



TOWNSHIP OF ABINGTON

ADMINISTRATIVE CODE AND LAND USE COMMITTEE

*Ken Brodsky, Chair
Mike Thompson, Vice-Chair
Carol Gillespie
Jessica Carswell
Stuart Winegrad*

A G E N D A **March 6, 2019** **7:00 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. CONSIDER APPROVAL OF MINUTES
 - a. Motion to approve Committee Meeting minutes of February 6, 2019
4. PRESENTATION
5. UNFINISHED BUSINESS
6. NEW BUSINESS
 - a. **ACL-01-031419** Consider a motion approving the Subdivision Application for a 2-lot residential subdivision for property located at 629 Roslyn Avenue, Glenside, PA.
7. PUBLIC COMMENT
8. ADJOURNMENT



ADMINISTRATIVE CODE AND LAND DEVELOPMENT

AGENDA ITEM

February 22, 2019

DATE

ACL-01-031419

AGENDA ITEM NUMBER

Engineering and Code

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000.

Yes

No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes

No

AGENDA ITEM:

Subdivision Application SD-18-05, 629 Roslyn Avenue, Glenside, PA 19038

EXECUTIVE SUMMARY:

The applicant proposes a 2-lot residential subdivision at 629 Roslyn Avenue, Glenside. Lot No. 1 is listed at 8,234 square feet and proposed for the construction of a new single family dwelling. Lot No. 2 will contain the existing single family dwelling and be reduced to 14,815 square feet. The plan did receive dimensional variances from the Zoning Hearing Board for the reduced lot frontage on Lot No. 1 and the reduced side yard setback on Lot No. 2.

Planning Commission recommended approval on January 22, 2019.

Review period expiration is March 15, 2019.

PREVIOUS BOARD ACTIONS:

None

RECOMMENDED BOARD ACTION:

Consider a motion approving the Subdivision Application for a 2-lot residential subdivision for property located at 629 Roslyn Avenue, Glenside, PA 19038.



Township of Abington Planning Commission Recommendation Form

Application Number: SD-18-05

Date: January 22, 2019

Applicant's Name: Leslie & Douglas Rupp

Applicant's Address: 629 Roslyn Avenue, Glenside, Pa. 19038

Recommendation: APPROVED [] DENIED VOTE: 8 of 8

Over View: This is the application of **Leslie & Douglas Rupp**, owners of the property located at 629 Roslyn Avenue, Glenside, Pa. The plan calls for the subdivision of the property into two lots. Lot #1 is listed at 8,234 square feet and proposed for the construction of a new single family dwelling. Lot #2 will contain the existing single family dwelling and be reduced to 14,815 square feet. The plan did receive dimensional variances from the zoning hearing for the reduced lot frontage on Lot #1 and the reduced side yard setback on Lot #2. The property is zoned within the R-4 Residential District of Ward #13 of the Township of Abington.

The following waivers have been requested.

Section 146-11.A: Property Identification Plan – To provide tax parcel number and the names of all property owners within 400 feet of the site.

Section 146-11.B: Existing Features Plan – To provide the type, size and location of all utilities and property lines within 400 feet of the site.

Section 146-11.E: Soil Erosion Control Plan - To provide a soil erosion and sedimentation control plan.

Section 146-11.L: Architectural Plan – The applicants seek a waiver from this requirement as no alterations to either property is proposed at this time.

Section 146-24.D: Right of Way Width – A waiver has been requested to allow Roslyn Avenue to remain at the current constructed .

Section 146.27: Curb, Gutter & Sidewalks – A waiver has been requested for the installation of curbing, gutters and sidewalks.

Section 146-36: Water Supply – The applicant has provided a letter from Aqua stating that public water is available for this development, however the water supply lines are not shown on the plan submitted.

Section 146-39: Landscaping – Please to refer to note #15 of the staff review letter.

Recommendation: The planning Commission recommended approval of the plan and the requested waivers with the following condition:

1. All underground utilities required to be installed for the new single family dwelling be placed a minimum of 15 feet from the two trees marked to remain, located within the front yard.

