

The stated meeting of the Planning Commission of the Township of Abington was held on Tuesday, May 22, 2018 at the Township Administration Building, Abington, PA., with Chairperson Lucy Strackhouse presiding.

CALL TO ORDER: 7:30 p.m.

ROLL CALL: Present: DiCELLO, GAUTHIER, COOPER, ROBINSON, BAKER, RUSSELL, STRACKHOUSE
Excused: ROSEN, BOFF

Also Present: Planning & Zoning Official PENECALE
County Planner NARCOWICH
Office Manager WYRSTA

PLEDGE OF ALLEGIANCE

MINUTES:

Ms. Gauthier made a MOTION, seconded by Ms. Robinson to approve the minutes of the April 10, 2018 Planning Commission meeting.

MOTION was ADOPTED 7-0.

Agenda Item PC1 – Application of Harriette Yaron, Jennifer Parke, Scott Taitteman and Jamie Frey owners of properties located at 936 Moredon Road and 1407 Mill Road:

Ms. Strackhouse read agenda item PC1 into the record and asked the applicant to present their plan.

Zachary A Sivertsen, Esquire, Eastburn and Gray, PC, 60 East Court Street, Doylestown, PA, 18901, introduced Nick Rose, Protract Engineering and said this is a request for a lot line change. This will reduce the nonconformity lot size of property located on Mill Road and making property on Moredon Road slightly smaller. There are waivers requested by the applicant.

Mr. Rose reviewed waivers requested by the applicant as follows:

Section 146-11.A – Property Identification Plan – The plan is required to supply the tax parcel information, owner’s names & lot area for all properties within 400 feet of the site involved in this application.

Section 146-11.B – Existing Features Plan – the plan is required to plot the location of all utilities onsite and within 400 feet of the property involved in this application.

Section 146.11.C – Proposed Layout Plan – the applicant requested the waiver to be modified so that offsite utilities do not need to be shown on the plan as it already shows location of all utilities onsite.

Section 146.11.L – Architectural Plan – no construction is proposed at this time.

Section 146-24- Streets – because it is just a lot line change, the applicant is requesting a waiver from widening adjacent streets.

Section 146-27 - Sidewalks and Curbs – because it is a just a lot line change the applicant is requesting a waiver to not have to install sidewalks and curbs on either of the streets.

Section 146-38 – Street Lighting – waive requirement for the installation of street lighting.

Section 146.11.H - Street Trees - the applicant is requesting a waiver for street trees as the area is heavily wooded and there would be no benefit to planting additional trees.

Ms. Gauthier said in regards to the Streets requirement; is there is a 50 foot right-of-way shown on the plan.

Mr. Rose replied yes. Mill Road shows a 50 foot right-of-way and 40 foot right-of-way on Dale Road, and the applicant is requesting that these sections of the roadway do not need to be any wider.

Ms. Strackhouse asked for any public comments.

Maria Witney, 1396 Warner Road, clarified that this application is just exchange of property and there will be no building on it. Is that correct?

Mr. Sivertsen replied the applicant is not proposing any type of development.

Ms. Strackhouse asked what will be the size of the new lot for the house facing Mill Road?

Mr. Sivertsen replied it will be 28,560 sq. ft.

Ms. Strackhouse said so there cannot be another house built as there is not enough property.

Ms. Gauthier said in regards to the riparian buffer comment made by the County Planner; has the plan been revised to indicate that setback?

Mr. Rose replied that will be shown on the plan.

Ms. Gauthier referring to staff review letter dated, May 15, 2018 in regards to subdivision of Unit #5; are there any plans for that?

Mr. Sivertsen replied the applicant has no pending application for that.

Mr. Penecale said there have been some improvements made to the intersection of Mill and Moredon Roads and further improvements are still under discussion.

Ms. Gauthier made a MOTION, seconded by Ms. Robinson to approve the application of HARRISE YARON, JENNIFER PARKE, SCOTT TAILTEMAN and JAMIE FREY owners of properties located at 936 Moredon Road and 1407 Mill Road subject to the requirements of the staff review letter dated, May 15, 2018 including approval of all waivers requested by the applicant as well as the addition of riparian buffer requirements for Unit #5 to be shown on the plan.

MOTION was ADOPTED 7-0.

Agenda Item PC2 – Application of Popper & Deacon, Inc. applicant for the property located at 1768 Kimball Avenue:

Ms. Strackhouse read agenda item PC2 into the record and asked the applicant to present their plan.

Edmund Chadrow, III, Eastern/Chadrow Associates, Inc, 333 East Street Road, Warminster, PA., introduced Patrick Deacon, the applicant who seeks approval for a three-lot subdivision as well as will provide public improvements such as road widening; curb & sidewalk and dedication of right-of-way along with street trees. The applicant received a staff review letter dated, May 15, 2018 that the applicant will comply with all comments. Also, there are waivers requested by the applicant as noted in the staff review letter.

Waivers requested by the applicant are as follows:

Section 146.9.B – Plan Categories – the applicant is requesting the plan be reviewed as preliminary/final plan.

Section 146-11.A – Property Identification Plan – The plan is required to supply the tax parcel information, owner's names & lot area for all properties within 400 feet of the site involved in this application.

Section 146-11.B – Existing Features Plan – the plan is required to plot the location of all utilities onsite and within 400 feet of the property involved in this application.

Mr. DiCello made a MOTION, seconded by Mr. Baker to approve the application Popper & Deacon, Inc. applicant for the property located at 1768 Kimball Avenue subject to requirements of the staff review letter dated, May 15, 2018 including approval of waivers requested by the applicant as well as a minimum of two new shade trees will be planted in the area of Windsor Avenue frontage. Trees are required to be a minimum of 2.5 caliper inches at the time of planting.

MOTION was ADOPTED 7-0.

ADJOURNMENT: 8:07 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary