-right.
18. The applicant submitted a dimensional requirements chart on Sheet #1 that shows compliance with the dimensional requirements of Figure 10:20 of the Zoning Ordinance. However, this office is unable to confirm compliance with the requirements of Section 1007 {Design Standards} of the Zoning Ordinance. The applicant is required to submit the required detailed plans so that a compliance review can be completed.
19. The applicant has not provided any detail on the existing tree growth on the property, any tree(s) proposed to be removed or any detail on the required landscape buffers as per the requirements of Section 2403.B of the Zoning Ordinance.
20. Sidewalks and street trees are required to be installed along the 100 foot frontage of this property.
21. The request to allow for on-site parking stalls of 9 feet in width by 18 feet depth requires a dimensional variance from the Zoning Hearing Board. I would suggest that this application be placed on hold until the required relief is obtained from the Zoning Hearing Board.

22. In order to improve the sight line of the proposed driveway for traffic traveling north on Easton Road, this office suggests the proposed retaining wall not be extended into the public right-of-way .
23. In the event that the Board of Commissioners of the Township of Abington approve this plan, the final plan will not be signed by the Township of Abington until such time that the applicant has DEP approval for the required EDU's and Highway Permit from Montgomery County.
24. I am unable to locate a trash containment area on the plan. Please provide detail of how solid waste will be addressed for this development. If a dumpster is proposed, details on the location, construction and screening is required to be submitted.
25. The applicant is required to provide detail on the proposed parking lot lighting.
26. This application was reviewed as a final minor land development plan. This application will require waivers from the following Sections of 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 involved in this application.
  - 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 property involved in this application.
  - C. **Section 146-11.C – Proposed Layout Plan** – The applicant is required to provide detail on the type, size, depth and location of all utilities.
  - D. **Section 146-11.G – Utility Plan** - The applicant is required to provide detail on the type, size, depth and location of all utilities
  - E. **Section 146-11.H – Landscaping & Shade Tree Plan** – The applicant is required to submit a landscaping plan that plots the location of all trees proposed to be removed. The plan should also plot the location of tree protection methods to be used and the size, type and location of all proposed plant growth to be installed.
  - F. **Section 146.11.J – Recreational Facilities Plan** – No portion of this pending development is proposed to offered as public open space.

- G. **Section 146-11.K – Planning Module** – The applicant has submitted an ACT 537 exemption mailer that has been forwarded to Mr. Wrigley for review. That application is currently under review by DEP.
- H. **Section 146.11.L – Architectural Plan** – The applicant is required to submit tentative architectural plan of the proposed new building. These plan are required to ensure compliance with the requirements of Section 1007 of the Zoning Ordinance.

This application is scheduled to be reviewed by the Planning Commission of the Board of Commissioners of the Township of Abington. Any revisions to the plans submitted must be received by my office at least 14 days prior to the next scheduled meeting. 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: Richard J. Manfredi, Manager, Township of Abington  
John Rohrer; Abington Township Fire Marshal  
George Wrigley, Director, Waste Water Treatment Facilities  
Scott Marlin; Engineering & Code Office  
Ofc. Al Freed; Abington Police Department/Community Policing  
File Copy (2)



# Township of Abington

Wayne C. Luker, *President*  
Steven N. Kline, *Vice President*  
Richard J. Manfredi, *Manager*  
Jay W. Blumenthal, *Treasurer*

**STORMWATER MANAGEMENT PERMIT APPLICATION FOR NON-RESIDENTIAL PROPERTIES**  
Engineering Department, Abington Township, PA  
267-536-1044

Date: \_\_\_\_\_ Property Location: \_\_\_\_\_

Parcel No.: \_\_\_\_\_ Owner(s): \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

Applicant Phone #: \_\_\_\_\_

**PLEASE NOTE: SOIL EROSION CONTROL methods are required for ANY earth disturbance project. It is the responsibility of the homeowner for the upkeep of all storm water management control facilities on their property during the construction and after the project is completed. This includes but is not limited to:**

- Weekly weeding and watering (Rain Garden)
- Annual mulching, pruning and replanting should occur (Rain Garden)
- Sediment removal after large storm events and during extreme weather
- Inspect after large storm events for blockages from downspouts and to clean-out to the pit
- Clear all debris, as necessary
- Replace piping and stone when system is overflowing frequently

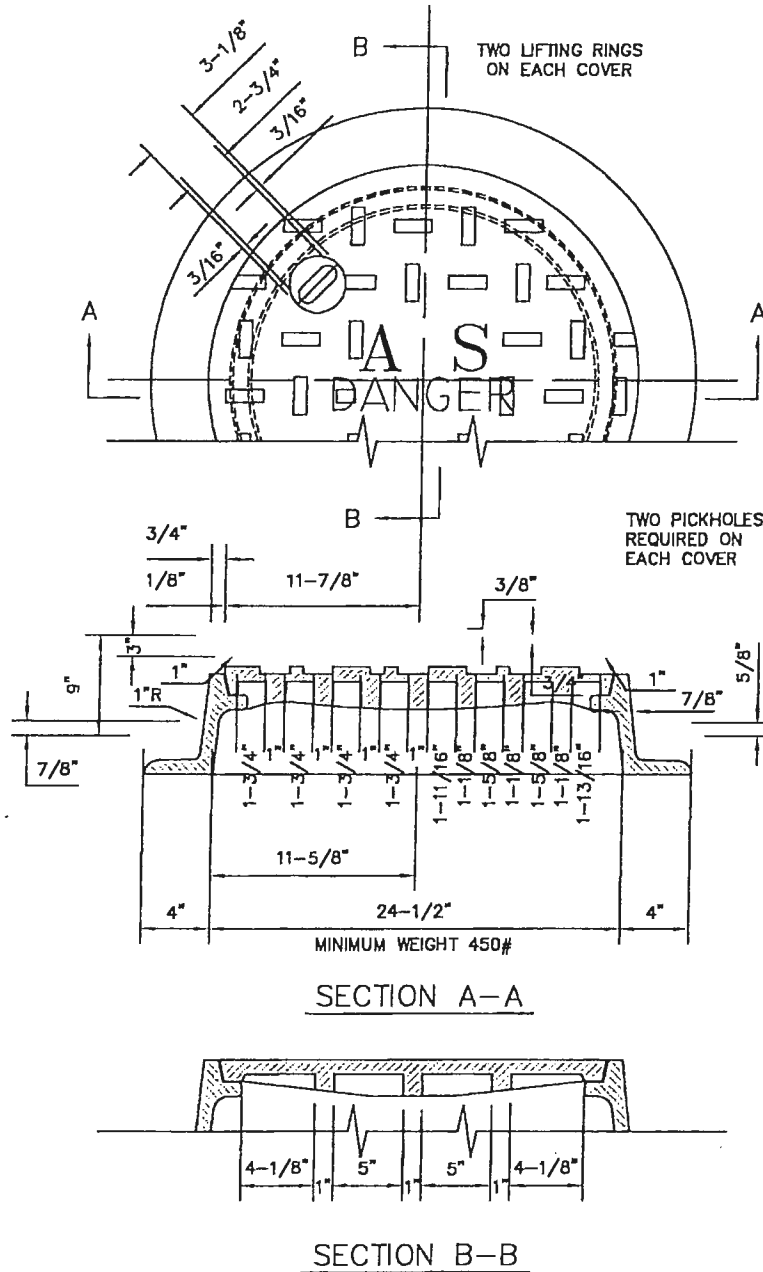
Application Fee:	<u>\$250.00</u>	Escrow: ten (10) years for future inspections: (\$200 per inspection x 10 years =) \$2,000*  *This is a separate check to be deposited into a non-interest bearing account.
Inspection Fee: (\$100/hr.)	\$ _____	
Soil Erosion Control Escrow: (to be returned if there is no problems during construction)	\$ _____	
TOTAL DUE:	\$ _____	

Engineering Dept. (not approved unless signed)

Applicant

STORMWATER MANAGEMENT PERMIT APPLICATION FOR NON-RESIDENTIAL PROPERTIES SCHEDULE OF FEES		
	Residential	Commercial/ Industrial
1. Filing fee	\$100	\$250
2. Proposed land use		
a. Subdivision, campgrounds, mobile home parks, and multi-family dwelling where the units are located in the same local watershed	\$100	\$0
b. Multi-family dwelling where the designated open space is located in a different local watershed from the proposed units	\$100	\$0
c. Commercial/Industrial	\$0	\$250
d. Other	\$50	\$0
3. Relative amount of earth disturbance		
a. Residential		
Road <500 l.f.	\$100	\$200
Road 500 - 2,640 l.f.	\$150	\$250
Road >2,640 l.f.	\$200	\$300
b. Commercial/Industrial and Other		
Impervious area <3,500 s.f.	\$100	\$200
Impervious area 3,500 - 43,560 s.f.	\$200	\$250
Impervious area >43,560 s.f.	\$300	\$300
4. Relative size of project		
a. Total tract area < 1 acre	\$50	\$100
Total tract area 1 - 5 acres	\$100	\$150
Total tract area 5 - 25 acres	\$150	\$200
Total tract area 25 - 100 acres	\$200	\$250
Total tract area 100 - 200 acres	\$250	\$300
Total tract area >200 acres	\$300	\$350
5. Storm water control measures		
a. Detention basins and other controls which require a review of hydraulic routings (\$ per control)	\$ 75/hr.	\$ 100/hr.
b. Other control facilities which require Storage volume calculations but no Hydraulic routings (\$ per control)	\$ 50/hr.	\$ 75/hr.
6. Site inspection (\$ per inspection)	\$ 75/hr.	\$ 100/hr.
7. Yearly Operation/Maintenance Inspection	\$50/yr. x 10 yrs.	\$200/yr. x 10 yrs.
	\$500 escrow	\$2,000 escrow

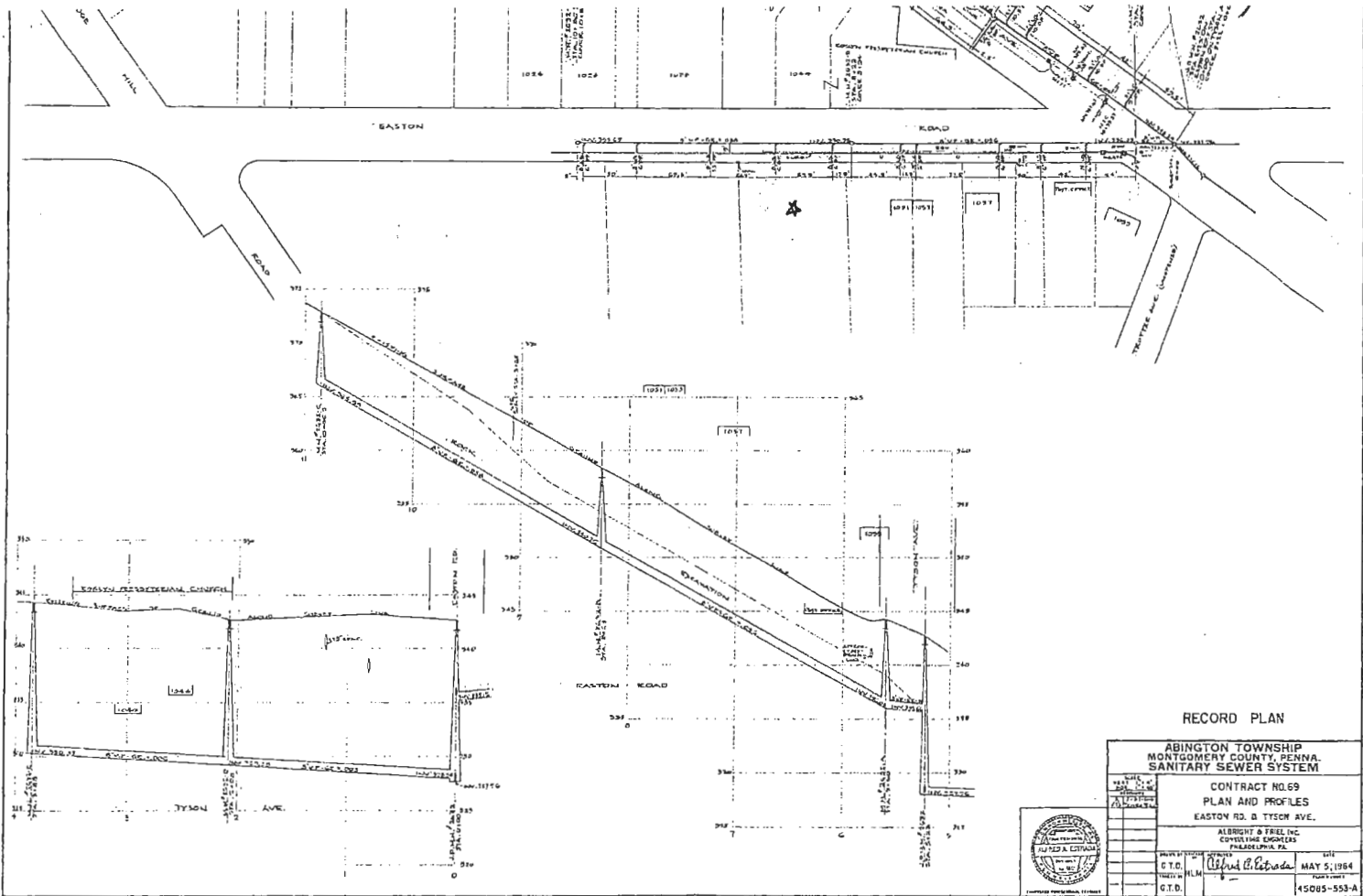
# ABINGTON TOWNSHIP STANDARD



CAST IRON FRAME & COVER DETAIL  
FOR SANITARY MANOLES

NO SCALE





RECORD PLAN

ABINGTON TOWNSHIP MONTGOMERY COUNTY, PENNA. SANITARY SEWER SYSTEM	
CONTRACT NO. 69 PLAN AND PROFILES EASTON RD. & TYSON AVE.	
ALBRIGHT & FRIEL, INC. CONSULTING ENGINEERS PHILADELPHIA, PA.	
DATE: MAY 5, 1954 DRAWN BY: <i>Alfred B. Estrada</i> CHECKED BY:	SHEET NO. 1 OF 1
PROJECT NO. 45065-553-A C.T.D. 1/11/54 C.T.D. 1/11/54	DATE: MAY 5, 1954 SCALE: AS SHOWN





CONCEPTUAL TOWNHOUSE DESIGN  
KATHY MOORE ROSS/VP/PH

MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS  
VALERIE A. ARKOOSH, MD, MPH, CHAIR  
KENNETH E. LAWRENCE, JR., VICE CHAIR  
JOSEPH C. GALE, COMMISSIONER



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

February 23, 2017

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

Re: 18-0015-001  
Easton Road Tax Block 195 Unit 15  
(4 Dwelling Units on 0.44 acres)  
Situate: Edge Hill Road (N), Easton Road (E)  
Abington Township

Dear Mr. Penecale:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 19, 2018. We forward this letter as a report of our review.

