

# ABINGTON TOWNSHIP

January 10, 2019



## BOARD AGENDA



# TOWNSHIP OF ABINGTON

---

## BOARD OF COMMISSIONERS Regular Public Meeting

### A G E N D A January 10, 2019 7:30 PM

---

#### CALL TO ORDER ROLL CALL

MYERS, BRODSKY, ROTHMAN, DiPLACIDO, SANCHEZ, THOMPSON,  
SCHREIBER, CARSWELL, SPIEGELMAN, VAHEY, GILLESPIE, ZAPPONE,  
BOWMAN, KLINE, LUKER

#### PLEDGE OF ALLEGIANCE

#### BOARD PRESIDENT ANNOUNCEMENTS

- a. Announcement honoring the Rev. Dr. Martin Luther King Jr. Memorial Service and Adoption of Resolution No 19-001

#### PRESENTATIONS

- a. Eagle Scout Commendation to Jason Lieberman *Commissioner Drew Rothman*

#### PUBLIC COMMENT ON AGENDA ITEMS

#### CONSENT AGENDA

- a. **Minutes** Motion to Approve the Minutes from the Board of Commissioners Special Meeting FY 2019 Budget, of December 13, 2018 and the December 13, 2018 Regular Meeting.
- b. **FC-04-011019** Motion to approve the Advance and Travel Expense activity for November 2018 as previously circulated to the Board. Advance and Travel Expense reports were \$0.00 and \$536.82 respectively. Eleven-month expenses totaled \$34,263.52.
- c. **FC-05-011019** Motion to adopt Resolution No. 19-002 authorizing the finance director and his/her designate to invest Township Funds in any and all such financial institutions as permitted by First Class Township Code.
- d. **FC-06-011019** Motion to adopt Resolution No. 19-003 authorizing the disposition of certain Finance Office records as set forth in Exhibit "A".



# TOWNSHIP OF ABINGTON

## *BOARD OF COMMISSIONERS* *Regular Public Meeting*

### **A G E N D A** **January 10, 2019** **7:30 PM**

#### **UNFINISHED BUSINESS**

##### *ADMINISTRATIVE CODE AND LAND USE COMMITTEE COMMISSIONER BEN SANCHEZ, CHAIR*

- a. **ACL-01-110818** Motion to advertise Ordinance # 2162 an Ordinance of Abington Township, Montgomery County, Pennsylvania, amending the Abington Township Zoning Ordinance of 2017, as amended, by amending Article VII AO Apartment-Office District, adding H-12 Senior Apartment Units as a use permitted by Conditional Use in AO Apartment-Office District; by amending Article XXI use regulations, adding H-12 Senior Apartment Units as a use; and by amending Article XXIII parking and transportation to include use H-12 Senior Apartment Units and An Ordinance of Abington Township, Montgomery County, Pennsylvania Municipalities code (the "code") and the official zoning map of Abington Township to rezone a certain tract of real property from CS community service district and R-3 medium-density residential district to AO apartment-office district. To be considered at a Special Meeting beginning at 6:30 PM on January 31, 2019.

#### **NEW BUSINESS**

##### *PUBLIC WORKS COMMITTEE COMMISSIONER DREW ROTHMAN, CHAIR*

- a. **PW-01-011019** Motion to adopt Resolution 19-004 Requesting a Multimodel Transportation Fund Grant from the Pennsylvania Department of Transportation to be used for the sidewalk connections- Meetinghouse Road and Fox Chase Road and authorizing Richard J. Manfredi, Township Manager, to execute all documents and agreements between the Board of Commissioners and PennDOT to facilitate and assist in obtaining the requested grant.

##### *PUBLIC AFFAIRS COMMITTEE COMMISSIONER JOHN SPIEGELMAN, CHAIR*

- a. **PA-01-011019** Consider a motion to award the construction contract for the street reconstruction at the 2200 block of Parkview Avenue to Associated Paving Contractors, Inc. as the apparent low bidder in the amount of \$139,750.00;
- and to:
- Consider a motion to approve and authorize additional consultant work to complete the survey and stakeout at the 2200 block of Parkview Avenue in the amount of \$1,235.00.



# TOWNSHIP OF ABINGTON

---

## BOARD OF COMMISSIONERS Regular Public Meeting

### A G E N D A January 10, 2019 7:30 PM

---

#### FINANCE COMMITTEE VICE-PRESIDENT STEVEN KLINE, CHAIR

- a. **Receive Treasurer's Report:** Township Treasurer, Jay W. Blumenthal
- b. **FC-01-011019** Motion to approve investments for the month of November as previously circulated to the Board. It was noted that investments for the month totaled \$685,000.00. Interest rate yield ranged from 2.700% to 2.850%.
- c. **FC-02-011019** Motion to approve the November expenditures, as previously circulated to the board, in the amount of \$2,751,004.53 and salaries and wages in the amount of \$1,883,440.80, and authorizing the proper officials to sign vouchers in payment of bills and contracts as they mature through the month of February 2019.

(Motion and Roll Call)
- d. **FC-03-011019** Motion to approve the Clearing Fund, the Deferred Revenue/Expense activity and Petty Cash balances for the month of November as previously circulated to the Board. Clearing fund receipts and disbursements for the month of November 2018 were \$961.83 and (\$20,650.20), respectively. Deferred Revenue/Expense receipts and disbursements for the month of November 2018 were \$240.00 and (\$11,256.00) respectively.

PUBLIC COMMENT

ADJOURNMENT



# TOWNSHIP OF ABINGTON

---

## BOARD OF COMMISSIONERS *Regular Public Meeting*

**A G E N D A**  
**January 10, 2019**  
**7:30 PM**

---

### **BOARD POLICY ON AGENDA ITEMS**

#### **For information Purposes Only**

#### **Board President Announcements**

*This item on the Board of Commissioners Agenda is reserved for the Board President to make announcements that are required under law for public disclosure, such as announcing executive sessions, or for matters of public notice.*

#### **Public Comment**

*Public Comment on Agenda Items is taken at the beginning of regularly scheduled Public Meetings prior to any votes being cast. When recognized by the presiding Officer, the commenter will have three minutes to comment on agenda items at this first public comment period. All other public comment(s) not specific to an agenda item, if any, are to be made near the end of the public meeting prior to adjournment. Public comment on agenda items at regularly scheduled Board of Commissioner Committee meetings will be after a matter has been moved and seconded and upon call of the Chair for public comment.*

#### **Presentations**

*Should the Board of Commissioners have an issue or entity that requires time to present an issue to the Board, that is more than an oral description relating to an agenda item under consideration, The Board may have that matter listed under Presentations. If nothing is listed under presentations, then there is no business to conduct in that manner.*

#### **Consent Agenda**

*Items of business and matters listed under the Consent Agenda are considered to be routine and non-controversial and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired by Board of Commissioner Members, that item is to be identified by the Board member and will be identified and removed from the Consent Agenda, and will be considered separately at the appropriate place on the Agenda.*

#### **Unfinished Business**

*Items for consideration as unfinished business are matters that have been considered for action at a public Board Meeting and have not been tabled to a date certain or voted upon.*

#### **New Business**

*Items for consideration as new business are matters that have been considered for action at the Board Committee Meeting. It is Board practice to not introduce new business at Board Committee Meetings.*



# TOWNSHIP OF ABINGTON

---

## *BOARD OF COMMISSIONERS* *Regular Public Meeting*

**A G E N D A**  
**January 10, 2019**  
**7:30 PM**

---

### **BOARD POLICY ON PUBLIC PARTICIPATION**

#### **For information Purposes Only**

The Township shall conduct business in accordance with the Commonwealth of Pennsylvania Laws governing the conduct of public meetings and only establish guidelines that shall govern public participation at meetings consistent with the law.

Each commenter shall:

- Direct their comments to the Presiding Officer;
- Speak from the podium or into a microphone designated by the presiding officer;
- State their name for the record;
- Either orally or in writing provide their address for the record;
- Have a maximum of three minutes to make their comments. Each commenter when speaking to a specific agenda item, is to keep their comments relative to that identified agenda item;
- Speak one time per agenda item;
- When commenting on non-agenda items, the commenter is to keep their comments related to matters of the Township of Abington, Montgomery County, Pennsylvania.
- State a question to the Presiding Officer after all commenters have spoken, and;
- Be seated after speaking or upon the request of the presiding officer;
- Not engage in debate, dialogue or discussion;
- Not disrupt the public meeting, and;
- Exercise restraint and sound judgement in avoiding the use of profane language, and the maligning of others.

# **CONSENT AGENDA**



**FINANCE COMMITTEE**

---

**AGENDA ITEM**

JANUARY 10, 2018

*DATE*

Finance

*DEPARTMENT*

FC-04-011019

*AGENDA ITEM NUMBER*

**FISCAL IMPACT**

Cost > \$10,000.

Yes

No

**PUBLIC BID REQUIRED**

Cost > \$20,100

Yes

No

---

**AGENDA ITEM:**

Training and Conference Expenses

---

**EXECUTIVE SUMMARY:**

---

**PREVIOUS BOARD ACTIONS:**

---

**RECOMMENDED BOARD ACTION:**

Approve the Advance and Travel Expense activity for November 2018. Advance and Travel Expense reports were \$0.00 and \$536.82 respectively. Eleven-month expenses totaled \$34,263.52.



**FINANCE COMMITTEE**

---

**AGENDA ITEM**

JANUARY 10, 2019

*DATE*

Finance

*DEPARTMENT*

FC-05-011019

*AGENDA ITEM NUMBER*

**FISCAL IMPACT**

Cost > \$10,000.

Yes

No

**PUBLIC BID REQUIRED**

Cost > \$20,100

Yes

No

---

**AGENDA ITEM:**

Investment of Township Funds

---

**EXECUTIVE SUMMARY:**

Required by financial institutions with which we place investments.

---

**PREVIOUS BOARD ACTIONS:**

The Board has approved this action over the last thirty years.

---

**RECOMMENDED BOARD ACTION:**

Motion to adopt Resolution No. 19-002 authorizing the Finance Director and his/her designate to invest Township funds in any and all such financial institutions as permitted by First Class Township Code.

**RESOLUTION NO. 19-002**

**INVESTMENT OF TOWNSHIP FUNDS**

**WHEREAS**, Abington Township invests its funds in various financial institutions utilizing financial instruments permitted by state law; and

**WHEREAS**, the finance director on a daily basis monitors these investments and acts on behalf of the Township.

**NOW, THEREFORE**, be it resolved that on this 10<sup>th</sup> day of January, 2019, the Board of Commissioners of the Township of Abington does hereby authorize the finance director and his/her designate to invest Township funds in any and all instruments and with any and all institutions as so listed and in accordance with Section 1705.1 of the First Class Township Code.

TOWNSHIP OF ABINGTON

---

Wayne C. Luker, President  
Board of Commissioners

ATTEST:

---

Richard J. Manfredi,  
Township Manager & Secretary



**FINANCE COMMITTEE**

---

**AGENDA ITEM**

JANUARY 10, 2018

*DATE*

Finance

*DEPARTMENT*

FC-06-011019

*AGENDA ITEM NUMBER*

**FISCAL IMPACT**

Cost > \$10,000.

Yes

No

**PUBLIC BID REQUIRED**

Cost > \$20,100

Yes

No

---

**AGENDA ITEM:**

Disposition of Certain Finance Office Records

---

**EXECUTIVE SUMMARY:**

---

**PREVIOUS BOARD ACTIONS:**

March 9, 1989 Board adopted Ordinance No. 1652 providing for the retention and destruction or transfer of municipal records of the Township of Abington, adopting the provision of Chapter 13 of Title 46 of the Pennsylvania Code, effective as of the date of adoption of this Ordinance, for the Township of Abington.

March 10, 2011 Board adopted Resolution No. 11-009, declaring the Township of Abington's intention to follow the schedules and procedures for disposition of records as set forth in the Municipal Records Manual approved on December 16, 2008.

---

**RECOMMENDED BOARD ACTION:**

Motion to adopt Resolution No. 19-003 authorizing the disposition of certain Finance Office records as set forth in Exhibit "A".

**TOWNSHIP OF ABINGTON  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 19-003**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF  
ABINGTON, MONTGOMERY COUNTY, PENNSYLVANIA, AUTHORIZING THE  
DISPOSITION OF CERTAIN FINANCE OFFICE RECORDS**

**WHEREAS**, by virtue of Resolution No.11-009, adopted March 10, 2011, the Township of Abington declared its intent to follow the schedules and procedures for the disposition of records as set forth in the Municipal Records Manual approved December 16, 2008, and,

**WHEREAS**, in accordance with Act 428 of 1968 each individual act of disposition shall be approved by resolution of the governing body of the municipality;

**NOW, THEREFORE, BE IT RESOLVED** this 10<sup>th</sup> day of January, 2019, that the Board of Commissioners of the Township of Abington, Montgomery County, Pennsylvania, in accordance with the above-cited Municipal Records Manual, hereby authorizes the disposition of the public records as set forth in Exhibit "A" hereto.

TOWNSHIP OF ABINGTON

Attest:

\_\_\_\_\_  
Richard J. Manfredi,  
Township Manager & Secretary

By: \_\_\_\_\_  
Wayne C. Luker, President  
Board of Commissioners

**RESOLUTION NO. 19-003 (continued)**

**Page Two**

**EXHIBIT "A"**

**DISPOSITION OF FINANCE OFFICE RECORDS  
AS LISTED BELOW:**

2011 Liquid Fuels Reports and Work Papers –

- Retain 7 years (as stated in Municipal Records Manual approved December 16, 2008 – reference AL-20; Liquid Fuel Tax Records)

2017 and prior Municipal Lien Files

- Retain 1 year after satisfaction –(as stated in Municipal Records Manual approved December 16, 2008 – reference AL-25; Administrative and Legal – 6)

2007 and Prior Public Meeting/Hearing Notices and Proof of Publications

- Retain 10 years –(as stated in Municipal Records Manual approved December 16, 2008 – reference AL-35; Administrative and Legal – 8)

2011 and Prior - Receipt and Distribution of Foreign Fire Insurance Premium Tax Form (verification of receipt and distribution of funds from taxes paid by foreign fire insurance companies [Act 205 of 1984] to our five Volunteer Firefighters' Relief Associations) –

- Retain 7 years (as stated in Municipal Records Manual approved December 16, 2008 – reference FN-1; Account distribution summaries (Treasurer's Report); As directed by Susan T. Hartman, Archivist, PA Historical and Museum Commission

2011 Accounts Payable Records –

- Retain 7 years (as stated in Municipal Records Manual approved December 16, 2008 – reference FN-2; Financial and Purchasing – 1)

2013 and prior Annual Audit and Financial Reports – including Elected and Appointed Officials, Survey of Financial Condition and Tax Information submitted to the Pennsylvania Department of Community and Economic Development

- Retain 5 years –(as stated in Municipal Records Manual approved December 16, 2008 – reference FN-4; Financial and Purchasing – 1)

2011 and Prior - Budget Work Papers –

- Retain 7 years (as stated in Municipal Records Manual approved December 16, 2008 – reference FN-5; Annual budgets and related records)

2014 and Prior - Audit Work Papers –

- Retain current plus three prior audit cycles (as stated in Municipal Records Manual approved December 16, 2008 – reference FN-7; Audit work papers)

2011 and prior Bank Statements and Reconciliations –

- Retain 7 years (as stated in Municipal Records Manual approved December 16, 2008 – reference FN-9; Financial and Purchasing – 2)

## **RESOLUTION NO. 19-003 (continued)**

### **Page Three**

#### 2011 Canceled Checks –

- Retain 7 years (as stated in Municipal Records Manual approved December 16, 2008 – reference FN-10; Financial and Purchasing – 2)

#### 2011 Cash Receipts –

- Retain 7 years (as stated in Municipal Records Manual approved December 16, 2008 – reference FN-25; Voucher Files)

- 

#### 2011 Payroll Records –

- Retain 7 years (as stated in Municipal Records Manual approved December 16, 2008)

##### Reference:

- PL-1 Cancelled payroll checks
- PL-2 Employee payroll adjustment records
- PL-4 Payroll deduction authorizations
- PL-5 Payroll earnings and deductions registers
- PL-6 Payroll voucher (check) registers
- PL-11 Quarterly returns of withholding of Federal Income Tax
- PL-12 Quarterly statements of state and local taxes withheld
- PL-13 Social Security reports
- PL-14 Time cards and attendance records
- PL-15 Unemployment compensation records
- PL-16 Wages and tax statements (W-2 forms)
- PL-17 Withholding allowance certificates (W-4 forms)

#### 1997 Act 205 Reporting Forms – Pension Plan Data Sheets – Submitted to Pennsylvania Public Employee Retirement Commission

- Retain 10 years – forms as done every two years (as stated in Municipal Records Manual approved December 16, 2008 – reference PL-8; Payroll Records – 2)

#### 2014 1099's –

- Retain 4 years (as stated in Municipal Records Manual approved December 16, 2008 – reference PL-18 1099 Forms – Employer's copy of U. S. Information Return for Calendar Year; Payroll Records – 4)

#### 2011 Public Utility and Realty Tax Reports –

- Retain 7 years (as stated in Municipal Records Manual approved December 16, 2008 – reference TA-10; Tax Collection and Assessment Records – 2)

#### 2011 Recorder of Deeds of Montgomery County Local Transfer Tax Collection Report –

- Retain 7 years (as stated in Municipal Records Manual approved December 16, 2008 – reference TA-11; Tax Collection and Assessment Records – 2)

#### 2011 and prior Commissions for Treasurer Act 511 Tax Reports –

- Retain 7 years (as stated in Municipal Records Manual approved December 16, 2008 – reference TA-13; Tax Collection and Assessment Records – 2)

#### 2011 and Prior Excess Workers' Compensation Quarterly Loss Run Reports –

- Not specifically categorized; Based on judgment

# **Unfinished Business**



**ADMINISTRATIVE CODE AND LAND DEVELOPMENT**

**AGENDA ITEM**

January 3, 2019

*DATE*

Engineering and Code

*DEPARTMENT*

ACL - 01-110818

*AGENDA ITEM NUMBER*

**FISCAL IMPACT**

Cost > \$10,000.

Yes

No

**PUBLIC BID REQUIRED**

Cost > \$20,100

Yes

No

***AGENDA ITEM:***

Motion to advertise Ordinance # 2162 .

***EXECUTIVE SUMMARY:***

***PREVIOUS BOARD ACTIONS:***

***RECOMMENDED BOARD ACTION:***

Motion to advertise Ordinance # 2162 an Ordinance of Abington Township, Montgomery County, Pennsylvania, amending the Abington Township Zoning Ordinance of 2017, as amended, by amending Article VII AO Apartment-Office District, adding H-12 Senior Apartment Units as a use permitted by Conditional Use in AO Apartment-Office District; by amending Article XXI use regulations, adding H-12 Senior Apartment Units as a use; and by amending Article XXIII parking and transportation to include use H-12 Senior Apartment Units and

An Ordinance of Abington Township, Montgomery County, Pennsylvania Municipalities code (the "code") and the official zoning map of Abington Township to rezone a certain tract of real property from CS community service district and R-3 medium-density residential district to AO apartment-office district.

**ORDINANCE NO. 2162**

**ABINGTON TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE ABINGTON TOWNSHIP ZONING ORDINANCE OF 2017, AS AMENDED, BY AMENDING ARTICLE VII AO APARTMENT-OFFICE DISTRICT, ADDING H-12 SENIOR APARTMENT UNITS AS A USE PERMITTED BY CONDITIONAL USE IN AO APARTMENT-OFFICE DISTRICT; BY AMENDING ARTICLE XXI USE REGULATIONS, ADDING H-12 SENIOR APARTMENT UNITS AS A USE; AND BY AMENDING ARTICLE XXIII PARKING AND TRANSPORTATION TO INCLUDE USE H-12 SENIOR APARTMENT UNITS**

**BE IT ORDAINED AND ENACTED** by the Board of Commissioners of Abington Township, Montgomery County, as follows:

**SECTION I. ZONING TEXT AMENDMENT.** The Abington Township Zoning Ordinance, as heretofore amended, is hereby amended to add the following use, permitted by conditional use approval following a hearing before the Board of Commissioners, to the AO Apartment-Office District (Article VII):

Use H-12 Senior Apartment Units

A. Section 700. Intent: E. –To provide a wider range of housing options for senior citizens at locations in the Township where medical facilities, access to arterial highways and public transportation options are readily available.

B. Section 703. Other District Regulations: H. – Special Regulations for **H-12 Senior Apartment Units.**

1. A hospital situated in Abington Township shall be located within 2,000 feet.
2. The tract shall have 300 feet of uninterrupted frontage on each of two public roads, at least one of which must be a primary road as defined in the township Subdivision and Land Development ordinance.
3. Access to public transportation, rail station or bus stop, shall be within 400 feet.
4. The tract shall not have more than one dwelling that was last used as a single family home.

C. Figure 7.5. AO Apartment-Office District: Dimensional Requirements

Type	Density	Tract	Lot		
		Minimum Area	Minimum Area	Minimum Width	Minimum Depth
H-12 Senior Apartment Units	20 DU/Ac. of gross acre of land. Density Bonuses are permitted per Use Regulations	5 Ac.	5 Ac.	300 ft.	100ft.

Setbacks				Lot Coverage		
Front Yard Minimum	Side Yard Minimum	Rear Yard Minimum	Parking	Building Coverage Maximum	Impervious Coverage Maximum	Green Area Minimum
15 ft.*	25 ft.  From a Residential Zoned Property: 50 ft.	25 ft.  From a Residential Zoned Property: 50 ft.	Front yard: 25 ft.  Side yard: 15 ft.	45%	60%	40%

Building			Other
Maximum Height	Minimum Separation	Maximum Length	Comments
50 ft., 40 ft for portions of buildings within 100 ft. of residential district boundary	50 ft.	160 ft. (up to 380 ft. w/required break and offsets**)	<p>*Maximum Front Yard Setback: Frontage on Old York Road shall have a maximum front yard setback of 25 ft.</p> <p>**Maximum Building Length Adjustment: Building facades greater than 160 ft. long but less than 300 feet long shall have at least one offset of 5 ft. in depth for every 100 ft. of building length, facades greater than 300 ft in length shall have one break in the facade creating a courtyard of no less than 400 sf and at least one offset of 5 ft. in depth for every 100 ft. of building length. A minimum of 40% of the courtyard shall be landscaped with trees, grass, shrubs, groundcover and/or vegetated planters.</p>

**SECTION II. ZONING TEXT AMENDMENT.** The Abington Township Zoning Ordinance, as heretofore amended, is hereby amended to add the following to the Use Regulations (Article XXI):

**Use H-12: Senior Apartment Units:** A senior apartment/condominium development is a residential building or buildings, each containing at least three, separate dwelling units, with units arranged in a variety of combinations, including side-by-side, over and under, or back-to-back with another dwelling unit. The regulations for this use category do not apply to townhouses or duplexes with a condominium form of ownership. The units shall be age restricted in compliance with the Federal Fair Housing Act. For the purpose of this Ordinance, the use of each unit of condominium real estate shall require a use permit and is subject to other regulations of the Township.

1. The base density for a Senior Apartment Unit development shall be 20 units per gross acre of land. To encourage higher quality environments, green technology and sustainable design features, increases in the base density and/or impervious coverage are permitted in accordance with the following table. Density increases are cumulative and may be combined up to a maximum density of 26 units per gross acre of land. Bonuses for an increase in density and/or impervious cover shall be approved by the Board of Commissioners as part of the conditional use hearing for the proposed H-12 use.

Bonus Feature	Bonus Feature Standard	- Bonus
Enhanced Building Materials	The use of decorative masonry for more than 40% of non-glazed sections of all proposed building facades. Decorative materials shall be contextual, based on; materials, color and texture of the surrounding buildings and structures. The use of ordinary concrete blocks (i.e., non-decorative) shall not qualify.	1.5 DU/AC Additional
Improved Public Space	The creation and maintenance of an improved public space. The minimum size of the improved space shall be no less than 2,000 sf. and shall be open to non-residents.	1DU/AC Additional
Common Open Space	The creation of an improved outdoor landscaped area, or urban garden (as per the regulations at Section 1105.C.7), open to all residents of the development. For each 5,000 sf. provided an additional 2% of impervious coverage and 2% reduction in green space shall be permitted, up to a maximum of 6% additional impervious.	Up to 6% additional impervious cover
Structured Parking	A minimum of 60% of the required total parking is located in structured parking below grade, or above ground structured parking wrapped by occupied space.	2 DU/AC Additional
Decorative Streetscape	The installation of enhanced paving and street furniture such as decorative lighting, benches, trash containers and other items. The proposed streetscape shall be generally in accordance with the MS regulations of Article XXV with the conceptual design approved by the Board of Commissioners as part of the conditional use hearing.	1 DU/AC
Alternative Energy Sources	Install a solar, wind or other renewable power-generation facility that is designed to provide at least 10% of the expected annual energy use for the building. The facility shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities; with such facilities being permitted to be installed within a building setback if	0.5DU/AC

	located in an open-air surface parking lot approved as part of the conditional use hearing.	
Green Roof	Install a green roof covering at least 25% of the total roof area. The facility shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities.	0.5 DU/AC
Energy Efficient Buildings & Construction	Building designs, materials, systems and construction techniques that produce an Energy Star score of at least 85, and employ recycling efforts with respect to the demolition of any buildings.	0.5 DU/AC
Community / Historic Heritage Preservation	Completion of improvements to preserve an on-site or off-site community historic or cultural asset, along with an educational program related to such improvements (such as, by way of example, a self-guided walking tour of an improved historical facility), as approved by the Board of Commissioners as part of the conditional use hearing.	2.0 DU/AC
Off-site Traffic Improvements	The provision of or contribution to off-site traffic and/or pedestrian improvements as approved by the Board of Commissioners as part of the conditional use hearing.	2.0 DU/AC

2. The dwelling units may share outside access and internal hallways, lobbies and similar facilities.
3. Each dwelling unit shall be contained on one floor of the building.
4. Except as permitted under condominium law, the dwelling units cannot be individually lotted, but must share a lot or parcel on which the building is located
5. The building and grounds shall be under one operating unit, such as a rental or condominium ownership, to insure a centralized management arrangement.
6. Parking spaces shall be located as conveniently as possible to the dwelling units and may be located in common or shared areas.
7. Dimensional requirements unless otherwise specified in the zoning district containing the use, shall be as follows:
  - a. The minimum lot area per Senior Apartment Unit development shall be 5 acres.
  - b. The maximum lot area per Senior Apartment Unit development shall be 8 acres.
  - c. The minimum floor area per dwelling unit shall be calculated according to the following ratios:

Figure 21.11

**Minimum Floor Area/Dwelling Unit**

Unit Size	Minimum Floor Area/DU
Efficiency	400 s.f.
1 Bedroom	500 s.f.
2 Bedroom	650 s.f.
3 Bedroom	800 s.f.

8. Use of an apartment/condominium unit for any business activity is not permitted, except as expressly permitted by Use A-15: No-Impact Home-Based Business.

9. On a parcel(s) proposed to be re-developed which contains man-made steep slopes, up to 50% of precautionary slopes, may be disturbed and up to 50% of prohibitive slopes may be disturbed provided that the Applicant demonstrates that such disturbance does not create an increased erosion risk on said slopes.
10. Accessory Uses:
  - a. A-6 Clubhouse
  - b. A-13 Fences and Walls
  - c. A-15 No-Impact Home-Based Business
  - d. A-24 Swimming Pool
  - e. A-25 Tennis and Sports Courts
11. Landscape and buffering shall be provided in accordance with Article 24, except as specified herein.
  - a. In lieu of Section 2403.B.3.a, a buffer area of varying width may be utilized provided that the average buffer width over the length of the property line is in excess of 15 feet.
  - b. The requirement of Section 2403.B.3.f shall not apply if a fence or wall is constructed in accordance with section 2500.A.1.
  - c. The landscape requirements of Section 2402.A related to parking lot landscaping shall not apply to structured parking.
12. A declaration shall be recorded against the property, in a form acceptable to counsel for the Applicant and the Township and at the time of recording the record plans for the project, to (a) confirm that the units are deed restricted in accordance with the Federal Fair Housing Act, and (b) prohibit school-age children from residing in the units.

**SECTION III. ZONING TEXT AMENDMENT.** The Abington Township Zoning Ordinance, as heretofore amended, is hereby amended to add the following to the Parking and Transportation (Article XXIII):

Use H-12 Senior Apartment Units

Section 2304. Parking Use Requirements: H. 12. – Use H-12: Senior Apartment Units: 1.5 Spaces per dwelling unit.

- a. Parking spaces may be reduced to 9 feet x 18 feet.
- b. Tandem parking, consisting of two parking spaces end to end, may be used for occupants of the same residential unit. Such tandem parking spaces shall measure 9 feet x 36 feet.

**SECTION IV. COMPREHENSIVE USE MATRIX TABLE.** The Comprehensive Use Matrix Table located in the Appendix shall be revised as follows: Under Residential Uses a new row shall be added for Use H-12, Senior Apartment Units, to allow such use by Conditional Use in the AO zoning district. See attached table.

**SECTION V. EFFECTIVE DATE.** This Ordinance shall become effective five (5) days from enactment.



Code	Use	Class (for MS Districts)	AO	BC: Lots < 1 Ac	BC: Abington Towne Center	BC: Foxcroft	BC: Huntingdon Valley	BC: Noble	BC: Willow Grove Park	CS	LP Overlay	MS-H	MS-L	MS-VC	R1	R2	R3	R4	RC	SI-G	SI-W
<b>H Residential Uses</b>																					
								CU (but not in Triangle NOTE 1)													
H-1	Apartment/Condominium Building	1	Y	N	CU	CU	N		N	N	N	Y	Y	Y	N	N	N	N	N	Y	N
H-2	Apartment/Condominium Campus	N/A	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N
H-3	Boarding House	1	Y	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N
H-4	Duplex Dwelling Unit (Multifamily Semi-Attached)	1	Y	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	Y	N
H-5	Estate Dwelling Unit (Single-Family)	N/A	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N
H-6	Mobile Home Development	N/A	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	N	N	N	N
H-7	Single-Family Detached Dwelling Unit	N/A	Y	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y		N
H-8	Single-Family Detached Cluster Development	N/A	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N
H-9	Townhouse Dwelling Unit (Single-Family Attached)	1	Y	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N
H-10	Twin Dwelling Unit (Single-Family Semi-Attached)	1	Y	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	Y	N
H-11	Village Dwelling Unit	1	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	N
H-12	Senior Apartment Units	N/A	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
<b>J Mixed Uses</b>																					
J-1	Mixed-Use Building	1	N	N	Y	Y	Y	Y	N	N	N	Y	Y	Y	N	N	N	N	N	SE	SE
	Other Uses, Not Expressly Permitted NOTE 18	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SE	N

NOTES:

1= "Triangle" refers to property fronting east side of Old York Road, south of the Fairway.

2 = Drive-through permitted for retail except restaurants.

3= When accessory to Duplex, Single-Family Detached, Townhouse, or Twin.

4= When accessory to Residential Uses.

5= When accessory to Office Uses.

6= Permitted as accessory use for clients and their guests, permitted as principal use by CU.

7= In the LP District, accessory uses are permitted as they are in the R-1 District; open space uses are permitted as per §601.M Open Space Standards.

8= Noncommercial antennas are permitted.

9= Permitted as accessory use by-right, and principal use by special exception.

10 = When lawfully existing prior to adoption of the RC District.

11= Accessory use to Single-Family Detached Dwelling Unit.

12= Consult solicitor as to whether this use must be provided.

13= When located in mixed-use building.

14= Roof-mounted antennas only.

15= Drive-Through for restaurant/food = Class 2; Drive-Through for bank/drug store= class 1.

16= Accessory use to Places of Worship.

17= When located on the first floor of office or apartment/condominium uses.

18 = Any one individual use not specifically prohibited that complies with Article VI General Regulations and all other applicable sections of this ordinance. §2001.2.A requiring that a Special Exception be specifically authorized does not apply.

Code	Use	Class (for MS Districts)	AO	BC: Lots < 1 Ac	BC: Abington Towne Center	BC: Foxcroft	BC: Huntingdon Valley	BC: Noble	BC: Willow Grove Park	CS	LP Overlay	MS-H	MS-L	MS-VC	R1	R2	R3	R4	RC	SL-G	S
<b>H Residential Uses</b>																					
H-1	Apartment/Condominium Building	1	Y	N	CU	CU	N	CU (but not in Triangle NOTE 1)	N	N	N	Y	Y	Y	N	N	N	N	N	Y	
H-2	Apartment/Condominium Campus	N/A	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y
H-3	Boarding House	1	Y	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N
H-4	Duplex Dwelling Unit (Multifamily Semi-Attached)	1	Y	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	Y
H-5	Estate Dwelling Unit (Single-Family)	N/A	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N
H-6	Mobile Home Development	N/A	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	N	N	N	N
H-7	Single-Family Detached Dwelling Unit	N/A	Y	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y		Y	N
H-8	Single-Family Detached Cluster Development	N/A	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N
H-9	Townhouse Dwelling Unit (Single-Family Attached)	1	Y	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N
H-10	Twin Dwelling Unit (Single-Family Semi-Attached)	1	Y	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	Y
H-11	Village Dwelling Unit	1	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	N
H-12	Senior Apartment Units	N/A	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
<b>J Mixed Uses</b>																					
J-1	Mixed-Use Building	1	N	N	Y	Y	Y	Y	N	N	N	Y	Y	Y	N	N	N	N	N	N	SE
	Other Uses, Not Expressly Permitted NOTE 18	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SE

- NOTES:**
- 1= "Triangle" refers to property fronting east side of Old York Road, south of the Fairway.
  - 2 = Drive-through permitted for retail except restaurants.
  - 3= When accessory to Duplex, Single-Family Detached, Townhouse, or Twin.
  - 4= When accessory to Residential Uses.
  - 5= When accessory to Office Uses.
  - 6= Permitted as accessory use for clients and their guests, permitted as principal use by CU.
  - 7= In the LP District, accessory uses are permitted as they are in the R-1 District; open space uses are permitted as per §601.M Open Space Standards.
  - 8= Noncommercial antennas are permitted.
  - 9= Permitted as accessory use by-right, and principal use by special exception.
  - 10 = When lawfully existing prior to adoption of the RC District.
  - 11= Accessory use to Single-Family Detached Dwelling Unit.
  - 12= Consult solicitor as to whether this use must be provided.
  - 13= When located in mixed-use building.
  - 14= Roof-mounted antennas only.
  - 15= Drive-Through for restaurant/food = Class 2; Drive-Through for bank/drug store= class 1.
  - 16= Accessory use to Places of Worship.
  - 17= When located on the first floor of office or apartment/condominium uses.
  - 18 = Any one individual use not specifically prohibited that complies with Article VI General Regulations and all other applicable sections of this ordinance. §2001.2.A requiring that a Special Exception be specifically authorized does not apply.

**ORDINANCE NO. 2162**

**ABINGTON TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE ABINGTON TOWNSHIP ZONING ORDINANCE OF 2017, AS AMENDED, BY AMENDING ARTICLE VII AO APARTMENT-OFFICE DISTRICT, ADDING H-12 SENIOR APARTMENT UNITS AS A USE PERMITTED BY CONDITIONAL USE IN AO APARTMENT-OFFICE DISTRICT; BY AMENDING ARTICLE XXI USE REGULATIONS, ADDING H-12 SENIOR APARTMENT UNITS AS A USE; AND BY AMENDING ARTICLE XXIII PARKING AND TRANSPORTATION TO INCLUDE USE H-12 SENIOR APARTMENT UNITS**

**BE IT ORDAINED AND ENACTED** by the Board of Commissioners of Abington Township, Montgomery County, as follows:

**SECTION I. ZONING TEXT AMENDMENT.** The Abington Township Zoning Ordinance, as heretofore amended, is hereby amended to add the following use, permitted by conditional use approval following a hearing before the Board of Commissioners, to the AO Apartment-Office District (Article VII):

Use H-12 Senior Apartment Units

A. Section 700. Intent: E. –To provide a wider range of housing options for senior citizens at locations in the Township where medical facilities, access to arterial highways and public transportation options are readily available.

B. Section 703. Other District Regulations: H. – Special Regulations for **H-12 Senior Apartment Units.**

1. A hospital situated in Abington Township shall be located within 2,000 feet.
2. The tract shall have 300 feet of uninterrupted frontage on each of two public roads, at least one of which must be a primary road as defined in the township Subdivision and Land Development ordinance.
3. Access to public transportation, rail station or bus stop, shall be within 400 feet.
4. The tract shall not have more than one dwelling that was last used as a single family home.

C. Figure 7.5. AO Apartment-Office District: Dimensional Requirements

Type	Density	Tract		Lot	
		Minimum Area	Minimum Area	Minimum Width	Minimum Depth
H-12 Senior Apartment Units	<del>24-20</del> DU/Ac. of gross acre of land. Density Bonuses are permitted per Use Regulations	5 Ac.	5 Ac.	<del>100-300</del> ft.	100ft.

Setbacks				Lot Coverage		
Front Yard Minimum	Side Yard Minimum	Rear Yard Minimum	Parking	Building Coverage Maximum	Impervious Coverage Maximum	Green Area Minimum
15 ft.*	25 ft.  From a Residential Zoned Property: <del>45-50</del> ft.	25 ft.  From a Residential Zoned Property: <del>45-50</del> ft.	Front yard: 25 ft. Side yard: 15 ft.	<del>50</del> 45%	<del>65</del> 60%	<del>35</del> 40%

Building			Other
Maximum Height	Minimum Separation	Maximum Length	Comments
50 ft., 40 ft for portions of buildings within 100 ft. of residential district boundary	50 ft.	160 ft. (up to 380 ft. w/required break and offsets**)	<p>*Maximum Front Yard Setback: <del>Frontages-Frontage</del> on Old York <del>and Easton Roads Road</del> shall have a maximum front yard setback of 25 ft.</p> <p>**Maximum Building Length Adjustment: Building facades greater than 160 ft. long but less than 300 feet long shall have at least one offset of 5 ft. in depth for every 100 ft. of building length, facades greater than 300 ft in length shall have one break in the facade creating a courtyard of no less than 400 sf and at least one offset of 5 ft. in depth for every 100 ft. of building length. A minimum of 40% of the courtyard shall be landscaped with trees, grass, shrubs, groundcover and/or vegetated planters.</p>

**SECTION II. ZONING TEXT AMENDMENT.** The Abington Township Zoning Ordinance, as heretofore amended, is hereby amended to add the following to the Use Regulations (Article XXI):

**Use H-12: Senior Apartment Units:** A senior apartment/condominium development is a residential building or buildings, each containing at least three, separate dwelling units, with units arranged in a variety of combinations, including side-by-side, over and under, or back-to-back with another dwelling unit. The regulations for this use category do not apply to townhouses or duplexes with a condominium form of ownership. The units shall be age restricted in compliance with the Federal Fair Housing Act. For the purpose of this Ordinance, the use of each unit of condominium real estate shall require a use permit and is subject to other regulations of the Township.

1. The base density for a Senior Apartment Unit development shall be ~~24~~ 20 units per ~~developable-gross~~ acre of land. To encourage higher quality environments, green technology and sustainable design features, increases in the base density and/or impervious coverage are permitted in accordance with the following table. Density increases are cumulative and may be combined up to a maximum density of ~~36~~ 26 units per ~~developable-gross~~ acre of land. Bonuses for an increase in density and/or impervious cover shall be approved by the Board of Commissioners as part of the conditional use hearing for the proposed H-12 use.

Bonus Feature	Bonus Feature Standard	- Bonus
Enhanced Building Materials	The use of decorative masonry for more than 40% of non-glazed sections of all proposed building facades. Decorative materials shall be contextual, based on; materials, color and texture of the surrounding buildings and structures. The use of <u>ordinary</u> concrete <del>ender</del> blocks ( <u>i.e., non-decorative</u> ) shall not qualify.	<del>3</del> <u>1.5</u> DU/AC Additional
Improved Public Space	The creation and maintenance of an improved public space. The minimum size of the improved space shall be no less than 2,000 sf. and shall be open to non-residents.	<del>3</del> <u>1</u> DU/AC Additional
Common Open Space	The creation of an improved outdoor landscaped area, <u>or urban garden (as per the regulations at Section 1105.C.7)</u> , open to all residents of the development. For each 5,000 sf. provided an additional 2% of impervious coverage and 2% reduction in green space shall be permitted, up to a maximum of 6% additional impervious.	Up to 6% additional impervious cover
<del>De-Emphasized Parking</del>	<del>All surface parking is located to the side and/or rear of the building.</del>	<del>1.5</del> <u>1.5</u> DU/AC Additional
Structured Parking	A minimum of 60% of the required total parking is located in structured parking below grade, or above ground structured parking wrapped by occupied space.	<del>3</del> <u>2</u> DU/AC Additional
Decorative Streetscape	The installation of enhanced paving and street furniture such as decorative lighting, benches, trash containers and other items. The proposed streetscape shall be generally in accordance with the MS regulations of Article XXV with the conceptual design	<del>2</del> <u>1</u> DU/AC

	approved by the Board of Commissioners as part of the conditional use hearing.	
Alternative Energy Sources	Install a solar, wind or other renewable power-generation facility that is designed to provide at least 10% of the expected annual energy use for the building. The facility shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities; <u>with such facilities being permitted to be installed within a building setback if located in an open-air surface parking lot approved as part of the conditional use hearing.</u>	<del>DU/AC</del> + <u>0.5DU/AC</u>
<u>Green Roof</u>	<u>Install a green roof covering at least 25% of the total roof area. The facility shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities.</u>	<u>0.5 DU/AC</u>
Energy Efficient Buildings & <u>Construction</u>	Building designs, materials, systems and construction techniques that produce an Energy Star score of at least <del>75</del> 85, and <u>employ recycling efforts with respect to the demolition of any buildings.</u>	<del>1.5</del> <u>0.5</u> DU/AC
<u>Educational Resource Community / Historic Heritage Preservation</u>	<del>Creation and funding for a multi-year</del> <u>Completion of improvements to preserve an on-site or off-site community historic or cultural asset, along with an educational program that teaches local history and cultural heritage related to such improvements (such as, by way of example, a self-guided walking tour of an improved historical facility), as approved by the Board of Commissioners as part of the conditional use hearing.</u> <del>The minimum length of the program shall be 5 years.</del>	<del>1.5</del> <u>2.0</u> DU/AC
<u>Community Heritage Preservation</u> <u>Off-site Traffic Improvements</u>	<del>Funding and implementation of a preservation of an off-site community historic or cultural asset.</del> <u>The provision of or contribution to off-site traffic and/or pedestrian improvements as approved by the Board of Commissioners as part of the conditional use hearing.</u>	<del>1.5</del> <u>2.0</u> DU/AC
<u>Off-site Traffic Improvements</u>	<del>The provision or contribution to of one off-site traffic improvement.</del> <u>As approved by the Board of Commissioners as part of the conditional use hearing.</u>	<u>2.0 DU/AC</u>

2. The dwelling units may share outside access and internal hallways, lobbies and similar facilities.
3. Each dwelling unit shall be contained on one floor of the building.
4. Except as permitted under condominium law, the dwelling units cannot be individually lotted, but must share a lot or parcel on which the building is located
5. The building and grounds shall be under one operating unit, such as a rental or condominium ownership, to insure a centralized management arrangement.
6. Parking spaces shall be located as conveniently as possible to the dwelling units and may be located in common or shared areas.

7. Dimensional requirements unless otherwise specified in the zoning district containing the use, shall be as follows:
  - a. The minimum lot area per Senior Apartment Unit development shall be ~~4~~5 acres.
  - b. The maximum lot area per Senior Apartment Unit development shall be 8 acres.
  - c. The minimum floor area per dwelling unit shall be calculated according to the following ratios:

Figure 21.11

**Minimum Floor Area/Dwelling Unit**

Unit Size	Minimum Floor Area/DU
Efficiency	400 s.f.
1 Bedroom	500 s.f.
2 Bedroom	650 s.f.
3 Bedroom	800 s.f.

8. Use of an apartment/condominium unit for any business activity is not permitted, except as expressly permitted by Use A-15: No-Impact Home-Based Business.
9. On a parcel(s) proposed to be re-developed which contains man-made steep slopes, up to 50% of precautionary slopes, may be disturbed and up to 50% of prohibitive slopes may be disturbed provided that the Applicant demonstrates that such disturbance does not create an increased erosion risk on said slopes.
10. Accessory Uses:
  - a. A-6 Clubhouse
  - b. A-13 Fences and Walls
  - c. A-15 No-Impact Home-Based Business
  - d. A-24 Swimming Pool
  - e. A-25 Tennis and Sports Courts
11. Landscape and buffering shall be provided in accordance with Article 24, except as specified herein.
  - a. In lieu of Section 2403.B.3.a, a buffer area of varying width may be utilized provided that the average buffer width over the length of the property line is in excess of 15 feet.
  - b. The requirement of Section 2403.B.3.f shall not apply if a fence or wall is constructed in accordance with section 2500.A.1.
  - c. The landscape requirements of Section 2402.A related to parking lot landscaping shall not apply to structured parking.

12. A declaration shall be recorded against the property, in a form acceptable to counsel for the Applicant and the Township and at the time of recording the record plans for the project, to (a) confirm that the units are deed restricted in accordance with the



Code	Use	Class (for MS Districts)	AO	BC: Lots < 1 Ac	BC: Abington Towne Center	BC: Foxcroft	BC: Huntingdon Valley	BC: Noble	BC: Willow Grove Park	CS	LP Overlay	MS-H	MS-L	MS-VC	R1	R2	R3	R4	RC	SI-G	SI-W
<b>H Residential Uses</b>																					
								CU (but not in Triangle NOTE 1)													
H-1	Apartment/Condominium Building	1	Y	N	CU	CU	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	Y	N
H-2	Apartment/Condominium Campus	N/A	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N
H-3	Boarding House	1	Y	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N
H-4	Duplex Dwelling Unit (Multifamily Semi-Attached)	1	Y	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	Y	N
H-5	Estate Dwelling Unit (Single-Family)	N/A	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N
H-6	Mobile Home Development	N/A	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	N	N	N	N
H-7	Single-Family Detached Dwelling Unit	N/A	Y	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y		Y	N
H-8	Single-Family Detached Cluster Development	N/A	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N
H-9	Townhouse Dwelling Unit (Single-Family Attached)	1	Y	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N
H-10	Twin Dwelling Unit (Single-Family Semi-Attached)	1	Y	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	Y	N
H-11	Village Dwelling Unit	1	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	N
H-12	Senior Apartment Units	N/A	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
<b>J Mixed Uses</b>																					
J-1	Mixed-Use Building	1	N	N	Y	Y	Y	Y	N	N	N	Y	Y	Y	N	N	N	N	N	SE	SE
	Other Uses, Not Expressly Permitted NOTE 18	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SE	N

NOTES:

1= "Triangle" refers to property fronting east side of Old York Road, south of the Fairway.

