

The stated meeting of the Administrative Code and Land Use Committee of the Board of Commissioners of the Township of Abington was held on Wednesday, May 2, 2018 at the Township Administration Building, Abington, PA., with Commissioner Sanchez presiding.

**CALL TO ORDER:** 7:20 p.m.

**ROLL CALL:** Present: Commissioners SANCHEZ, BRODSKY, GILLESPIE, HECKER, THOMPSON

Township Manager MANFREDI  
Assistant Township Manager WEHMEYER  
Township Solicitor CLARKE  
Director of Engineering & Code MONTGOMERY

Also Present: Commissioners LUKER, KLINE, SPIEGELMAN, BOWMAN, SCHREIBER, DiPLACIDO, MYERS, ROTHMAN, ZAPPONE, VAHEY

**APPROVAL OF MINUTES:**

Commissioner Sanchez made a MOTION, seconded by Commissioner Gillespie to approve the minutes of the April 4, 2018 Administrative Code and Land Use Committee Meeting.

MOTION was ADOPTED 5-0.

**PRESENTATION:** ABH Builders, Inc.

**UNFINISHED BUSINESS:**

Item ACL-01-051018:

Commissioner Sanchez said this item is to consider approving the Land Development application submitted by ABH Builders, Inc. for the vacant property located at 1043 Easton Road, Abington, PA, 19001, and he called on applicant, Mr. Arthur B. Herling.

Mr. Herling presented detailed elevations of the project to the Board. Shown were front elevations along Easton Road; elevation from the driveway with three of the four units facing the driveway and rear of the building with the parking lot. Site plan was also presented showing 10-11 parking spaces and Units 2, 3, and 4 will face proposed driveway and Unit 1 faces Easton Road. Shrubs and trees have been placed throughout the green area per Township ordinance and also there will be a six-foot stockade fence that will run along the entire property line to buffer neighboring property owners. There is proposed sidewalk that is approximately four-feet wide by 100-feet and a crosswalk.

Also, he met with one of the neighbors today and presented elevations and answered all of the neighbor's questions.

Commissioner Sanchez asked for any comments from Commissioners or staff.

Commissioner Gillespie clarified that proposed units are rentals and town homes, not apartments. Is that correct?

Mr. Herling replied they are town homes that will be side-by-side and each unit has its own front door. Plan says "apartments" for technical reasons per ordinance, but they will eventually be condominiums for individual sale.

Commissioner Spiegelman thanked Mr. Herling and Mr. Rose for meeting with his constituent.

Commissioner Sanchez asked for any public comments. There were none.

Commissioner Sanchez made a MOTION, seconded by Commissioner Gillespie to approve the Land Development application submitted by ABH Builders, Inc. for the vacant property located at 1043 Easton Road, Abington, PA, 19001.

MOTION was ADOPTED 5-0.

**NEW BUSINESS:** None.

**PUBLIC COMMENT:**

Commissioner Sanchez asked for any general comments relating to Administrative Code and Land Use.

Lora Lehmann, 1431 Bryant Lane, expressed concern about proposed change of zoning by developers.

**ADJOURNMENT:** 7:31 p.m.

Respectfully submitted,

Richard J. Manfredi, Township Manager/Secretary

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