## BACKGROUND

Arthur Herling, the applicant, has submitted a plan for a land development of four multifamily units in a two-story building. The applicant has submitted a preliminary and final plan. The proposed development is served by public sewer and water.

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



**REVIEW COMMENTS**

## SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO)

A. Public Improvements. Based on the material submitted, it appears the applicant has submitted a minor land development plan. The SALDO describes a minor plan as one which proposes no public improvements. However, this application requires a sidewalk be constructed, which is a public improvement.

(1) Landscaping Plan [§146-11.H]. At a minimum, we suggest that the applicant submit a landscaping plan. This would show which vegetation is proposed as plantings and which is proposed for removal. Among other features, this would show the woodland area, proposed street trees, parking lot landscaping and buffer areas.

B. Sidewalk. We strongly recommend that a sidewalk be constructed, consistent with §146-27.A. The site is part of the Main Street-Village Center zoning district, the intent of which is to "place a premium on pedestrian accessibility..." in and near the village of Roslyn [§1003.D]. The site is located just a couple blocks from Roslyn Regional Rail station; this development should be transit-supportive by constructing a sidewalk.

(1) The building must be directly connected to the street [§2504.C], and must have a sidewalk constructed along the full extent of its front façade.

(2) The sidewalk is required to have a decorative verge [§2504.E].

## ZONING

A. Will the building meet the design requirements of §1007? (front door, roof, window area and building design features?) [§146-11.L]. Where will the trash be located?

B. Parking. The applicant is required to provide 5.3 parking spaces, but proposes 11. We recommend reducing the number of proposed parking spaces in order to reduce disturbance of vegetation and slopes [see attached illustration]. We also suggest the applicant pursue shared parking, which may be used to reduce the required side yard through the bonus mechanism [§1007.O]. An island is required to separate inbound from outbound traffic at parking lot entrances [Fig. 10.20].

C. Tree Preservation and Vegetation.

(1) The applicant is required to preserve trees 6" or greater when at least 500 s.f. of new impervious coverage is added [§1603.A, §2401.A]. Do such trees exist on-site? We recommend preserving as much of the existing woodland as possible. How much will be preserved?

(2) Existing vegetation must be shown [§1605.A]


## 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 multifamily 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 Planner II  
610.278.5238 - [mnarcowi@montcopa.org](mailto:mnarcowi@montcopa.org)

c: Arthur Herling, Applicant  
Nicholas T. Rose, P.E., ProTract Engineering, Inc., Applicant's Representative  
Richard J. Manfredi, Township Manager  
Michael E. Powers, P.E., Township Engineer  
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments: Applicant's Plan  
Aerial Image

NO.	DESCRIPTION	DATE	BY
1	PROJECT PROPOSED		
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
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Hamilton County Planning Commission  
 Planning Department  
 1500 E. 12th Street  
 Hamilton, Ohio 45011



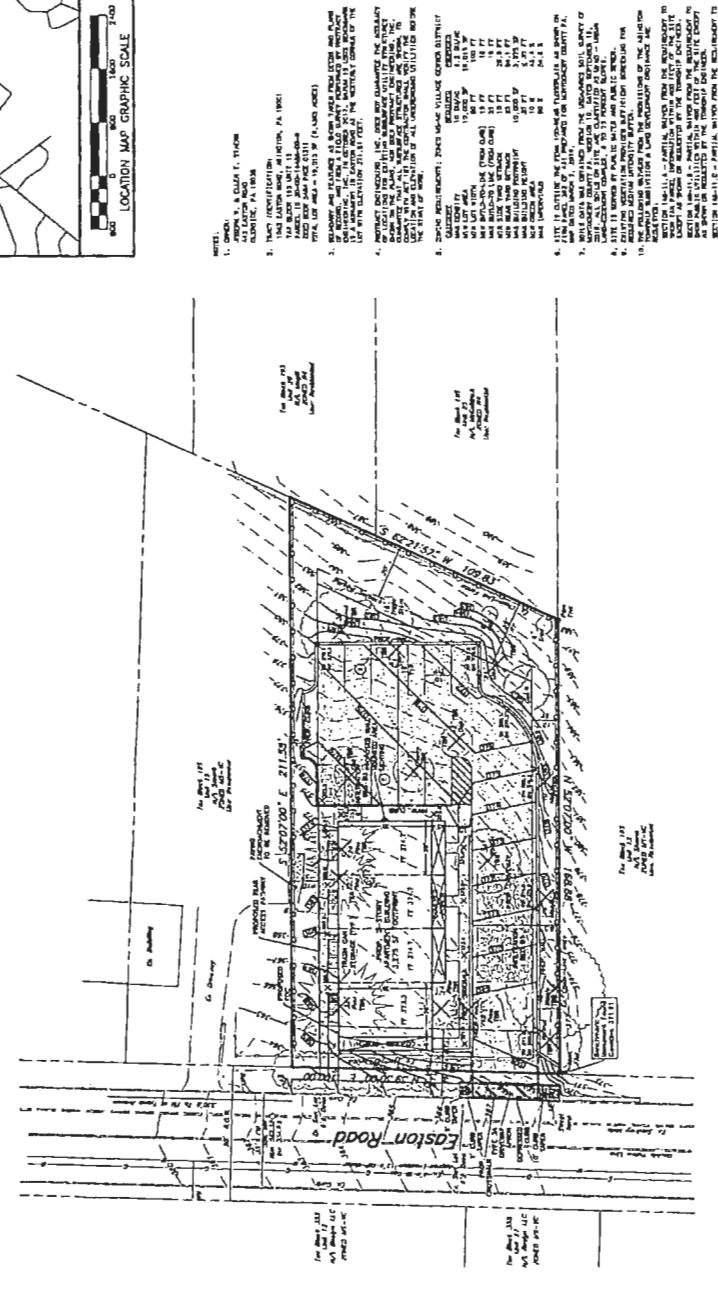
Graphic scales and north arrow:  
 PLAN GRAPHIC SCALE (0 to 200 feet)  
 LOCATION MAP GRAPHIC SCALE (0 to 2400 feet)  
 NORTH ARROW

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF MANTON ON  
 this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ATTEST:  
 \_\_\_\_\_  
 Secretary

CERTIFICATION FOR RECORDING:  
 I, \_\_\_\_\_, County Clerk of Hamilton County, Ohio, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
 Recorder of Deeds



- NOTES:
- OWNER: [Name]
  - DATE OF THIS PLAN: [Date]
  - THIS PLAN IS SUBJECT TO ALL ORDINANCES, REGULATIONS, AND RULES OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF MANTON, OHIO, AND THE BOARD OF SUPERVISORS OF THE VILLAGE OF [Name].
  - THE TOWNSHIP ENGINEER HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE TOWNSHIP ZONING ORDINANCE AND THE VILLAGE ZONING ORDINANCE.
  - THE TOWNSHIP ENGINEER HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE TOWNSHIP ZONING ORDINANCE AND THE VILLAGE ZONING ORDINANCE.
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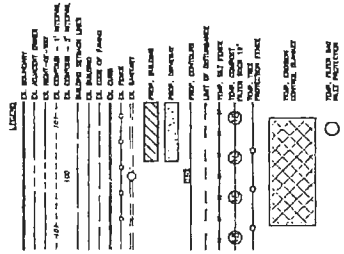
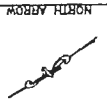
LEGEND

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PLAN GRAPHIC SCALE (0 to 200 feet)

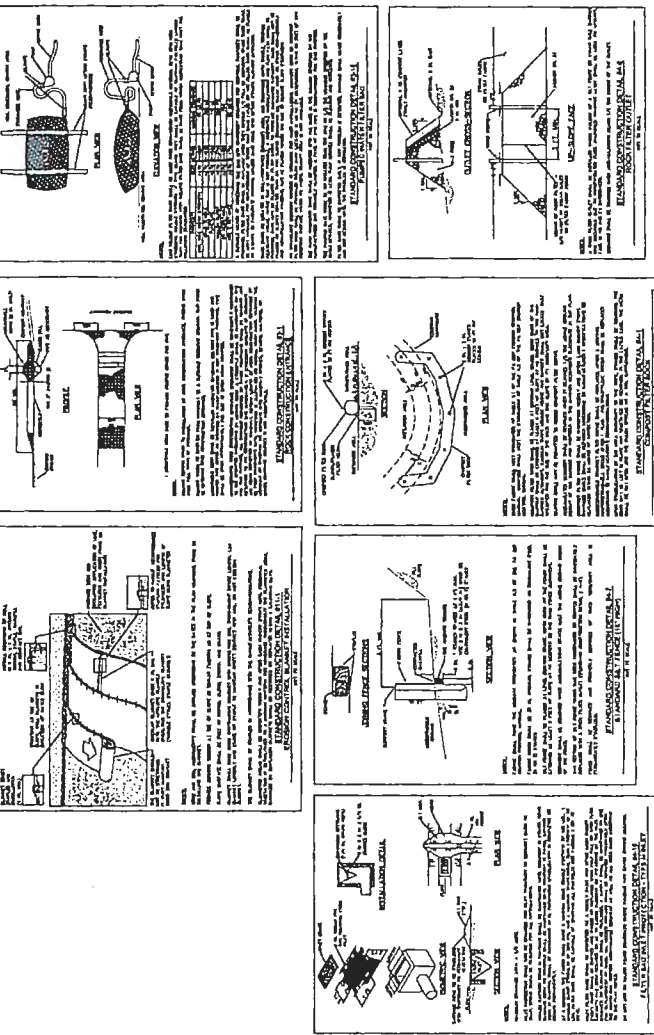
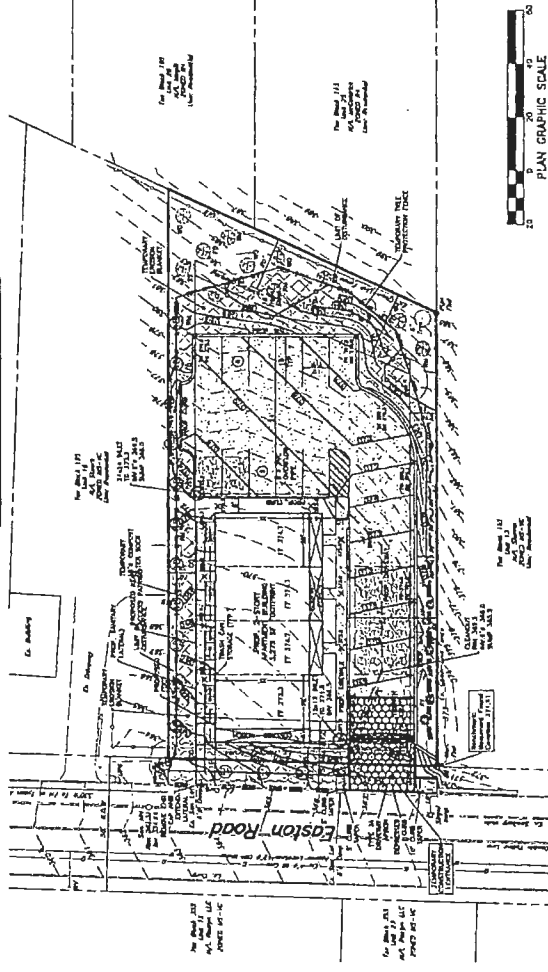
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NO.	DATE	DESCRIPTION
1	12-22-17	REVISED PER OWNER COMMENTS
2	1-20-17	REVISED PER OWNER COMMENTS
3	1-20-17	REVISED PER OWNER COMMENTS
4	1-20-17	REVISED PER OWNER COMMENTS
5	1-20-17	REVISED PER OWNER COMMENTS



**CONTRACTOR NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
4. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
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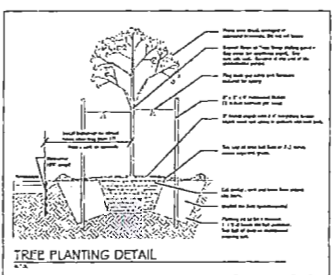
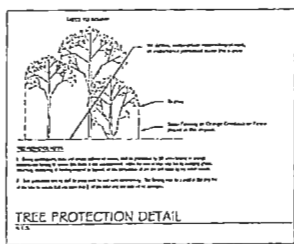