2 = Drive-through permitted for retail except restaurants.

3= When accessory to Duplex, Single-Family Detached, Townhouse, or Twin.

4= When accessory to Residential Uses.

5= When accessory to Office Uses.

6= Permitted as accessory use for clients and their guests, permitted as principal use by CU.

7= In the LP District, accessory uses are permitted as they are in the R-1 District; open space uses are permitted as per §601.M Open Space Standards.

8= Noncommercial antennas are permitted.

9= Permitted as accessory use by-right, and principal use by special exception.

10 = When lawfully existing prior to adoption of the RC District.

11= Accessory use to Single-Family Detached Dwelling Unit.

12= Consult solicitor as to whether this use must be provided.

13= When located in mixed-use building.

14= Roof-mounted antennas only.

15= Drive-Through for restaurant/food = Class 2; Drive-Through for bank/drug store= class 1.

16= Accessory use to Places of Worship.

17= When located on the first floor of office or apartment/condominium uses.

18 = Any one individual use not specifically prohibited that complies with Article VI General Regulations and all other applicable sections of this ordinance. §2001.2.A requiring that a Special Exception be specifically authorized does not apply.

# **NEW BUSINESS**



**PUBLIC WORKS COMMITTEE**

**AGENDA ITEM**

January 3, 2019

*DATE*

Public Works

*DEPARTMENT*

PW-01-011019

*AGENDA ITEM NUMBER*

**FISCAL IMPACT**

Cost > \$10,000.

Yes



No



**PUBLIC BID REQUIRED**

Cost > \$20,100

Yes



No



**AGENDA ITEM:**

Resolution #19-004 Requesting a Multimodal Transportation Fund Grant from the Pennsylvania Department of Transportation to be used for the sidewalk connections-Meetinghouse Road and Fox Chase Road.

**EXECUTIVE SUMMARY:**

This grant is for the installation of sidewalks along Meetinghouse Road from Greenwood Avenue to Fox Chase Road extending an existing sidewalk on Meetinghouse Road, the installation of sidewalk along Fox Chase Road from Meetinghouse Road to the existing sidewalk and trail along Fox Chase Road at closure of Greenwood Avenue to Pond View Drive and the installation of a mid-block crossing with a rapid flashing beacon along Meetinghouse Road at Greenwood Avenue. Greenwood Avenue to be converted to a pedestrian trail by the Abington Friends School.

This project will enhance safety in an area that has been identified as intersections located along a critical corridor that is surrounded with mixed use sites, including residential, condos, commercial, community park and educational uses and will benefit all road users. Both intersections are part of the Township's Master Pedestrian and Bicycle Plan and the multi-modal improvement plan for the area..

**PREVIOUS BOARD ACTIONS:**

None

**RECOMMENDED BOARD ACTION:**

Motion to adopt Resolution # 19- Requesting a Multimodal Transportation Fund Grant from the Pennsylvania Department of Transportation to be used for the sidewalk connections - Meetinghouse Road and Fox Chase Road and authorizing Richard J. Manfredi, Township Manager, to execute all documents and agreements between the Board of Commissioners and PennDOT to facilitate and assist in obtaining the requested grant.



# TOWNSHIP OF ABINGTON

*Office of the Township Manager*

Richard J. Manfredi  
Township Manager

## FISCAL NOTE

AGENDA ITEM NUMBER: PW-01-011019

DATE INTRODUCED: November 2, 2018

FISCAL IMPACT AMOUNT: 107,140.00

FUND:

FISCAL IMPACT:

YES

NO

FISCAL IMPACT

Cost > \$10,000.

Yes

No

### SUMMARY

The total project cost is \$535,700.00 with a required 20% match of \$107,140.00 by the Township. The township proposes to provide in-kind services for the installation reducing the construction costs. The township maintains it's own traffic signal maintenance staff who is capable of completing portions of the installation which again will significantly reduce the township's costs.

### ANALYSIS

Abington Township

Board of Commissioners

Montgomery County, Commonwealth of Pennsylvania

Resolution No. 19-004

Resolution Requesting a Multimodal Transportation Fund Grant from the Pennsylvania Department of Transportation to be Used for the Sidewalk Connections - Meetinghouse Road and Fox Chase Road Project.

BE IT RESOLVED, that the Board of Commissioners of Abington Township hereby requests a Multimodal Transportation Fund Grant of \$985,000 from the Pennsylvania Department of Transportation to be used for the Sidewalk Connections - Meetinghouse Road and Fox Chase Road Project in Abington Township.

BE IT FURTHER RESOLVED, that the Applicant does hereby designate Richard J. Manfredi, Township Manager, as the official to execute all documents and agreements between the Board of Commissioners of Abington Township and the Pennsylvania Department of Transportation to facilitate and assist in obtaining the requested Grant.

I, Richard J. Manfredi, duly qualified Secretary of the Board of Commissioners of Abington Township, Montgomery County, PA hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Commissioners at a regular meeting held January 10, 2019 and said Resolution has been recorded in the Minutes of the Board of Commissioners and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Abington Township Board of Commissioners this 10<sup>th</sup> day of January 2019.

ABINGTON TOWNSHIP

By: \_\_\_\_\_

Wayne C. Luker, President  
Board of Commissioners

Attest: \_\_\_\_\_

Richard J. Manfredi  
Township Manager & Secretary



## PUBLIC AFFAIRS COMMITTEE

### AGENDA ITEM

January 3, 2019

*DATE*

Community Development

*DEPARTMENT*

PA-01-011019

*AGENDA ITEM NUMBER*

#### FISCAL IMPACT

Cost > \$10,000.

Yes

No

#### PUBLIC BID REQUIRED

Cost > \$20,100

Yes

No

#### ***AGENDA ITEM:***

2200 block of Parkview Avenue - Street Reconstruction

#### ***EXECUTIVE SUMMARY:***

On Wednesday, December 12, 2018, the Township of Abington received two-(2) sealed bids for the street reconstruction at the 2200 block of Parkview Avenue. This project was publicly advertised in the Times Chronicle newspaper on Sunday, November 18, 2018.

The apparent lowest bid was submitted by Associated Paving Contractors, Inc. in the amount of \$139,850.00 for the base bid.

It is recommended that the Abington Board of Commissioners only accept the base bid amount and reject all allowances.

#### Note:

Addendum Number 1 was issued during the bidding phase due to a clarification question asked by a bidder. The items listed in the specifications for allowances are not needed, with the exception of the survey and stakeout. The consultant's scope of work includes survey and stakeout. As stated in the January 2, 2019 letter from BCM Engineers (which is attached) additional design work was performed at all three locations. The additional design work exceeded the allocated amount of \$15,000.00. An additional amount of \$1,235.00 is requested for the survey and stakeout for the 2200 block of Parkview Avenue.

#### ***PREVIOUS BOARD ACTIONS:***

On Thursday, July 12, 2018, the Abington Township Board of Commissioners approved the FY 2018 CDBG budget that funds various activities. One of the activities approved to be funded was for the street reconstruction at the 2200 block of Parkview Avenue in the amount of \$145,000.00.

On Thursday, February 11, 2016, the Abington Township Board of Commissioners approved BCM Engineers - ATC Group Services, LLC to perform engineering services for three-(3) separate 2016 HUD funded street projects in the amount of \$41,365.00.

#### ***RECOMMENDED BOARD ACTION:***

1.) Consider a motion to award the construction contract for the street reconstruction at the 2200 block of Parkview Avenue to Associated Paving Contractors, Inc. as the apparent low bidder in the amount of \$139,750.00;

and to:

2.) Consider a motion to approve and authorize additional consultant work to complete the survey and stakeout at the 2200 block of Parkview Avenue in the amount of \$1,235.00.



# TOWNSHIP OF ABINGTON

*Office of the Township Manager*

Richard J. Manfredi  
Township Manager

## FISCAL NOTE

AGENDA ITEM NUMBER: PA-01-011019

DATE INTRODUCED: January 3, 2019

FISCAL IMPACT AMOUNT: None

FUND: 18-38-944-9460

FISCAL IMPACT:

YES

NO

FISCAL IMPACT

Cost > \$10,000.

Yes

No

### SUMMARY

In the approved FY 2018 CDBG budget, the Abington Township Board of Commissioners allocated \$145,000.00 to fund all cost related to the street reconstruction of the 2200 block of Parkview Avenue. This would include all construction and engineering costs associated with this project.

### ANALYSIS

All costs stated in the above two motions are entirely paid with HUD funds.

**2018 HUD PROGRAM  
2200 BLOCK PARKVIEW AVENUE  
STREET RECONSTRUCTION  
WEDNESDAY, DECEMBER 12, 2018  
BIDS DUE BY 1:30 P.M.  
BIDS OPENED AT 2:30 P.M.  
UNOFFICIAL RESULTS**

<b>BIDDER:</b>	<b>BID AMOUNT:</b>
<b>N. Abbonizio Contractors</b>	<b>166,805.00</b>
<b>Associated Paving Contractors</b>	<b>159,750.00</b>
<b>Biase Landscaping LLC</b>	<b>No Bid Submitted</b>

**COMMENTS:**



# PROPOSAL FORM

(Revised 12/10/2018)

ALL Bids must be submitted on this PROPOSAL FORM

Township of Abington:

Associated Aviators Inc the undersigned, declare:  
(Bidder's Name)

1st. That we have personally examined the Specifications, Plans and Contract forms, and the location of the proposed work, and have satisfied ourselves as to the quantity and character of the work and the materials necessary to complete the work on the location stated below. Furthermore, we will execute the contract documents and provide the Township with a Performance Bond and a Labor and Materialmen's Bond if awarded the contract.