**GENERAL NOTES:**

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**LEGEND**

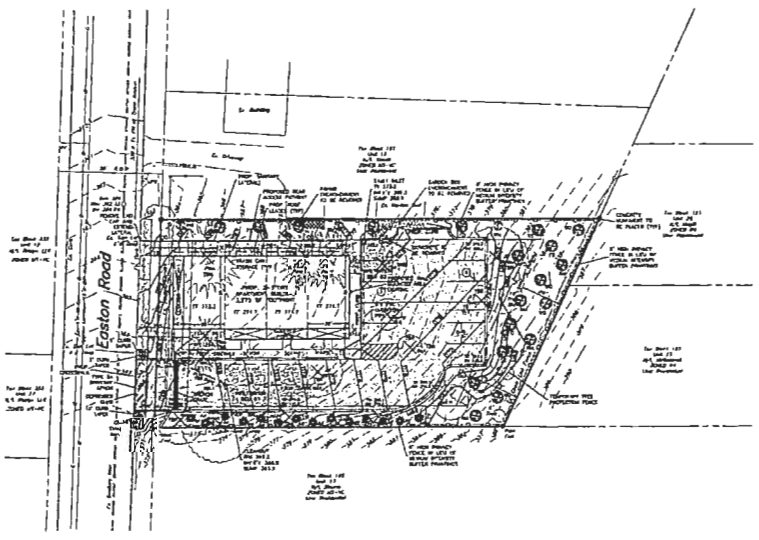
LANDSCAPE REQUIREMENTS  
 STREET TREES - 30' MIN. TRUNK DIA. AT 4.5' HIGH. 15' MIN. SPREAD. 15' MIN. OVERHEAD CLEARANCE. 10' MIN. BRANCH CLEARANCE.  
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**PLANT MATERIALS LIST**

PLANTING AREA	SPECIES	CROWN DIA.	HT.	SP. DIA.	ROOT BALL DIA.
STREET TREES	BRONZE LEAF	30"	25'	10"	48"
	STREET TREE	30"	25'	10"	48"
LANDSCAPE TREES	PLANT	30"	15'	8"	36"
	PLANT	30"	15'	8"	36"
	PLANT	30"	15'	8"	36"



SCHEDULE		LANDSCAPE MATERIALS	
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**PROTRACT ENGINEERING, INC.**

**LANDSCAPE & LIGHTING PLAN**

**TAX BLOCK 195 UNIT 15**

DATE: 1-20-20

SCALE: 1/8" = 1'-0"

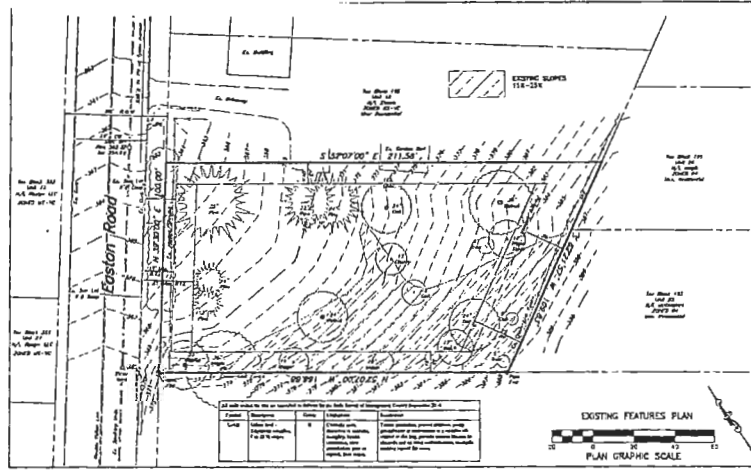
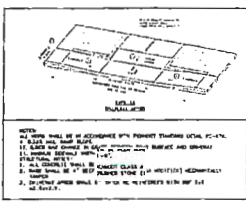
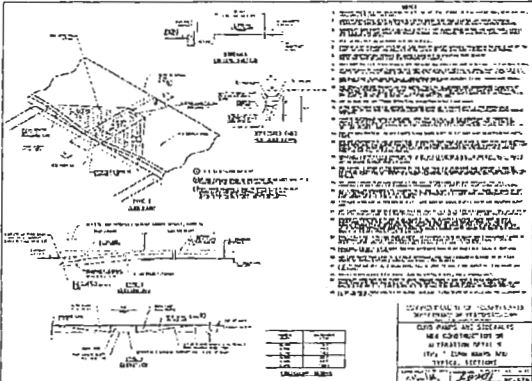
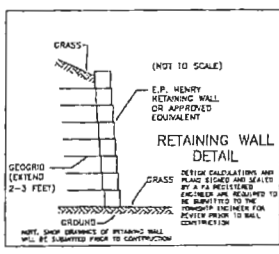
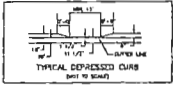
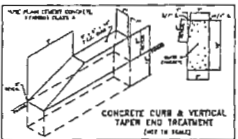
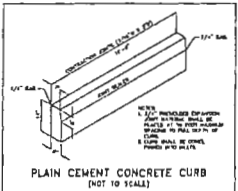
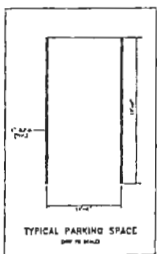
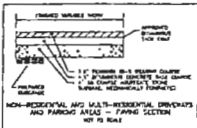
**PROTRACT ENGINEERING, INC.**

1100 N. BROADWAY, SUITE 200, AUSTIN, TEXAS 78701

PH: 512-476-1100

FX: 512-476-1101

WWW.PROTRACTENGINEERING.COM



Item	Description	Quantity	Unit	Notes
1	Concrete Curb	100	Linear Feet	
2	Concrete Curb & Vertical Taper End Treatment	50	Linear Feet	
3	Typical Depressed Curb	200	Linear Feet	
4	Retaining Wall	100	Linear Feet	
5	Parking Space	10	Squares	

PROTRACT ENGINEERS, INC.

4.6

TAX BLOCK 195 UNIT 15

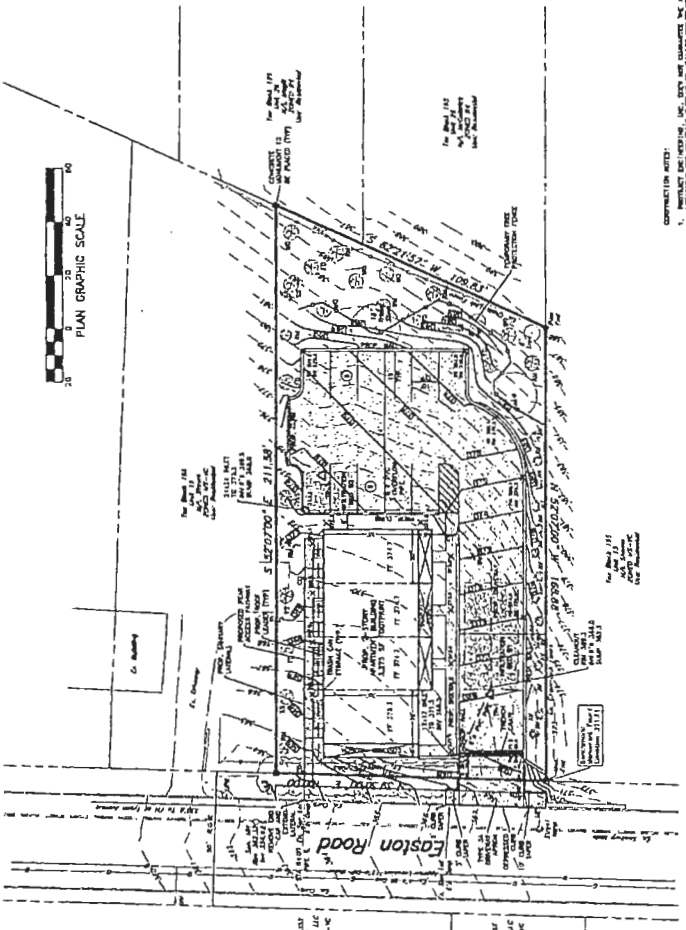
PROTRACT ENGINEERS, INC.

NO.	DESCRIPTION	DATE	BY	CHECKED
1	AS SHOWN	11-27-17		
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
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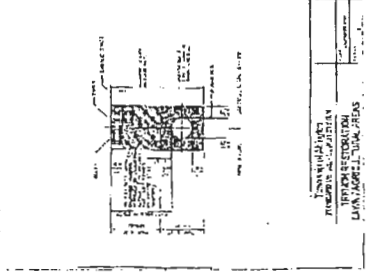
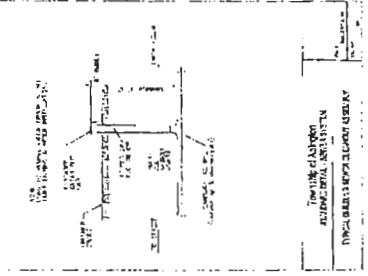
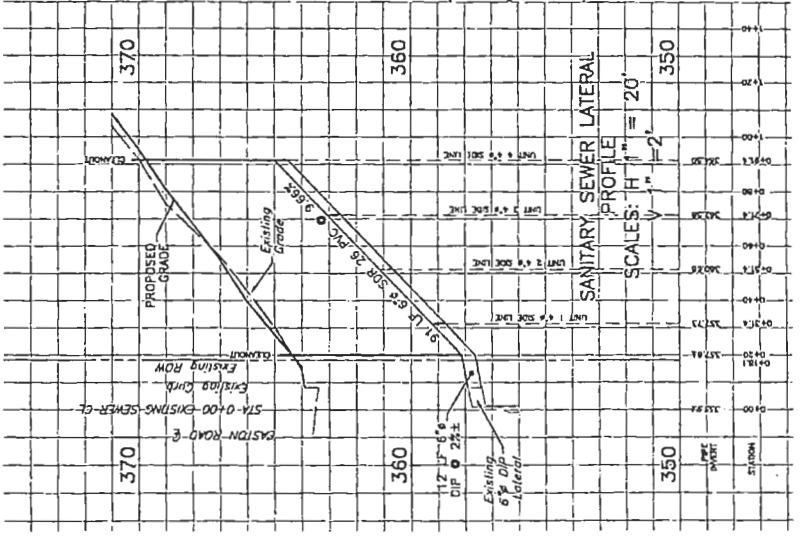
**COMPLETION NOTES:**

1. THE CONTRACTOR SHALL VERIFY THE PRELIMINARY ELEVATIONS OF THE EXISTING GROUND SURFACE AND THE EXISTING SEWER MAINS AND LATERALS AND SHALL REPORT TO THE ENGINEER THE RESULTS OF HIS SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES LOCATED WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES LOCATED WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES LOCATED WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.



**CONSTRUCTION NOTES:**

1. THE CONTRACTOR SHALL VERIFY THE PRELIMINARY ELEVATIONS OF THE EXISTING GROUND SURFACE AND THE EXISTING SEWER MAINS AND LATERALS AND SHALL REPORT TO THE ENGINEER THE RESULTS OF HIS SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES LOCATED WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES LOCATED WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES LOCATED WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.





## ADMINISTRATIVE CODE AND LAND DEVELOPMENT

### AGENDA ITEM

April 4, 2018

DATE

ACL-02-041218

AGENDA ITEM NUMBER

Engineering & Code

DEPARTMENT

#### FISCAL IMPACT

Cost > \$10,000.

Yes

No

#### PUBLIC BID REQUIRED

Cost > \$20,100

Yes

No

#### AGENDA ITEM:

Abington Friends School Application

#### EXECUTIVE SUMMARY:

The Abington Friends School, owner and applicant for the property located at 575 Washington Lane, Jenkintown, PA 19046. The applicant seeks approval to renovate the existing playing fields by creating a multipurpose playing field. A new synthetic playing surface will be installed with a six-lane track, lighting, safety netting and additional landscaping. In addition, the plan plots the location of a new gymnasium that is proposed to be added to the existing building. The property is zoned within the Community Service District of Ward No. 7 of the Township of Abington.

#### PREVIOUS BOARD ACTIONS:

Reviewed by the Planning Commission at their meeting held on March 27th and received Montgomery County Planning Commission review letter dated March 19th. Please see attached review letter.

#### RECOMMENDED BOARD ACTION:

Motion of approval of the plan providing the applicant obtains Zoning Hearing Board approval and a favorable review from the Abington Township Planning Commission.

January 26, 2018

Abington Friends School

Abington Township Board of Commissioners  
1176 Old York Road  
Abington, Pa. 19001

Dear Board Commissioners of Abington Township:

The education program at Abington Friends School, now in its 322<sup>nd</sup> year, upholds the Quaker principles of engaging in community and stewardship for the earth. We lead by example in teaching our students the importance of being good neighbors and caring for the earth.

The School has launched the following initiatives over the past three years that stem directly from those principles:

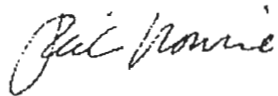
- The Headwaters Discovery Playground, opened in September 2016, has been hailed as one of the top five outdoor classrooms in the world. Its wooden towers, network of rope bridges, natural grasses and stacks of boulders invite children to discover their own lessons about nature. The playground is open to the public, and has become a favorite playspace among elementary school age children in neighboring Abington and Jenkintown. The playground overlooks the headwaters of the Jenkintown Creek and incorporates stormwater controls that link it to the creek's restoration features outlined below.
- A collection of 300 trees on our School grounds and Meeting House property, professionally studied and tagged, brought Abington Friends the distinction in 2016 of becoming the first secondary school in the nation to win national accreditation as an arboretum. Details about our stately trees, including one that dates to the Civil War and two that were seedlings from the historic Wye Oak tree of Maryland, are found in deeper detail on a website our students created for the arboretum, which is open to the public. The Pennsylvania Horticultural Society held its Tree Tender classes at AFS, teaching community members how to plant trees and understand how trees benefit the environment.
- An alliance between the school and the Tookany-Tacony/Frankford Watershed Partnership has led to an award-winning restoration of Jenkintown Creek, which flows across the campus. A riparian buffer, two rain gardens and a bioswale have been built along an 850-foot section of the creek, improving water quality, controlling erosion and stormwater and creating a healthier habitat for wildlife that live in and along the stream. Students have planted more than 350 trees and shrubs on the banks of the stream in a joint effort with community partners that has won support from the William Penn Foundation, the National Fish and Wildlife Foundation and Pennsylvania's Department of Environmental Protection. Temple University's Center for Sustainable Communities and the Villanova Urban Stormwater Partnership are monitoring performance of these projects.
- In May 2017, first graders and members of the senior class planted two pink flowering dogwood trees on campus as part of the School's annual celebration of Arbor Day, a tradition that extends back more than a century. Because of this rite of spring, our campus is dotted with twin trees that

were planted down through the years. When our alumni return to campus they often pay a visit to their class's tree.