### 2018 HUD PROGRAM 2200 BLOCK PARKVIEW AVENUE STREET RECONSTRUCTION

1.) Base Bid for the work: (\$ 139,750<sup>00</sup>)  
(In Numbers)  
ONE Hundred Thirty Nine Thousand Seven Hundred fifty Dollars  
(In Words)

2.) Landscape Allowance: Add \$5,000.00 Five Thousand Dollars

3.) Engineering/Surveying/Equipment Allowance: Add \$10,000.00 Ten Thousand Dollars

4.) Permit Fee: Add \$5,000.00 Five Thousand Dollars

---

Fixed Total Lump Sum Price of (\$ 159,750<sup>00</sup>)  
(In Numbers)

ONE Hundred Fifty Nine Thousand Seven Hundred fifty Dollars  
(In Words)

CERTIFIED CHECK – 10% OR BID BOND



**PROPOSAL FORM**  
(Revised 12/10/2018)

ALL Bids must be submitted on this PROPOSAL FORM

Township of Abington:

N. ABBONILIO CONTRACTORS, INC., the undersigned, declare:  
(Bidder's Name)

1st. That WE have personally examined the Specifications, Plans and Contract forms, and the location of the proposed work, and have satisfied TO OURSELVES as to the quantity and character of the work and the materials necessary to complete the work on the location stated below. Furthermore, WE will execute the contract documents and provide the Township with a Performance Bond and a Labor and Materialmen's Bond if awarded the contract.

**2018 HUD PROGRAM  
2200 BLOCK PARKVIEW AVENUE  
STREET RECONSTRUCTION**

1.) Base Bid for the work: (\$ 146,805.00)  
(In Numbers)  
ONE HUNDRED FORTY SIX THOUSAND EIGHT HUNDRED FIVE DOLLARS  
(In Words)

2.) Landscape Allowance: Add \$5,000.00 Five Thousand Dollars

3.) Engineering/Surveying/Equipment Allowance: Add \$10,000.00 Ten Thousand Dollars

4.) Permit Fee: Add \$5,000.00 Five Thousand Dollars

---

Fixed Total Lump Sum Price of (\$ 166,805.00)  
(In Numbers)

ONE HUNDRED SIXTY SIX THOUSAND EIGHT HUNDRED FIVE DOLLARS AND ZERO CENTS  
(In Words)

CERTIFIED CHECK - 10% OR BID BOND



# Township of Abington

## Community Development

Wayne C. Luker, *President*  
Steven N. Kline, *Vice President*  
Richard J. Manfredi, *Manager*  
Van B. Strother, *Director*

### 2018 HUD PROGRAM

2200 Block Parkview Avenue – Street Reconstruction  
Abington Township, PA

**ADDENDUM No. 1**  
**December 10, 2018**

**Page 1 of 1**

Bidders are required to acknowledge the receipt of this Addendum in the appropriate space on the “Proposal Form”.

1. CHANGES TO THE SPECIFICATION:

A) Replace the Proposal Form in its entirety with the revised form attached at the end of this addendum. The changes are to add allowances for the project.

B) Township of Abington – Special Provisions

On page SPP-3 include the following allowances in the amounts listed below:

Landscape Allowance – Add \$5,000.00 Five Thousand Dollars

Engineering/Surveying/Equipment Allowance – Add \$10,000.00 Ten Thousand Dollars

Permit Fee – Add \$5,000.00 Five Thousand Dollars

The Township of Abington reserves the right to reduce the final contract amount of all unused allowances and to request written proof of all amounts used for the above referenced allowances.

# Times Chronicle

& Public Spirit

SERVING THE COMMUNITIES OF THE ABINGTON, CENTENNIAL, CHELTENHAM, JENKINTOWN, HATBORO-HORSHAM, LOWER MORELAND AND UPPER MORELAND SCHOOL DISTRICTS

Sunday, November 18, 2018

75 CENTS FACEBOOK.COM/TIMESCHRONICLE

montg

## ADVERTISEMENT - INVITATION TO BID

Sealed bids will be received by the Township of Abington at the Municipal Administrative Building located at 1176 Old York Road, Abington, Pennsylvania, 19001 until 1:30 P.M., prevailing time and will be publicly opened and read aloud at 2:30 P.M. in the Abington Township second floor Board Room, 1176 Old York Road, Abington, Pennsylvania, 19001, on **Wednesday, December 12, 2018** for furnishing all labor and materials for the **2018 HUD STREET PROJECTS at the 2200 block of PARKVIEW AVENUE** in accordance with the Contract Documents.

All bids are subject to the conditions and requirements contained in General Specifications and Provisions, Special Provisions, Form of Proposal, Specifications, Contract Documents and Plans, which may be examined at the Township's Engineering Office located at the above referenced address and copies thereof may be obtained beginning on November 21, 2018. **The non-refundable cost of reproduction and handling will be \$50.00 per set. Mail requests will be an additional \$30.00.** All checks shall be made payable to the Township of Abington. Delivery of all bids to the Township's Administrative Office shall be the sole responsibility of the bidder.

A certified check in the amount of 10% or bid bond in the amount of 10% of the total amount of the bid, drawn to the order of the Township of Abington, must be submitted with the bid. The bid bond shall be issued by a surety licensed to conduct business in the Commonwealth of Pennsylvania. All bids shall be accompanied by a Consent of Surety.

Work will be performed at the:

• 2200 block of PARKVIEW AVENUE - (Curbing and Roadway Reconstruction)

**A MANDATORY PRE-BID MEETING** will be held at **10:00 A.M. on Tuesday, November 27, 2018** at the Abington Township Building in the second floor Board Room to discuss the governmental (federal and state) requirements and construction details.

**ATTENDANCE BY ALL BIDDERS IS MANDATORY.** Any bidder failing to attend the mandatory pre-bid meeting shall be disqualified from submitting a bid.

**BIDDERS ARE REQUIRED TO VISIT THE SITES TO DETERMINE THE EXISTING CONDITIONS AND THE MAGNITUDE OF WORK TO BE COMPLETED**

Abington Township reserves the right in its sole discretion to reject any or all bids, and to waive any informalities in any bid as permitted by law. Award of the contract, if awarded, will be to the lowest responsible and responsive bidder.

No bidder may withdraw his bid within sixty (60) days after the actual date of the opening thereof.

This project is funded under the Housing and Community Development Act of 1974, as amended, and is subject to the requirements of 12 U.S.C. of 1701u. Section 3 requires that to the greatest extent feasible, opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in or owned in substantial part by persons residing in the area of the project. The project area has been expanded to include all of Montgomery County, not just the Township of Abington. Consequently, low-income residents, minorities and/or women may be hired from anywhere in Montgomery County, not solely from the Township of Abington. Consequently, low-income residents, minorities and/or women may be hired from anywhere in Montgomery County, not solely from Abington Township.

Notwithstanding any other provision of this contract, the successful Contractor shall carry out the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary set forth in 24 CFR part 135 (published in 38 Federal Register 29220, October 23, 1973) and all applicable rules and orders of the Secretary issued thereunder prior to the execution of this contract. The requirements of said regulations include, but are not limited to, development and implementation of an affirmative action plan for utilizing business concerns located within or owned in substantial part by persons residing in the area of the project; the making of a good faith effort, as defined by the regulations, to provide Section 3; and incorporated in the Section 3 Clause specified by Section 135.20 (b) of the regulation in

The successful Contractor will comply with Executive Order 11246 of September 24, 1965 entitled "Equal Employment Opportunity" as amended by Executive Order 11375 of October 13, 1967 and as supplemented in Department of Labor regulations (41 CFR Part 60).

The successful Contractor will comply with the Copeland "Anti-Kickback" Act (18 U.S.C. 874) as supplemented in Department of labor regulations (29 CFR Part 3).

The successful Contractor will comply with the Davis-Bacon Act (40 U.S.C. 276a to a-7) as supplemented by Department of Labor regulations (29 CFR part 5). (Construction contracts in excess of \$2,000 awarded by grantees and subgrantees when required by Federal grant program legislation).

The successful Contractor will comply with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-330) as supplemented by Department of Labor regulations (29 CFR part 5).

The successful Contractor agrees to comply with the following requirements insofar as they apply to the performance of this Agreement:

- Clean Air Act, 42 U.S.C., 7401, et seq.
- Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251, et seq.,
- amended, 1318 relating to inspection, monitoring, entry, reports, and information, as well as other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder.
- Environmental Protection Agency (EPA) regulations pursuant to 40 C.F.R., Part 50, as amended.

The successful Contractor will comply with mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L 94-163).

The successful Contractor agrees to comply with the Pennsylvania Human Relations Act P.L. 744, No. 222, and with Title VI of the Civil Rights Act of 1964 as amended, Title VIII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title 1 of the Housing and Community Development Act of 1974 as amended, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Order 11063, and with Executive Order 11246 as amended by Executive Orders 11375 and 12086.

The successful Contractor agrees to comply with any federal regulations issued pursuant to compliance with Section 94 of the Rehabilitation Act of 1973 (29 U.S.C. 706), which prohibits discrimination against the handicapped in any federally assisted program.

The proposal must be **SEALED** in an envelope and marked:

**2018 HUD STREETS PROJECT  
2200 BLOCK PARKVIEW AVENUE  
ROADWAY RECONSTRUCTION**

Addressed to the undersigned. Bidder's name and return address shall also be placed on the outside of the envelope. **Questions regarding this project should be directed to the Township of Abington's Office of Community Development at (267) 536-1019.**

BY ORDER of the ABINGTON BOARD OF TOWNSHIP COMMISSIONERS.