- The annual ECOFest, which the school sponsors each spring, is an ecology fair that invites the community to recycle household clothing and goods, e-cycle electronics and participate in nature-related games and activities. The free event celebrates care for the environment and draws a large crowd of parents with children in tow.

In light of the initiatives mentioned above, we respectfully request that Abington Township consider relief with a mutually agreeable approach of tree requirements associated with the Zoning Ordinance and SALDO obligations. I can be reached at [rnourie@abingtonfriends.net](mailto:rnourie@abingtonfriends.net) or at 215-576-3962 if you have any questions.

All the best,



Rich Nourie  
Head of School

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

Submission Date 2/15/18  
January 26, 2018 Application No. LD-18-02

To the Board of Commissioners of the Township of Abington:

The undersigned hereby makes application for approval of plan type as indicated below, under the provisions of the Code of Abington Township, Chapter 146, entitled 'The Subdivision and Land Development Regulations of the Township of Abington of 1991', and any supplements and amendments thereto.

[Signature]  
Signature of Applicant

[Signature]  
Signature of Land Owner

Title of Plan Submitted: Abington Friends School - Proposed Athletic Improvements

A. Plan Type:

- |  |  |
|--|--|
| <input type="checkbox"/> Minor Subdivision             | <input checked="" 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: January 26, 2018 Engineer: Charles E. Sincemaker, 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:

Project includes Improvements to existing Athletic Facilities to include renovation's addition to existing Athletic Building and an upgrade to the existing athletic field that includes a track and synthetic turf field.

C. Property Identification:

Address/Location 575 Washington Lane, Jenkintown  
between streets Greenwood Ave and Fairacres Rd

(continued on next page)

# Township of Abington


## APPLICATION FOR MODIFICATION OF PLAN

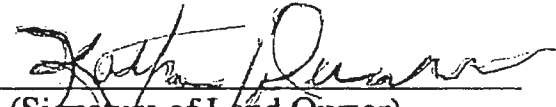
Submission Date 2/5/18

Application No. LD-18-02

To the Board of Commissioners of the Township of Abington:

The undersigned hereby makes application for modification of plan application requirements as indicated below, under the provisions of the Code of Abington Township, Chapter 146, entitled The Subdivision and Land Development Regulations of the Township of Abington of 1991, and any supplements and amendments thereto.

  
(Signature of Applicant)

  
(Signature of Land Owner)

Title of Plan Submitted: Abington Friends School Athletic Improvements

### A. Plan Type:

- |  |  |
|--|--|
| <input type="checkbox"/> Minor Subdivision             | <input checked="" type="checkbox"/> Minor Land Development       |
| <input type="checkbox"/> Preliminary Major Subdivision | <input checked="" type="checkbox"/> Preliminary Land Development |
| <input type="checkbox"/> Final Major Subdivision       | <input checked="" type="checkbox"/> Final Land Development       |
| <input type="checkbox"/> Preliminary Major SD & LD     | <input type="checkbox"/> Final Major SD & LD                     |

Regulation Topic	Section #	Extent of Modification Requested
_____	_____	See Attached Sheet
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

\*\*\*\*\*

Fees acknowledged and modification request received:

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

\_\_\_\_\_  
Date



**CHARLES E. SHOEMAKER, INC.**

*ENGINEERS AND SURVEYORS*  
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS  
1007 EDGE HILL ROAD  
ABINGTON, PENNSYLVANIA 19001

**MODIFICATION OF PLAN**

Date: January 26, 2018

**ABINGTON FRIENDS – ATHLETIC FACILITY IMPROVEMENTS - WAIVERS**

<b>Regulation Topic</b>	<b>Section#</b>	<b>Extent of Modification</b>
Plan Stages	146-9.A.	From requirement to file a plan in two stages as Preliminary Plan and again as Final Plan.
Drafting Scale	146-10.A.1.	From requirement plan horizontal scale not be smaller than one inch equals fifty (50) feet.
Existing Features	146-11.B.7.	From the requirement to depict all existing features within 400 feet of the site.
Drainage	146-33.7.	From the requirement to specify City No. 1 inlets.

D. Applicant Identification:

Applicant Abington Friends School  
 Address 575 Washington Lane Phone 215-576-3950

Land Owner John Barnes Trustees Inc  
 Address 520 Meetinghouse Rd Phone \_\_\_\_\_

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

Architect Wallace Roberts & Todd, LLC  
 Address 1700 Market St Philadelphia Phone 215-732-5215

Engineer Charles E. Shoemaker, Inc  
 Address 1007 Edge Hill Rd, Abington Phone 215-887-2165

Attorney Dwane Morris LLP  
 Address 30 South 17th St Philadelphia Phone 215-979-1307

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

.....

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:

Mary Ann [Signature] \_\_\_\_\_ 2/5/18  
 Signature of Official Date

Check # 1700 Rec # 88413  
 Check # 1699 Rec # 88412



# Township of Abington

Wayne C. Luker, *President*  
Steven N. Kline, *Vice President*  
Richard J. Manfredi, *Manager*  
Jay W. Blumenthal, *Treasurer*

Richard A. Stoneback, PE.  
Charles E. Shoemaker, Inc.  
1007 Edge Hill Road  
Abington, Pa. 19001

March 9, 2018

**Re: Land Development Plan for Abington Friends School, known as Application LD-18-02, located at 575 Washington Lane, Jenkintown, Pa. 19046.**

Dear Mr. Stoneback,

Staff of the Township of Abington have received and reviewed the land development submission packet submitted for alterations to the playing field and addition to the gymnasium. The property is zoned within the Community Service District of Ward #7 of the Township of Abington. The plan proposes alterations and improvements to the existing playing field, as well as a 17, 225 square foot addition to the existing gymnasium. The following is a listing of the staff review comments that will need to be addressed to the satisfaction of the Board of Commissioners of the Township of Abington. Several of the conditions listed within this staff review letter are permit related comments and must be addressed at the time permits are submitted for review. Those comments will be clearly marks with a (BP).

## Engineering Department:

1. Greenwood Ave is a State Road (S.R. 2021). Any and all work in the roadway and the R.O.W. area must be approved/permited with PennDOT prior to start of construction.
2. Washington Lane is a Township Road and a Township border line between Abington Township and Jenkintown Borough (with the AFS side being the Abington Township side). Any work that is proposed in the roadway or ROW area will require a Highway Permit (Road Opening Permit) BEFORE construction starts. 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. The Engineering Department will require an itemized cost estimate breakdown of public and private improvements to adjust escrow requirement.
3. This property is in the Tookany-Tacony-Franford Watershed, District B. As per the Abington Township Stormwater Ordinance, the applicant has submitted plans and stormwater management report for this project. They are being reviewed by a third party.

4. I would like to see some improvements proposed to the area near the proposed temporary tire cleaning area (see attachment #1). Perhaps a Stormwater Detention Basin, a Rain Garden, or Underground storm-pipe stormwater retaining system, or similar.
5. I am concerned about the proximity of the field and running track to Greenwood Ave. and Washington La. As designed, it is 54 ft. over the B.S.B.L. on the Greenwood Ave. side and 40 ft. over the B.S.B.L. on the Washington La. Side; and I feel that is too close to the roadway.
6. I suggest Tara Wehmeyer (Asst. Township Manager) and Ed Micciolo (Director of Public Works) have an opportunity to review the plans. I think they are planning a project for Greenwood Ave. and Washington La.
7. The applicant shall provide the Engineer's Office with an "As-Built Plan" upon the completion of the project.

**Fire Marshal's Office:**

8. Fire lanes. Fire lanes shall be provided and maintained where the development of building groups is proposed, as designated by the Fire Marshal.
  - (a) Fire lanes shall permit access to every building by fire-fighting equipment. Fire lanes shall be of an all-weather surface not less than 20 feet of unobstructed width, able to withstand live loads (with a thirty-ton minimum) of fire-fighting apparatus and have a minimum vertical clearance of 14 feet; and they shall be located not less than five feet nor more than 30 feet from any structure. The grade of the fire lane shall be within the limits established by the Fire Marshal.
  - (b) No apparatus, device or structure, including but not limited to utility meters, transformers and protecting bollards, shall be located within a fire lane.
  - (c) All portions of the first three floors of a building must be within 150 feet of a street or an approved fire lane, as the hose would be laid. When buildings are protected throughout by an approved automatic sprinkler system, the provisions of this subsection may be modified.
  - (d) All buildings of three or more stories must be provided with two means of access, each not less than 25 feet wide, from the roadway or fire walkway to the building, which shall provide access for fire-fighting equipment to the entire building.
  - (e) A fire lane or walkway may be no closer than five feet and no farther than 30 feet from a structure.

(F) Fire lanes shall be marked with freestanding signs and/or marked curbs, sidewalks or other traffic surfaces painted in contrasting colors of a size, spacing and wording approved by the Fire Marshal.

9. Overhead obstructions. No driveway, roadway, alley, fire lane or other accessway to any development site, building or group of buildings shall be obstructed in any manner and shall be maintained such that fire-fighting equipment will, at all times, have clear access to each and every structure.
10. Fire Department connections shall be provided at locations approved by the Fire Marshal. Required sprinkler system and standpipe connections shall be located within 50 feet of public streets or fire lanes and 200 feet of a hydrant.
11. No trash container or enclosure may be located within 15 feet of any property line or building. No trash container or enclosure may be located in any fire lane, right-of-way, easement or parking space.

**Waste Water Treatment Facility:**

12. This plan has been reviewed by Mr. Wrigley and it appears there is no increase in the existing sanitary sewer flow. In the event that the applicant increases the daily flow rates, they are required to submit an ACT 537 Exemption Mailer to DEP for review and approval.

**Code Enforcement Department:**

13. Please be aware that all proposed construction, alterations and additions must comply with the requirements of the 2009 International Building Code as amended by Abington Township Ordinance 1684. (BP)
14. All proposed alterations must comply with the 2009 International Construction Code for accessibility. (BP)
15. Also please be aware that all plumbing work within the Township of Abington is governed by 2009 International Plumbing Code, electrical work must conform the 2009 National Electrical Code, all mechanical work must comply with the 2009 International Mechanical Code and Abington Township enforces the 2009 International Energy Conservation Code. {BP}
16. All contractors and sub-contractors working on this site are required to be registered with the Township of Abington. Valid liability and worker's compensation insurance is required. (BP)

17. Plumbing work is proposed in connection with this application. All plumbing work proposed is required to be applied for and completed by a Master Plumber that is registered with this office. (BP)

**Planning & Zoning Office:**

18. The property is zoned within the Community Service District and the use of the property as a Use E-14 School is a use-by-right. The property is located in Ward #7.

19. The applicant submitted an application to the Zoning Hearing Board for dimensional variance to allow for the installation of light standards of 70 and 80 feet in height and safety netting greater than 4 feet in height within a front yard setback area. The decision on this application is still pending and should be rendered on March 20, 2018.

20. The applicant will continue to work with the Public Works Department on the pending project along the Greenwood Avenue frontage of the property. Your point of contact for this project is Lisa Erkert, Office Manager, Public Works Department. Ms. Erkert can be reached at 267-536-1032.

21. It is highly recommended that the safety netting be installed along the entire Greenwood Avenue length of field to prevent balls and sports equipment from leaving the playing area.

22. Please provide detail on what is proposed for the area of the small portion of the building behind the existing gymnasium marked to be removed. Will this area be returned to green space or is some other form use proposed for this area?

23. The proposed new playing field and track replaces the existing 90 foot baseball field. Is the baseball field proposed to be relocated on the site?

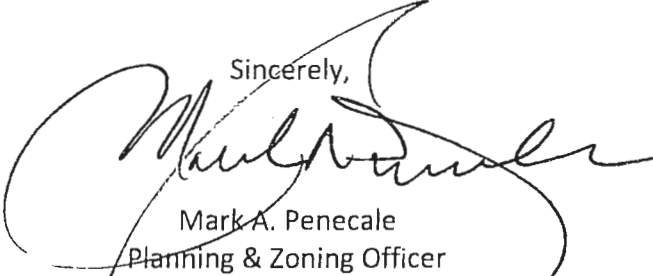
24. Plans have not been submitted for the proposed 17,225 square foot addition to the building. In the event that additional bathroom fixtures are added, additional EDU's will be required. Your point of contact for any questions concerning sanitary sewer flows and available EDU's is Mr. George Wrigley, Director of the Waste Water Treatment Facility Department. Mr. Wrigley can be reached at 215-886-0934.

25. A copy of the proposed landscape plan has been forwarded to the Shade Tree Committee for their review and comment.

26. The proposed development will required a permit from Montgomery County Conservation District for the proposed soil erosion control measures proposed to be deployed. Please contact MCCD at 610-489-4506.
27. The on-site storm water management report was reviewed by BCM Engineering, Inc. Their review comments are attached under separate cover dated March 12, 2018.
28. This application was reviewed as a final minor land development plan. This application will require waivers from the following Sections of 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 involved in this application.
  - 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 property involved in this application.
  - C. **Section 146-11.C – Proposed Layout Plan** – The applicant is required to provide detail on the type, size, depth and location of all utilities.
  - D. **Section 146-11.G – Utility Plan** - The applicant is required to provide detail on the type, size, depth and location of all utilities
  - E. **Section 146.11.L – Architectural Plan** – The applicant is required to submit tentative architectural plan of the proposed new building. These plan are required to ensure compliance with the requirements of Section 1007 of the Zoning Ordinance.

This application is scheduled to be reviewed by the Planning Commission, Engineer & Code Committee and the Board of Commissioners of the Township of Abington. Any revisions to the plans submitted must be received by my office at least 14 days prior to the next scheduled meeting. 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 letter will be updated once the formal opinion & order of the Zoning Hearing Board has been rendered.

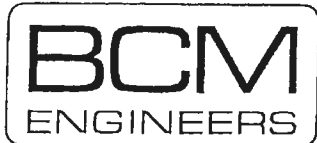
Sincerely,



Mark A. Penecale  
Planning & Zoning Officer

Cc: Richard J. Manfredi, Manager, Township of Abington  
Amy Montgomery, PE; Township Engineer  
John Rohrer; Abington Township Fire Marshal  
George Wrigley, Director, Waste Water Treatment Facilities  
Scott Marlin; Engineering & Code Office  
File Copy (2)





ATC GROUP SERVICES LLC

920 Germantown Pike, Suite 200  
Plymouth Meeting, PA 19462  
Telephone 610-313-3100  
Fax 610-313-3151  
www.atcgroupservices.com

March 12, 2018

Mr. Scott Marlin, Engineering Assistant  
Abington Township  
1176 Old York Road  
Abington, PA 19001

Subject: Abington Friends School  
Proposed Gym Addition and Athletic Field.

Reference: Stormwater Facilities Review  
BCM Engineers Project No. Z057000047

Dear Mr. Marlin:

We are in receipt of the following documents prepared by Charles E. Shoemaker, Inc., 1007 Edge Hill Road, Abington, PA 19001, dated January 26, 2018.

- Drawings

DRAWING NO.	TITLE
Civil Site Plans	
1	Cover Sheet
2	Land Development Plan
3	Enlarged Land Development Plan
4	Existing Features and Demolition Plan
5	Site Grading Plan
6	Site Utility Plan
7	Erosion and Sedimentation Control Plan
8	Erosion and Sedimentation Details
9	Erosion and Sedimentation Notes & Details
10	Post Construction Stormwater Management Plan
11	Post Construction Stormwater Management Plan Details
12	Post Construction Stormwater Management Plan Details
13	Standard Construction Details
14	Standard Construction Details
15	Storm Profiles
16	Aerial Exhibit Plan
Reference Plans	
LP-1	Planting Plan with Credits and Schedule
LP-2	Planting Requirements with Credits and Details
LP-3	Jenkintown Creek Restoration Project
LI-1	Lighting Plan
DR-1	Existing Drainage Area Plan
DR-2	Proposed Drainage Area Plan

- Stormwater Management and Erosion & Sediment Control Report.



Based upon our review, we have the following comments:

**GENERAL**

1. This proposed development is located within the Tookany/Tacony-Frankford (TTF) Watershed, and is currently governed under Ordinance 2001, Stormwater Management Ordinance, which was adopted on January 14, 2016.
2. The proposed development is located within the TTF Watershed and is located in Management District B.
3. The applicant has proposed the following Stormwater BMPs: (1) A Rain Garden, and (2) An Underground Detention Basins for Field Drainage, (3) An Underground Detention Basin for Gym Roof Drainage and (4) Topsoil Restoration.
4. The stormwater discharge to the recent Jenkintown Creek Restoration Project is detailed in POI#1. Due to the proposed Gym Rain Garden and the Gym Infiltration Basin, it is projected that the actual flow to the recently constructed Jenkintown Creek Rain Garden will be discharged at a less rate than currently seen. This will help improve the water quality of the stream.
5. The above BMP facilities limit post development runoff from the site to below predevelopment levels in accordance with the levels mandated f Stormwater Management District B.
6. The proposed BMPs satisfy Section 404 Nonstructural Project design to Minimize Stormwater Impacts, Section 407 Water Quality Control Requirements, and Section 409 Stormwater Peak Rate Control.
7. The proposed BMPs do not meet requirements of Section 405 Ground Water Recharge Requirements due to the inability of the existing onsite soil to percolate any quantity of water. However, the applicant has designed large holding basins which detain the site runoff and allow controlled discharge to the Jenkintown Creek. In addition, the applicant is proposing topsoil restoration on all proposed lawn areas.
8. The Owner shall post escrow fees to cover engineering review, and future inspections (Yearly inspections and construction inspection).
9. An Operation & Maintenance Agreement (Appendix J of the Ordinance) should be executed between the Township and the Owner.



Scott Marlin  
Township of Abington  
March 12, 2018  
Page 3

## STORMWATER REPORT

10. No Comments.

## DRAWINGS

11. A detail of the design of the Gym Rain Garden should be added to the Drawing Set. The plans show the bottom of the basin to be at El. 303.00. However the Stormwater Report shows the Basin Invert to be El. 300.00. The volume calculations include a 40% void volume allowance from El. 300.00 to El. 303.00. This material needs to be detailed on the drawings and a section added to allow correct construction.

This review encompasses only the conceptual engineering aspects for the stormwater facilities shown in the plans. Neither the Township of Abington nor BCM Engineers can accept liability for the technical design aspects, as this is the sole responsibility of the developer's engineer. The developer is responsible for the complete operational capability of the system. Also, the developer will be required to furnish the Township, two sets of blue-line "as-built" plans for review. Upon approval of the "as-built" plans, the developer will be required to submit to the Township one (1) set of reproducible "as-built" plans of the stormwater facilities installed by him.

A preconstruction meeting with Township personnel and/or its representative(s) is mandatory before the start of any construction. This meeting must be held at least 7 days prior to start of construction. Any changes made to the stormwater facilities after the date of the approved plans must be resubmitted for review. The developer will be financially responsible for construction inspection of the facilities. Inspection is to be performed by the Township and/or its representative and reimbursed by the developer.

Should you have any questions concerning this review, please feel free to contact us.

Sincerely,

*Michael R. Filmyer*

Michael R. Filmyer, P.E.  
Senior Project Manager

MRF:sws

cc: Mark Pennicale, Abington Township

S:\Engineering\Projects\Abington\Stormwater Reviews\Abington Friends School\Abington Friends School Addition 3-12-18.doc

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR  
KENNETH E. LAWRENCE, JR., VICE CHAIR  
JOSEPH C. GALE, COMMISSIONER



**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

March 19, 2018

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

Re: 18-0033-001  
Plan Name: Abington Friends School  
(17,225 s.f. on 3.00 acres)  
Situate: Washington Ln (E), Greenwood Ave (N)  
Abington Township

Dear Mr. Penecale:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 9, 2018. We forward this letter as a report of our review.

## BACKGROUND

John Barnes Trustees, Inc./Abington Friends School, the applicants, have submitted a plan for a proposed gymnasium addition of 17,225 s.f., a new track and synthetic turf field. The property lies in the CS Community Service District, and is 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 Township may wish to consider prior to final plan approval. Our comments are as follows:



## REVIEW COMMENTS

### PHASING

- A. The applicant must submit its Master Facilities Plan to the Planning Commission [§905.E].

### STORMWATER

- A. Inspections. Does the plan address inspections of the gymnasium pipe basin?
- B. Rate Control. The outflow under the athletic field should be managed for rate to reduce erosion.

### BUILDING FACADE

- A. Facades facing a public street are required to have a minimum glazing area of 10 percent [§903.D].

### ACCESS

- A. The development site must have direct access to a public street which has a minimum 32' paved cartway [§905.B]. The cartway near Washington Lane is 24' wide.

### LANDSCAPING

- A. Green Space Planting Requirement. The "Plant Requirements with Credit" plan shows that the applicant is required to provide 53 evergreen trees in the green space, but the applicant is not providing any. Why is this?
- B. Parking. Parking areas within 150' of the property line shall be planted with a medium-intensity buffer [§2402.A].
- C. High-Intensity Buffer. We recommend shrubs and groundcover be added to the high-intensity buffer, to provide some low-level greenery [§2403.C].

### OTHER PLAN INFORMATION

- D. How much parking is required? The applicant provides the information provided, but not required. This should be shown with the zoning requirements table.
- E. We recommend the plans include a note explaining how sidewalk will be added along the Greenwood Avenue frontage of the property.

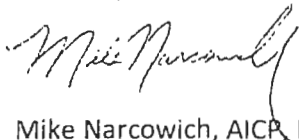
## CONCLUSION

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 institutional 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.

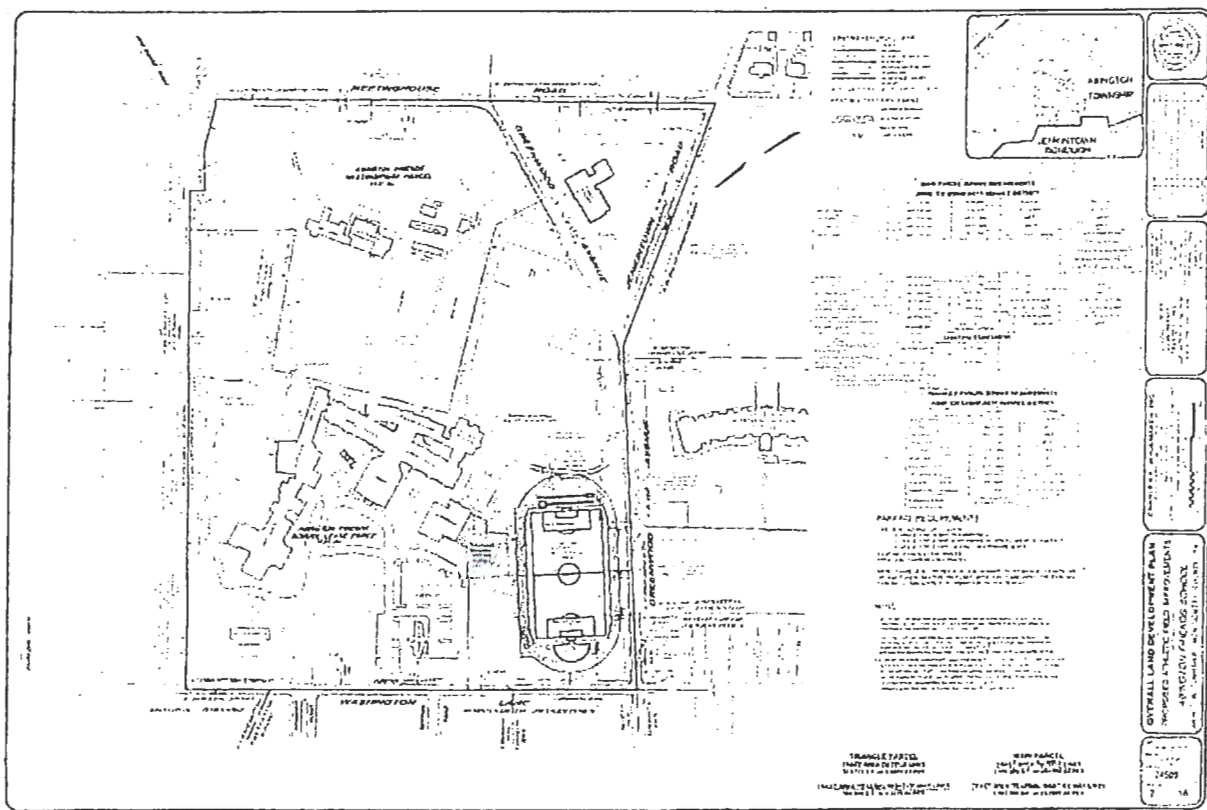
Sincerely,



Mike Narcowich, AICP, Principal Planner II  
610.278.5238 - [mnarcowi@montcopa.org](mailto:mnarcowi@montcopa.org)

c: John Barnes Trustees, Inc./Abington Friends School, Applicant  
Charles E. Shoemaker, Inc., Applicant's Engineer  
Richard J. Manfredi, Township Manager  
Amy Montgomery, P.E., Township Engineer  
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments: Reduced Copy of Applicant's Plan  
Aerial Image





January 25, 2018

Ansley Cox  
Anchor Management Group  
1000 Conshohocken Rd  
Conshohocken, PA 19428

Re: Water Availability  
575 Washington Ln  
Abington Twp, Montgomery County

In response to your request, this letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc. service territory.

Domestic and fire water service is available to this property and will be provided in accordance with Aqua Pennsylvania, Inc. Rules and Regulations. For further details, visit [www.aquaamerica.com](http://www.aquaamerica.com).