Richard J. Manfredi, Board Secretary  
1176 Old York Road  
Abington, PA 19001

T-Nov 18-1a

# TOWNSHIP OF ABINGTON MONTGOMERY COUNTY, PENNSYLVANIA

## 2018 HUD PROJECT

### PARKVIEW AVENUE CURB AND ROAD WIDENING

#### DRAWING INDEX

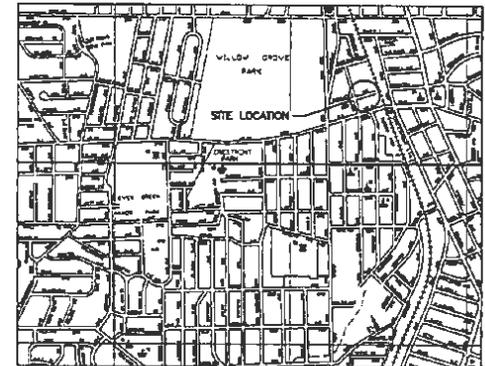
- TITLE SHEET  
101 PARKVIEW AVENUE NEW CURB PLAN AND PROFILE  
102 PARKVIEW AVENUE CROSS SECTIONS  
103 CONSTRUCTION DETAILS



ATC GROUP SERVICES LLC  
920 Germantown Pike, Suite 200  
Plymouth Meeting, PA. 19462

ISSUED FOR  
BID 10/12/18

LOCATION PLAN  
N.T.S.



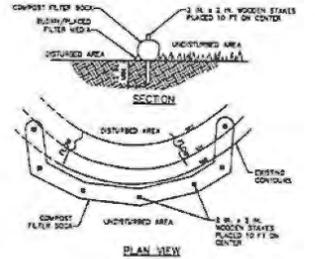
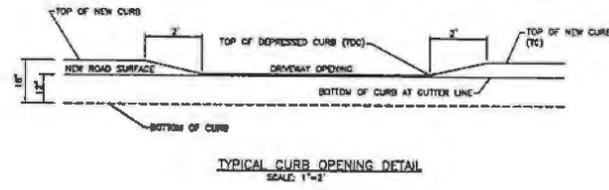
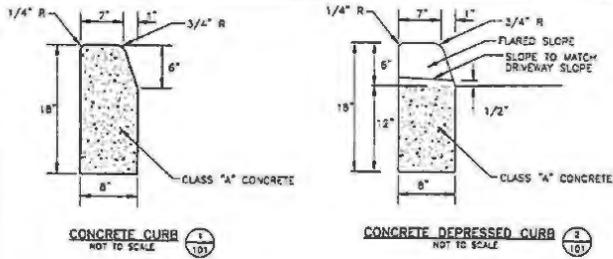
*Michael R. Filmer*

REFER TO SPECIFICATIONS PRIOR TO CONSTRUCTION.  
PLANS AND SPECIFICATIONS MUST BE READ TOGETHER  
TO KNOW FULLY WHAT MUST BE BUILT.

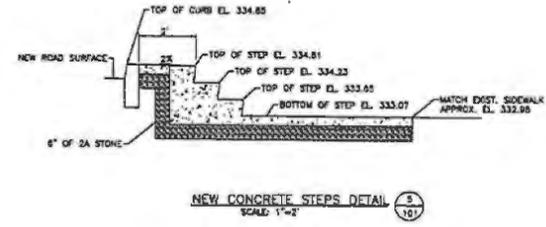
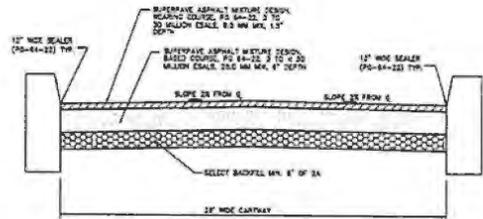
PROJECT NO. Z057000211  
SET CONTAINS 3 DWGS.



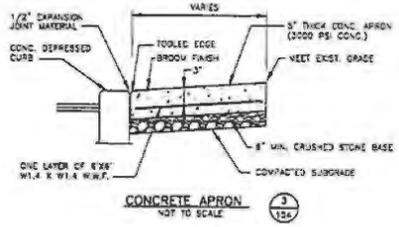
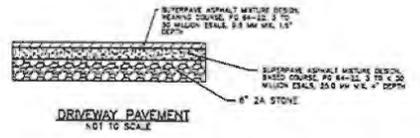
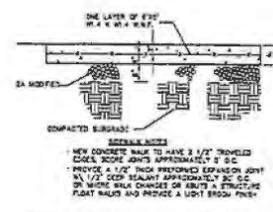




**NOTES:**  
 SOIL FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.  
 COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL. GRADE WITH ENDS OF THE BARRIER SHALL BE SLOPED AT LEAST 6 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER. ALTERNATE VARIOUS SLOPE LENGTH SOCKS AND BARRIERS SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF THE TRIBUTARY AREA.  
 TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.  
 ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GRADE HEIGHT OF THE BARRIER AND DEPOSITED IN THE NEAREST DESIGNATED ELEMENT IN THE PLAN.  
 COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.  
 DISOCCUPABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTOGRAPHIC SOCKS AFTER 1 YEAR. PHOTOGRAPHIC SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.  
 UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK STRIKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED IN THE LATTER CASE, THE SOAK SHALL BE CUT OPEN AND THE MUD SPREAD AS A SOIL SUPPLEMENT.



**COMPOST FILTER SOCK DETAIL** 4  
 NOT TO SCALE 101



**SECTION THROUGH CONCRETE SIDEWALK** 4  
 NOT TO SCALE 104

**DRIVEWAY PAVEMENT** NOT TO SCALE

**CONCRETE APRON** 3  
 NOT TO SCALE 103

**PAVEMENT REPLACEMENT PARKVIEW AVE ONLY** NOT TO SCALE

NO.	REVISIONS	DATE	ENGR.	SITE	ISSUED FOR
					BD

**BCM ENGINEERS**  
 ATC GROUP SERVICES LLC  
 920 Germantown Pike, Suite 200 Plymouth Meeting, PA 19482

DESIGN ENGR. JPB	APPROVED	
DRAWN BY JPB		
PROJECT ENGR. MRF	APPROVED	
PROJECT MGR. MRF		
CHECKED BY	DATE 10-12-08	REGISTERED PROFESSIONAL ENGINEER

**ABINGTON TOWNSHIP**  
**MONTGOMERY COUNTY, PENNSYLVANIA**  
 2018 HUD PROJECT  
 PARKVIEW AVENUE CURBS AND ROAD WORKING

SCALE	AS NOTED
PROJECT NO.	2007000211
DRAWING NO.	103
SHEET	3 OF 3

CONSTRUCTION DETAILS

1/20/2018 10:00 AM C:\Users\jpb\Documents\2018 HUD PROJECT\2007000211\DWG\CONSTRUCTION DETAILS\CONCRETE CURB AND DEPRESSION.dwg



**FINANCE COMMITTEE**

---

**AGENDA ITEM**

JANUARY 10, 2019

*DATE*

Finance

*DEPARTMENT*

FC-01-011019

*AGENDA ITEM NUMBER*

**FISCAL IMPACT**

Cost > \$10,000.

Yes

No

**PUBLIC BID REQUIRED**

Cost > \$20,100

Yes

No

---

**AGENDA ITEM:**

Investments

---

**EXECUTIVE SUMMARY:**

---

**PREVIOUS BOARD ACTIONS:**

---

**RECOMMENDED BOARD ACTION:**

Approve investments for the month of November. It was noted that investments for the month totaled \$685,000.00. Interest rate yield ranged from 2.700% to 2.850%.



**FINANCE COMMITTEE**

---

**AGENDA ITEM**

JANUARY 10, 2019

*DATE*

Finance

*DEPARTMENT*

FC-02-011019

*AGENDA ITEM NUMBER*

**FISCAL IMPACT**

Cost > \$10,000.

Yes

No

**PUBLIC BID REQUIRED**

Cost > \$20,100

Yes

No

---

**AGENDA ITEM:**

Expenditures/Salaries and Wages

---

**EXECUTIVE SUMMARY:**

---

**PREVIOUS BOARD ACTIONS:**

---

**RECOMMENDED BOARD ACTION:**

Approve the November expenditures in the amount of \$2,751,004.53 and salaries and wages in the amount of \$1,883,440.80, and authorizing the proper officials to sign vouchers in payment of bills and contracts as they mature through the month of February 2019.



**FINANCE COMMITTEE**

---

**AGENDA ITEM**

JANUARY 10, 2019

*DATE*

Finance

*DEPARTMENT*

FC-03-011019

*AGENDA ITEM NUMBER*

**FISCAL IMPACT**

Cost > \$10,000.

Yes

No

**PUBLIC BID REQUIRED**

Cost > \$20,100

Yes

No

---

**AGENDA ITEM:**

Clearing Fund/Deferred Revenue and Expense/Petty Cash

---

**EXECUTIVE SUMMARY:**

---

**PREVIOUS BOARD ACTIONS:**

---

**RECOMMENDED BOARD ACTION:**

Approve the Clearing Fund, the Deferred Revenue/Expense activity and Petty Cash balances for the month of November. Clearing fund receipts and disbursements for the month of November 2018 were \$961.83 and (\$20,650.20), respectively. Deferred Revenue/Expense receipts and disbursements for the month of November 2018 were \$240.00 and (\$11,256.00) respectively.