*With regard to our capacity for domestic and fire service for this area, flow data information can be obtained upon written request to Ms. Lisa Thomas-Oliva of our Control Center. Ms. Thomas-Oliva can be reached at (610) 645-1067 but requests must be made in writing. Her fax number is (610) 645-1162.*

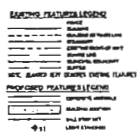
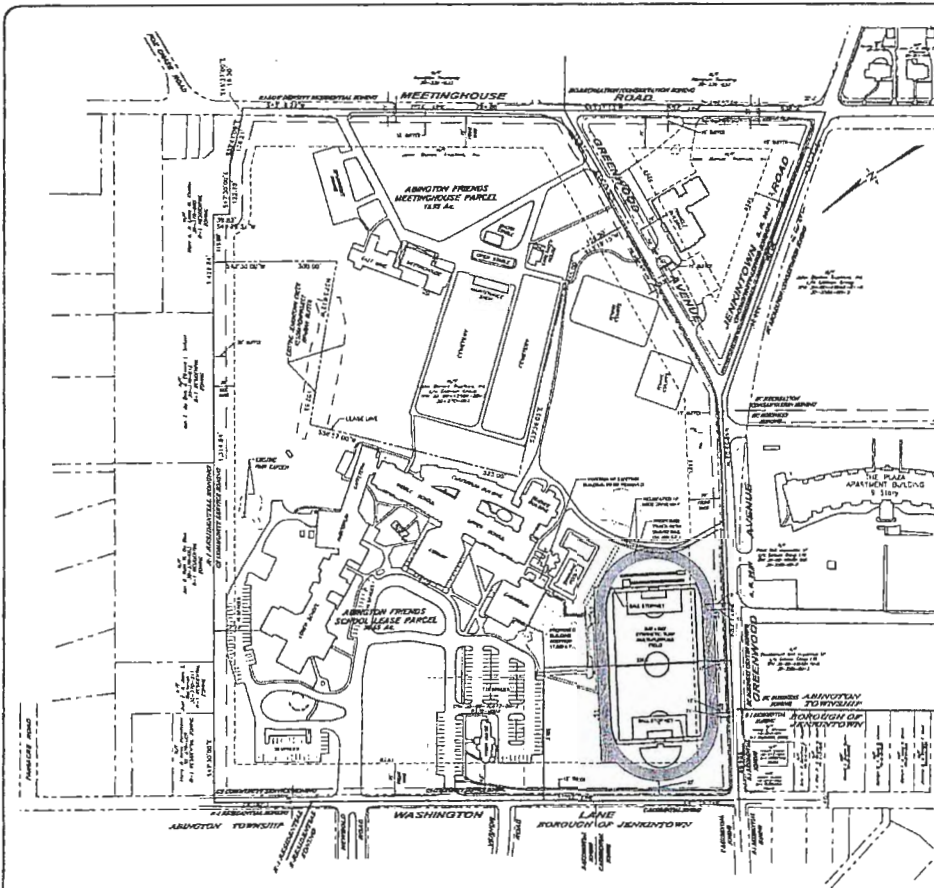
Should you have any further questions or need to request an application for service, contact me at (610) 541-4160 or [dlciotti@aquamerica.com](mailto:dlciotti@aquamerica.com).

Regards,

A handwritten signature in cursive script, appearing to read "Deanna L. Ciotti".

Deanna L. Ciotti  
Special Services Coordinator-New Business Applications  
Aqua Pennsylvania, Inc  
700 W Sproul Rd  
Springfield, PA 19064  
O: 610.541.4160





**MAIN PARCEL ZONING REQUIREMENTS**  
ZONING: COMMUNITY SERVICE DISTRICT

USE	MINIMUM AREA	MINIMUM HEIGHT	MINIMUM SETBACK	MINIMUM FRONT YARD SETBACK
Office	10,000 sq. ft.	15 FT.	10 FT.	10 FT.
Professional Office	5,000 sq. ft.	15 FT.	10 FT.	10 FT.
Community Center	10,000 sq. ft.	15 FT.	10 FT.	10 FT.
Day Care	5,000 sq. ft.	15 FT.	10 FT.	10 FT.
Public Building	10,000 sq. ft.	15 FT.	10 FT.	10 FT.
Public Office	5,000 sq. ft.	15 FT.	10 FT.	10 FT.
Public Warehouse	10,000 sq. ft.	15 FT.	10 FT.	10 FT.
Public Storage	5,000 sq. ft.	15 FT.	10 FT.	10 FT.
Public Garage	5,000 sq. ft.	15 FT.	10 FT.	10 FT.
Public Warehouse	10,000 sq. ft.	15 FT.	10 FT.	10 FT.
Public Storage	5,000 sq. ft.	15 FT.	10 FT.	10 FT.
Public Garage	5,000 sq. ft.	15 FT.	10 FT.	10 FT.

**TRANGLE PARCEL ZONING REQUIREMENTS**  
ZONING: COMMUNITY SERVICE DISTRICT

USE	MINIMUM AREA	MINIMUM HEIGHT	MINIMUM SETBACK	MINIMUM FRONT YARD SETBACK
Office	10,000 sq. ft.	15 FT.	10 FT.	10 FT.
Professional Office	5,000 sq. ft.	15 FT.	10 FT.	10 FT.
Community Center	10,000 sq. ft.	15 FT.	10 FT.	10 FT.
Day Care	5,000 sq. ft.	15 FT.	10 FT.	10 FT.
Public Building	10,000 sq. ft.	15 FT.	10 FT.	10 FT.
Public Office	5,000 sq. ft.	15 FT.	10 FT.	10 FT.
Public Warehouse	10,000 sq. ft.	15 FT.	10 FT.	10 FT.
Public Storage	5,000 sq. ft.	15 FT.	10 FT.	10 FT.
Public Garage	5,000 sq. ft.	15 FT.	10 FT.	10 FT.

**PARKING REQUIREMENTS**  
 1 SPACE FOR EVERY CLASSROOM  
 1 SPACE FOR EVERY 10 STUDENTS IN MULTI-DRUG & DRUGY  
 EXCEPT PARKING IN FRONT OF BUILDING  
 PROPOSED PARKING 7.5 SPACES

**NOTES:**  
 1. ALL PROPOSED BUILDINGS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE ZONING ORDINANCE.  
 2. ALL PROPOSED BUILDINGS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE ZONING ORDINANCE.  
 3. ALL PROPOSED BUILDINGS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE ZONING ORDINANCE.  
 4. ALL PROPOSED BUILDINGS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE ZONING ORDINANCE.  
 5. ALL PROPOSED BUILDINGS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE ZONING ORDINANCE.

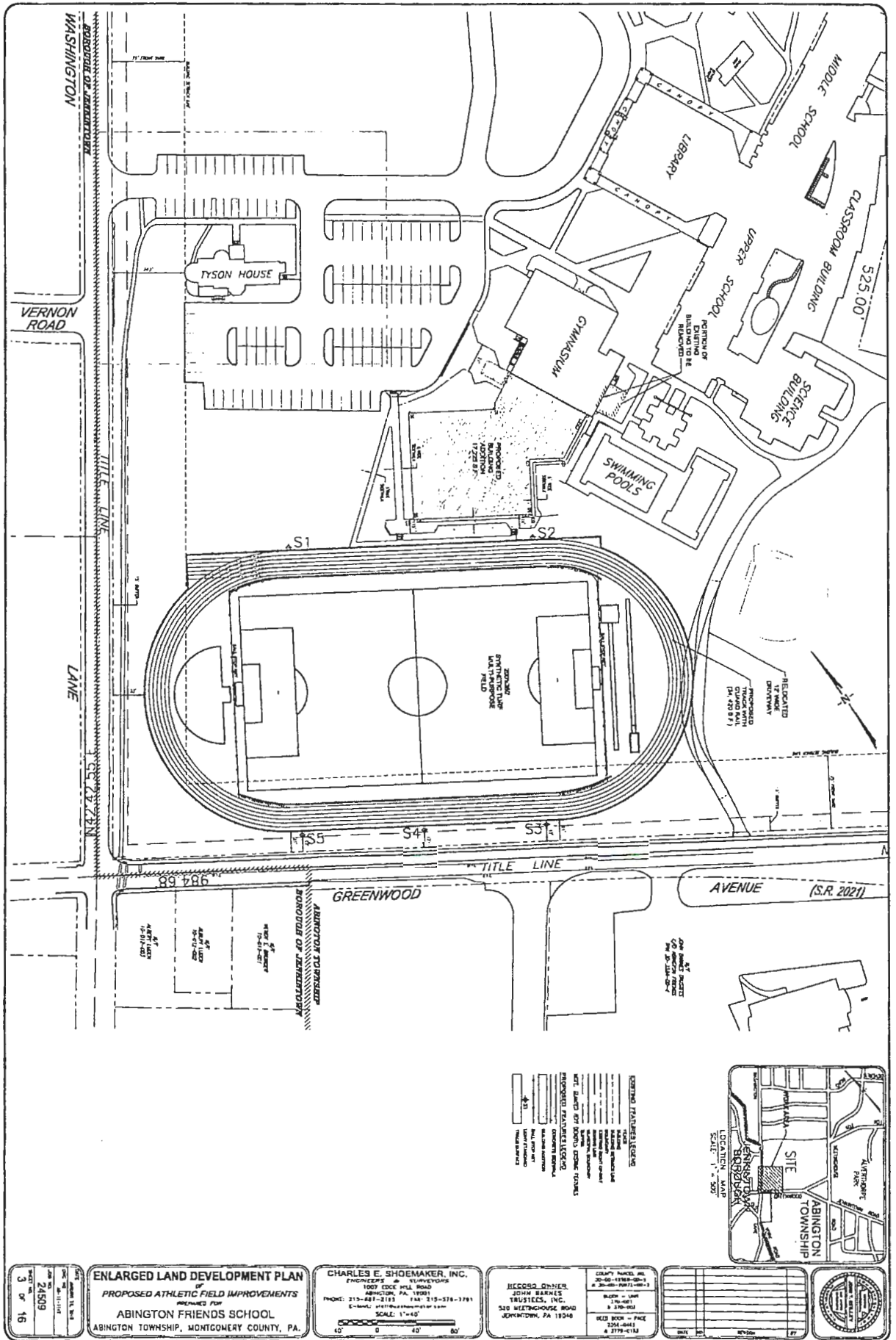
**TRIANGLE PARCEL**  
 TRACT AREA TO LEGAL RIGHT-OF-WAY 1.1611  
 114,240 S.F. OR 4.3376 ACRES

**MAIN PARCEL**  
 TRACT AREA TO LEGAL RIGHT-OF-WAY 1.1611  
 114,240 S.F. OR 4.3376 ACRES

**CHARLES E. SCHWABER, INC.**  
 1111 W. 11th Street, Abington, PA 19001  
 PHONE: 215-885-1111 FAX: 215-885-1111  
 SCALE: 1" = 500'

**OVERALL LAND DEVELOPMENT PLAN**  
 PROPOSED ATHLETIC FIELD IMPROVEMENTS  
 ABINGTON FRIENDS SCHOOL  
 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: 10/1/03  
 SHEET NO. 2 OF 10



3  
 OF 16  
 24509  
 11/1/83

**ENLARGED LAND DEVELOPMENT PLAN**  
 OF  
**PROPOSED ATHLETIC FIELD IMPROVEMENTS**  
 PREPARED FOR  
**ABINGTON FRIENDS SCHOOL**  
 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

**CHARLES E. SHOEMAKER, INC.**  
 ENGINEERS & SURVEYORS  
 1007 EDGE HILL ROAD  
 ABINGTON, PA. 19001  
 PHONE: 215-883-2113 FAX: 215-878-1281  
 E-MAIL: cesho@comcast.net  
 SCALE: 1"=40'  
 0 40 80

**RECORD OWNER**  
 JOHN BARNES  
 TRUSTEES, INC.  
 510 MEETINGHOUSE ROAD  
 JOPKINTOWN, PA 19046

COUNTY PARCEL ID:  
 30-06-1988-001-1  
 & 30-06-1987-001-1  
 BLOCK - UNIT  
 100 - 101  
 8 - 230-001  
 SELL BOOK - PAGE  
 100-001  
 4 279-018

DATE	REVISED	BY

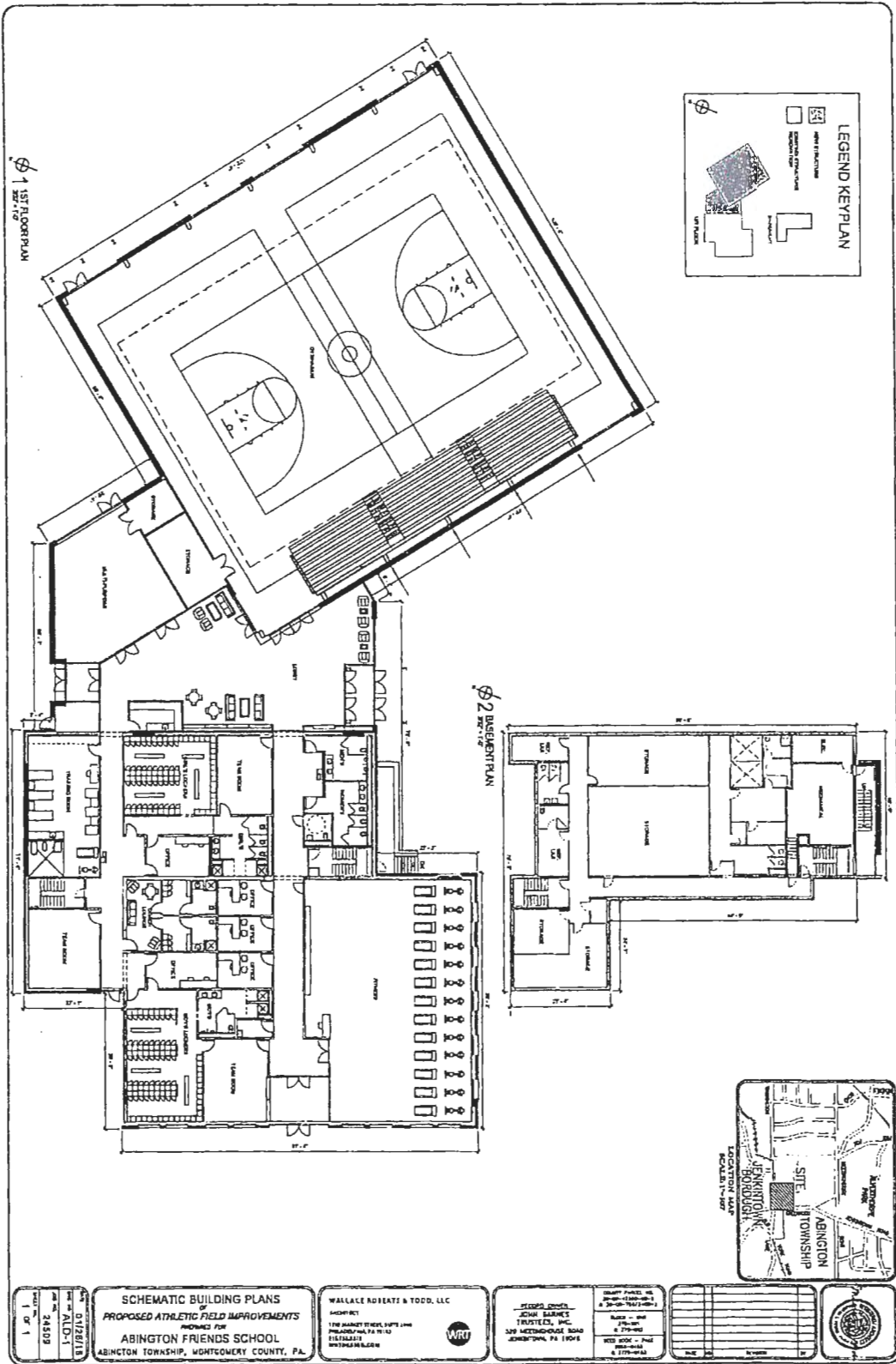


- EXISTING FEATURES LEGEND**
- Existing Building
  - Existing Parking
  - Existing Driveway
  - Existing Sidewalk
  - Existing Utility
  - Existing Fence
  - Existing Tree
  - Existing Topography
  - Existing Easement
  - Existing Right of Way
  - Existing Title Line
  - Existing Survey Line
  - Existing Survey Point
  - Existing Survey Marker
  - Existing Survey Station
  - Existing Survey Control
  - Existing Survey Boundary
  - Existing Survey Area
  - Existing Survey Parcel
  - Existing Survey Lot
  - Existing Survey Block
  - Existing Survey Section
  - Existing Survey Township
  - Existing Survey County
  - Existing Survey State
  - Existing Survey Country

ABINGTON FRIENDS SCHOOL  
 BOARD OF DIRECTORS  
 17-01-001  
 17-01-002  
 17-01-003

17-01-004  
 17-01-005  
 17-01-006



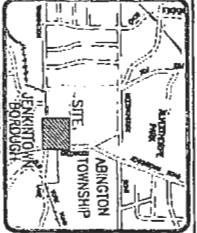


**LEGEND KEY PLAN**

- 1st Floor Plan
- 2nd Basement Plan
- Site Location

1st Floor Plan

2nd Basement Plan



01/26/13  
AUD-1  
24509  
1 of 1

**SCHEMATIC BUILDING PLANS**  
**PROPOSED ATHLETIC FIELD IMPROVEMENTS**  
 PROVIDED FOR  
**ABINGTON FRIENDS SCHOOL**  
 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

**WALLACE ROBERTS & TODD, LLC**  
 ARCHITECT  
 170 MARKET STREET, SUITE 200  
 PHILADELPHIA, PA 19103  
 215.566.4400  
 WWW.WRTODD.COM

**PLANNING COMMISSION**  
**JOHN BARNEY**  
 TRUSTEE, INC.  
 320 METROHOUSE ROAD  
 JENKINTOWN, PA 19034  
 215.261.1111  
 WWW.BARNEYTRUSTEE.COM

DATE	REVISION



# Township of Abington Planning Commission Recommendation Form

Application Number: LD-18-02

Date: March 27, 2018

Applicant's Name: Abington Friends School

Applicant's Address: 575 Washington Lane, Jenkintown, Pa. 19046

Recommendation:  APPROVED     DENIED VOTE: 7 of 7

## Over View:

**PC1:** This is the application of the **Abington Friends School**, owner and applicant for the property located at 575 Washington Lane, Jenkintown, Pa. 19046. The applicant seeks approval to renovate the existing playing fields by creating a multipurpose playing field. A new synthetic playing surface will be installed with a six lane track, lighting, safety netting and additional landscaping. In addition, the plan plots the location of a new gymnasium that is proposed to be added to the existing building. The property is zoned within the Community Service District of Ward #7 of the Township of Abington.

## Conditions:

1. The items listed within the Staff Review letter dated March 9, 2018 are to be taken under consideration and addressed to satisfaction of the Board of Commissioners of the Township of Abington.
2. Must adhere to the condition imposed by the Zoning Hearing Board approval on March 20, 2018. This application is known as Case #18-01.
3. The applicant must continue to work with the Township of Abington on the public improvements project on Greenwood Avenue.
4. It is recommended that the safety netting be installed along the entire length of the playing field that runs parallel with Greenwood Avenue.
5. This development requires a soil erosion control permit from Montgomery County Conservation District.

6. The on-site storm water management report has been reviewed by BCM Engineering, Inc. and review comments forwarded under separate cover dated March 12, 2018 become a condition of this recommendation.

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. 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. 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. Yes {X} No { }
- D. **Section 146-11.L – Architectural Plan** – Architectural plans have not been submitted. Floor plans have been submitted for the proposed addition. Yes {X} No { }.
- E. **Section 146-11.G – Utility Plan** - The applicant is required to provide detail on the type, size, depth and location of all utilities. Yes {X} No { }.
- F. **Section 146-9.A** – The requirement to file the plan in two stages, as a preliminary plan and again as a final plan submission. Yes {X} No { }.
- G. **Section 146-10.A.1** – From the requirement to use a scale no smaller than one inch equals fifty feet. Yes { } No { }.
- H. **Section 146-33.7** – From the requirement to use City #1 inlets. Yes {X} No { }.

MAPenecale  
3/27/2018



## ADMINISTRATIVE CODE AND LAND DEVELOPMENT

### AGENDA ITEM

April 4, 2018

DATE

ACL-03-041218

AGENDA ITEM NUMBER

Administration

DEPARTMENT

#### FISCAL IMPACT

Cost > \$10,000.

Yes

No

#### PUBLIC BID REQUIRED

Cost > \$20,100

Yes

No

#### AGENDA ITEM:

Discuss amending an ordinance amending the Township Code at CHAPTER 106 "NOISE" CHAPTER 162 "ZONING" Zoning ARTICLE VIII – "SUPPLEMENTAL DISTRICT REGULATIONS" SECTION 801.T – "COMMUNITY DEVELOPMENT STANDARDS" SUBSECTION 3 – "HOURS OF OPERATION" [SPONSOR: MR. SANCHEZ, MEMBER]

#### EXECUTIVE SUMMARY:

Commissioner Sanchez has requested that the Administration revisit and consider amending a Township ordinance as described in the Agenda Item description. Mr. Sanchez will lead the discussion.

#### PREVIOUS BOARD ACTIONS:

None

#### RECOMMENDED BOARD ACTION:

Authorize the Township Manager and Township Solicitor to develop a revised draft ordinance that amends the appropriate ordinances to regulate noise and reduce the hours of operation for activities that interfere with residents ability to enjoy the use of their property.

## Ordinance No. 814 An Ordinance

REGULATING AND PROHIBITING CERTAIN USES OF SOUND TRUCKS AND AMPLIFYING DEVICES WITHIN THE TOWNSHIP OF ABINGTON; PROVIDING FOR THE REGISTRATION AND ISSUANCE OF PERMITS FOR THE USE OF SOUND TRUCKS FOR NON-COMMERCIAL PURPOSES; AND PRESCRIBING PENALTIES FOR VIOLATION.

The Board of Township Commissioners of the Township of Abington, Montgomery County, Pennsylvania, do hereby enact and ordain:

SECTION 1. (a) The term "sound truck," as used in this ordinance, shall mean any motor vehicle, or horse-drawn vehicle, having mounted thereon, or attached thereto, any sound-amplifying equipment.

(b) The term "sound-amplifying equipment" as used in this ordinance, shall mean any machine or device for the amplification of the human voice, music or any other sound. "Sound-amplifying equipment," as used herein, shall not be construed as including standard automobile radios, when used and heard only by occupants of the vehicle in which installed, or warning devices on authorized emergency vehicles, or horns or other warning devices on other vehicles and only for traffic safety purposes.

SECTION 2. No person shall operate or cause to be operated any sound truck for any commercial purpose in the Township of Abington with sound-amplifying equipment in operation.

SECTION 3. No person shall use or cause to be used, any sound truck with its sound-amplifying equipment in operation for any non-commercial purpose in the Township of Abington until he shall have filed with the Township Manager, in duplicate, a statement containing the following information:

(a) Name and residence of the person making the statement.

(b) Address of place of business of person making the statement.

(c) License number and motor number of the sound truck to be used by the person making the statement.

(d) Name and address of the person owning the sound truck.

(e) Name and address of the person having direct charge of the sound truck.

(f) Name and address of every person who is to use such sound truck within the Township.

(g) The purpose for which such sound truck is to be used.

(h) A general statement as to the sections of the Township in which such sound truck is proposed to be used.

(i) The proposed hours of operation of such sound truck.

(j) The days upon which such sound truck is proposed to be operated within the Township.

(k) A general description of the sound-amplifying equipment to be used.

(l) The maximum sound-producing power of the sound-amplifying equipment to be used in or on such sound truck including: (1) the wattage to be used and (2) the approximate maximum distance for which sound will be thrown from such sound truck.

SECTION 4. Every person using or causing to be used any sound truck for any non-commercial purposes shall amend the statement required by the third section of this Ordinance within forty-eight (48) hours after any change in the information therein furnished.

SECTION 5. The Township Manager shall return to the person making the statement required under the third section of this ordinance one copy of such statement duly certified by the Township Manager as a correct copy thereof. Such certified copy of such statement shall be in the possession of any person operating the sound truck at all times while the sound-amplifying equipment of such truck is in operation within the Township, and such copy shall be promptly displayed to any policeman of the Township upon request.

SECTION 6. Non-commercial use of sound trucks in the Township of Abington with sound-amplifying equipment in operation shall be strictly in accordance with the following regulations:

(a) The only sounds to be permitted shall be music and human speech.

(b) Operation shall be prohibited on Sunday and upon any other day of the week except between the hours of 11.30 A. M. and 1.30 P. M. and between the hours of 4.30 P. M. and 6.30 P. M.

(c) Sound-amplifying equipment shall not be operated unless the sound truck upon which such equipment is mounted is operated at a speed of at least ten (10) miles per hour except when said truck is stopped by traffic, the said sound-amplifying equipment shall not be operated for longer than one minute at such stop.

(d) Sound-amplifying equipment shall not be operated within three hundred feet (300') of any hospital or school.

(e) The human speech and the music amplified through such sound-amplifying device shall not be profane, lewd or indecent.

(f) The volume of sound shall be controlled so that it will not be audible for a distance in excess of one hundred yards from the sound truck and so that the said volume is not unreasonably loud, raucous, jarring, disturbing, or a nuisance to persons within the area of audibility.

(g) No sound-amplifying equipment shall be operated with an excess of fifteen (15) watts of power in the last stage of amplification.

SECTION 7. Any person who shall violate any of the provisions of this ordinance shall, upon conviction thereof for each and every violation be sentenced to pay a fine not in excess of one hundred dollars (\$100.00) and costs of prosecution, and, in default of payment of any such fine and costs to imprisonment for not more than ten (10) days. PROVIDED: each day's violation of any of the provisions of this Ordinance shall constitute a separate offense.

SECTION 8. The provisions of this Ordinance shall not apply, in time of emergency, to any announcement or broadcast of any current matter of general public interest.

\* \* \* \* \*

Enacted and Ordained this 12th day of April, A. D. 1956.

E. U. SMILEY,  
President.

Attest:  
E. RAYMOND AMBLER,  
Secretary.



**TOWNSHIP OF ABINGTON  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2155**

**AN ORDINANCE AMENDING THE ABINGTON TOWNSHIP CODE AT  
CHAPTER 106 “NOISE,” AND  
CHAPTER 162 – “ZONING”  
ARTICLE VIII – “SUPPLEMENTAL DISTRICT REGULATIONS”  
SECTION 801.T – “COMMUNITY DEVELOPMENT STANDARDS”  
SUBSECTION 3 – “HOURS OF OPERATION”**

**WHEREAS**, the Township of Abington is a Township of the First Class, duly organized and existing pursuant to the applicable laws of the Commonwealth of Pennsylvania; and

**WHEREAS**, pursuant to section 1502.44 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56544, the Board of Commissioners has the authority to enact and amend provisions of the Abington Township Code (“Code”) at any time it deems necessary for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof; and

**WHEREAS**, the Board of Commissioners of the Township of Abington has determined that Chapter 106 – “Noise,” and Chapter 162 – “Zoning,” Article VIII – “Supplemental District Regulations,” Section 801.T – “Community Development Standards,” Subsection 3 – “Hours of Operation,” should be amended for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof.

**NOW, THEREFORE**, the Board of Commissioners of the Township of Abington does hereby **ENACT** and **ORDAIN** as follows:

1. Chapter 106 – “Noise” shall be amended as reflected in Exhibit “A” attached hereto, with the stricken text indicating the removed language and the underlined text indicating the amended portions of the Code.

2. Chapter 162 – “Zoning,” Article VIII – “Supplemental District Regulations,” Section 801.T – “Community Development Standards,” Subsection 3 – “Hours of Operation,” shall be amended as reflected in Exhibit “B” attached hereto, with the stricken text indicating the removed language and the underlined text indicating the amended portions of the Code.

3. All other ordinances, portions of ordinances, or any section of the Code inconsistent with this Ordinance are hereby repealed.

4. This Ordinance shall become effective five (5) days after enactment.

**ORDAINED AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

TOWNSHIP OF ABINGTON  
BOARD OF COMMISSIONERS

Attest:

\_\_\_\_\_  
Richard J. Manfredi, Secretary

By: \_\_\_\_\_  
Wayne Luker, President

**Exhibit  
"A"**

**Chapter 106 - Noise**

**§106.1 Legislative Declaration.**

- A. Pursuant to the authorization of Section 1502 of The First Class Township Code, for the purpose of securing and promoting the public health, comfort, convenience, safety, welfare and the peace and quiet of the Township of Abington and its residents, the Board of Commissioners of the Township of Abington has found:
1. The making and creation of loud, unnecessary and unusual noises within the limits of the township is a condition which has existed for some time and the extent and volume of such noises is increasing.
  2. The making, creation and maintenance of loud, unnecessary or unusual noises which are prolonged, unusual or unnatural in their time, place or use does affect and is a detriment to the public health, comfort, convenience, safety, repose, welfare or prosperity of the residents and persons within the township.
- B. The necessity in the public interest for the provisions and prohibitions hereinafter contained and enacted is declared as a matter of legislative determination and public policy, and it is further declared that the provisions and prohibitions hereinafter contained and enacted are in pursuance of and for the purpose of securing and promoting the public health, comfort, convenience, safety, repose, welfare and prosperity and the peace and quiet of the Township of Abington and its inhabitants and persons within its limits.

**§ 106-2 Definitions**

As used in this chapter, the following terms shall have the meanings indicated:

**DECIBEL (DB)** A unit of level which denotes the ratio between two quantities which are proportional to power; the number of "decibels" corresponding to the ratio of two amounts of power is 10 times the logarithm to the base 10 of this ratio.

**EMERGENCY WORK** Work made necessary to restore property to a safe condition following a public calamity, or work required to protect persons or property from imminent exposure to danger.

**EXCESSIVE NOISE** Any sound or noise which annoys, disturbs or perturbs reasonable persons with normal sensitivities; or any sound or noise which injures or endangers the comfort, repose, health, hearing, peace or safety of other persons.

**NOISE CONTROL ADMINISTRATOR (NCA)** *The Director of Code Enforcement and Planning, or his or her designee, who shall be the official liaison with all municipal departments and shall be empowered to grant permits for special use pursuant to this Chapter.*

**PERSON** Includes the singular and the plural and also means and includes any person, owner, tenant, firm, corporation, association, club, partnership, society or any other form of association.

**SOUND-LEVEL METER** An instrument including a microphone, an amplifier, an output meter and frequency weighting networks for the measurement of noise and sound levels in a specified manner.

### **§ 106-3 Prohibited acts**

- A. It shall be unlawful for any person to make, continue or cause to be made or continued any loud, unnecessary or unusual noise which either annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others within the Township of Abington limits.
- B. No person shall sound any horn or any signaling device on any automobile, motorcycle, motor bicycle or other vehicle in any street or public place of the township except as a danger warning signal.
- C. No person shall operate any motor vehicle or motorcycle in the township, licensed or unlicensed, on public or private premises, whether standing or moving, without an appropriate muffling device on the exhaust system of said vehicle in order to prevent any unnecessary and unreasonably loud or harsh sound.
- D. No person shall use, operate or permit to be played any radio receiving set, musical instrument, television, phonograph, public-address system or other machine or device for producing or reproducing sound in such a manner as to disturb the peace, quiet and comfort of neighboring inhabitants. The operation of any such instrument in such a manner as to be plainly audible at a distance of 50 feet from the building, structure or vehicle in which it is located is prohibited.
- E. No person shall use, operate or permit to be played, used or operated any sound-amplifying machine for the producing or reproducing of sound which is cast upon the public streets for the purpose of advertising except by permit in accordance with Ordinance No. 814 of the Township of Abington.
- F. No person shall yell, shout, hoot, whistle or sing on the public streets nor at any time or place so as to annoy or disturb the quiet, comfort or repose of persons in any building or of any persons in the vicinity.
- G. No person shall keep any animal or bird which causes frequent or long-continued noise which disturbs the comfort or repose of any person in the vicinity.

- H. The erection, including excavation, demolition, alteration, construction or repair, of any building other than between the hours of 7:00 a.m. and 9:00 p.m., Monday through Friday, except for emergency work, as defined in § 106-2, is prohibited. The erection, including excavation, demolition, alteration, construction or repair, of any building other than between the hours of 9:00 a.m. and 9:00 p.m., Saturday and Sunday, except for emergency work, as defined in § 106-2, is prohibited.
- I. No person shall create any excessive noise on any street adjacent to any school, institution of learning, church, hospital or other public building, while the same are in use, which unreasonably interferes with the workings of such institution or which disturbs or unduly annoys the pupils, churchgoers, patients or others inside said building.
- J. No peddler, hawker or vendor shall shout or otherwise cry his wares which disturbs the peace and quiet of the neighborhood.
- K. It shall be unlawful for any person in the operation of any machinery, commercial motor vehicle unit on a truck, any equipment, pump, snowplow, snowblower, lawn mower, leaf blower, chain saw or similar mechanical device, to use such instrument or equipment in such a manner or with such volume as to annoy or disturb the quiet, comfort or repose of any person or persons in any dwelling, apartment or other type of residence ~~on any day of the week.~~ between the hours of 9:00 a.m. and 9:00 p.m., Saturday and Sunday, except for emergency work, as defined in § 106-2. This subsection shall not apply to municipal vehicles used for emergency work, such as but not limited to snow removal.
- L. Air-conditioning and other mechanical equipment.
  - 1. It shall be unlawful for any person in the operation of any air-conditioning equipment or part thereof or any other type of mechanical equipment or apparatus installed or attached to premises, to make, continue to make or cause to be made excessive noise so as to cause annoyance, inconvenience or detriment to the public or any person or persons. Noise shall be considered excessive if the sound level from the air-conditioning unit or any other type of mechanical equipment or apparatus installed or attached to premises exceeds 55 decibels in recreation-conservation and residence districts under the Zoning Ordinance of the Township of Abington, 70 decibels in PI Planned Industrial Districts under the Zoning Ordinance of the Township of Abington, and 60 decibels in all other classes of zoning districts under the Zoning Ordinance of the Township of Abington.
    - a. Exception. Permanently installed emergency generators, used for the sole purpose of supplying electrical power to dwelling units within the residential zoning districts of the Township of Abington may operate at a decibel level not to exceed 75 decibels, measured at the closest property line. The maintenance cycle for permanently installed emergency generators must occur between the hours of 9:00 a.m. and 7:00 p.m., on weekends and between 7:00 a.m. and 9:00 p.m. on weekdays. Permanently installed emergency generators are prohibited from being installed in a front yard setback area.

2. If, as the result of a test, the air-conditioning equipment, mechanical equipment or apparatus installed on or attached to premises is found to violate the terms of this chapter, the operation of said equipment or apparatus shall be discontinued immediately. The Abington Health Code Enforcement Department shall be empowered to grant an extension of time not exceeding 30 days in order to bring equipment into compliance.
- M. No person shall operate or cause to be operated any recreational motorized vehicle off a public right-of-way in such a manner that the sound level therefrom exceeds 73 decibels at a distance of 50 feet or more from the path of the vehicle when operated on a public space or at or across the boundary of private property when operated on private property. This section shall apply to all recreational motorized vehicles, whether or not duly licensed and registered, including but not limited to commercial and noncommercial racing vehicles, motorcycles, minicycles, go-carts, snowmobiles, campers and dune buggies.

#### **§106-5 Special Use Permit**

- A. Any person who owns or operates any stationary noise source, or that intends to hold a special event may apply to the NCA for a special use permit. Applications for a special use permits shall supply information including but not limited to:
  1. The nature and location of the noise source for which such application is made.
  2. The reason for which the permit is requested, including any hardship that will result to the applicant, his/her client or the public if the permit is not granted.
  3. The level, duration and repetition intervals of noise that will occur during the period of the permit.
  4. The section or sections of this chapter for which the permit shall apply.
  5. A description of the interim noise control measures to be taken for the applicant to minimize noise and the impacts occurring therefrom.
  6. A specific schedule of the noise control measures that shall be taken to bring the source into compliance with this chapter within a reasonable time.
- B. Applications shall be submitted no later than ten (10) working days prior to the special event or the commencement of any temporary activity which may violate the provisions of this Chapter.
- C. The NCA shall circulate the Special Use Permit Application to the Township Police Department and the Township Fire Marshall, for review and comment. Each department may place such reasonable conditions on the permit as deemed necessary.

- D. Failure to supply the information required by the NCA shall be cause for rejection of the application.
- E. A copy of the special use permit must be kept on file by the NCA for public inspection.
- F. The NCA may charge the applicant a permit fee in the amount set from time to time by the Board of Commissioners to cover expenses resulting from the processing of the special use permit.
- G. The permit shall extend for the minimum time period necessary and set forth on the special use permit application but in no event for a period exceeding one month at the discretion of the NCA. Permits for longer periods may only be granted by the Board of Commissioners. Any person holding a permit of variance and requesting an extension of time shall apply for a new permit under the provisions of this section.
- H. No permit shall be approved unless the applicant presents adequate proof that:
1. Noise levels occurring during the period of the permit will not constitute a danger to public health; and
  2. Compliance with this chapter would impose an unreasonable hardship on the applicant without equal or greater benefits to the public.
- I. In making the determination of granting a permit, the NCA shall consider:
1. The character and degree of injury to or interference with the health and welfare or the reasonable use of property that is caused or threatened to be caused to other persons in the Township;
  2. The social and economic value of the activity for which the permit is sought; and
  3. The ability of the applicant to apply the best practical noise control measures.
- J. No permit shall be granted which would expand the hours set forth herein.
- K. A permit may be revoked by the NCA if there is:
1. Violation of one or more conditions of the permit;
  2. Material misrepresentation of fact in the permit application; or
  3. Material change in any of the circumstances relied upon by the NCA in granting the permit.

## **§ 106-~~5~~ Enforcement**

- A. It shall be the duty of the Abington Health Code Enforcement Department and the Abington Police Department and members of those Departments to enforce the provisions of this chapter, and they are hereby given the power and authority to do so.
- B. The measurement of sound or noise shall be made with a sound-level meter meeting the standards prescribed by the American Standards Association. The instrument shall be maintained in calibration and good working order. A check for calibration of the system shall be made at the time of any noise measurement. Measurements shall be recorded so as to provide a proper representation of the noise source. The microphone during measurement shall be positioned so as not to create any unnatural enhancement or diminution of the measured noise. A windscreen for the microphone shall be used when required. Traffic, aircraft and other transportation noise sources and other background noises shall not be considered in taking measurements, except where such background noise interferes with the primary noise being measured. The slow-meter response of the sound-level meter shall be made at the property line of the property on which such noise is generated or perceived as appropriate, five feet above the ground. In case of an elevated or directional sound or noise source, compliance is to be maintained at any elevation at the boundary.

## **§ 106-~~6~~ Violations and penalties**

Any person violating any of the provisions of this chapter shall, upon conviction thereof by any District Justice, be sentenced to pay a fine of not less than \$10 nor more than \$300, together with the costs of prosecution. Each day a violation exists shall constitute a separate offense. In default of payment of any fine, the defendant may be sentenced and committed to the township lockup for a period not exceeding five days or to the county jail for a period not exceeding 30 days.



**Exhibit  
“B”**

**Section 801.T (3) Hours of Operation** In order to ensure harmony with existing communities, the following shall be applicable:

- a. No delivery of inventory, merchandise, goods or other products shall occur between the hours of ~~10:00~~ 9:00 p.m. and ~~6:00~~ 7:00 a.m. on weekdays, and 9:00 p.m. and 9:00 a.m. on weekends, to any property adjoining a residential zoning district, unless such single site is larger than ten (10) acres in lot area.
- b. No trash or rubbish removal shall occur between the hours of ~~10:00~~ 9:00 p.m. and ~~6:00~~ 7:00 a.m. on weekdays, and 9:00 p.m. and 9:00 a.m. on weekends, to any property adjoining a residential zoning district, unless such single site is larger than ten (10) acres in gross lot area.
- c. Twenty-four (24) hour operations are permitted by state Law to the extent they are not detrimental to the health, safety, and welfare of the community. If such finding shall be made by the Township based upon incident history, the hours of operation for any such use may be restricted. Commercial uses abutting residential properties are not separated by a street shall not operate between the hours of 12 midnight and 6:00 a.m., as this is determined to be detrimental to the health, safety and welfare of the surrounding community.



## ADMINISTRATIVE CODE AND LAND DEVELOPMENT

### AGENDA ITEM

April 4, 2018

DATE

ACL-04-041218

AGENDA ITEM NUMBER

Administration

DEPARTMENT

#### FISCAL IMPACT

Cost > \$10,000.

Yes

No

#### PUBLIC BID REQUIRED

Cost > \$20,100

Yes

No

#### AGENDA ITEM:

Discuss the approach, process and assignment of responsibility for reviewing, revising and updating the Township Subdivision and Land Development ordinance.

#### EXECUTIVE SUMMARY:

The Township Board of Commissioners completed a Zoning Ordinance re-write, and consistent with revisions to that ordinance, reviewing, revising and updating the Township Subdivision and Land Development ordinance to address Board Policy on how SALDO is to occur in the Township.

#### PREVIOUS BOARD ACTIONS:

None

#### RECOMMENDED BOARD ACTION:

Establish a process and assignment of responsibility for reviewing, revising and updating the Township Subdivision and Land Development ordinance.