MAPenecale
1/22/2019

FRIEDMAN  SCHUMAN

Attorneys at Law • A Professional Corporation

Peter S. Friedman
Direct Dial: (215) 690-3804
PFriedman@fsalaw.com
www.fsalaw.com

Main Office
101 Greenwood Avenue, Fifth Floor
Jenkintown, PA 19046
Phone: (215) 635-7200
Fax: (215) 635-7212

*Via E-Mail: mpenecale@abington.org
and First Class U. S. Mail*

January 24, 2019

Mr. Mark A. Penecale
Planning and Zoning Officer
Abington Township
1176 Old York Road
Abington, PA 19001

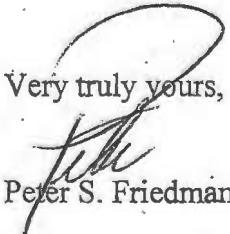
**Re: Application of Leslie & Douglas Rupp
Premises: 629 Roslyn Avenue, Glenside, PA
Application No.: SD-18-05**

Dear Mark:

I am writing to you with reference to the above-referenced Application. Please allow this letter to serve as the Applicants' agreement to extend the time to March 15, 2019 for the Board of Commissioners of Abington Township to act on the above-referenced Subdivision Application.

Thank you for your consideration.

Very truly yours,


Peter S. Friedman

RECEIVED
JAN 28 2019

BY: 

PSF:msm

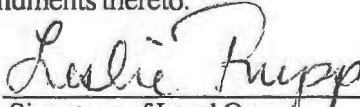
cc: Leslie C. Rupp, Via E-Mail: theruppies@gmail.com
John T. Reilley, PLS, Via E-Mail: jreilley@ceshoemaker.com

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

Submission Date 11/20/18 Application No. SD-18-05

To the Board of Commissioners of the Township of Abington:

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



Signature of Land Owner

Signature of Applicant

Title of Plan Submitted: Minor

A. Plan Type:

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

B. Plan Identification:

Plan Dated: October 20, 2017 rev. October 25, 2018 Engineer: John T. Reilley, PLS

Plan Proposes: Brief narrative of the proposed activity. Commercial applications to include building square footage and specific uses; Residential applicants to include number of lots and amount of dwelling unit types:

The applicants propose a two (2) lot subdivision of their property at 629 Roslyn Avenue in order to construct a new single family dwelling on the new parcel. Detailed grading, utility and stormwater management designs will be provided at the time of building permit application.

C. Property Identification:

Address/Location 629 Roslyn Avenue, Glenside

between streets Ardsley Ave. and Edgecomb Ave.

Township of Abington

APPLICATION FOR MODIFICATION OF PLAN

Submission Date 11/15/18

Application No. SL-18-05

To the Board of Commissioners of the Township of Abington:

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

(Signature of Applicant)

x Leslie Rupp
(Signature of Land Owner)

Title of Plan Submitted: 629 Roslyn Avenue Subdivision

A. Plan Type:

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

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

Regulation Topic	Section #	Extent of Modification Requested
Property Identification	146-11.A.4	TPN and Owners within 400 ft. of tract
Existing Features	146-11.B.3	Property lines and Owners within 400 ft. of tract
Existing Features	146-11.B.7	Utilities within 400 ft. of tract
Erosion Control	146-11.E	Erosion control designs
Improv. Const. Plan	146-11.F	Detailed proposed improvements
Architectural Plan	146-11.L	Renderings and floor layout plans provided
ROW & Paving Width	146-24.D	Minimum ROW and Cartway Width
Sidewalks	146-27.A	Sidewalks shall be provided along all streets
Curbs	146-27.F	Curbs shall be extended along all streets

Fees acknowledged and modification request received:

Michael [Signature]
Signature of Official

11/20/18
Date



Township of Abington

Engineering & Code Department

Wayne C. Luker, President
Steven N. Kline, Vice President

Richard J. Manfredi, *Manager*
Amy R. Montgomery, *P.E., Director*

John Reilley, PLS
Charles E. Shoemaker, Inc.
1007 Edge Hill Road
Abington, Pa. 19001

January 9, 2019

Re: Subdivision Application SD-18-05, 629 Roslyn Avenue, Glenside, Pa. 19038.

Dear Mr. Reilley,

The Township of Abington has received the subdivision plan, dated, Revised October 25, 2018 for the property located at 629 Roslyn Avenue, Glenside, Pa. 19038. The plan proposes the subdivision of the 23,049 square foot parcel into two lots. Lot #1 is plotted at 8,234 square feet and proposed for the construction of a new single family dwelling. Lot #2 is plotted at 14,815 square feet and will contain the existing single family dwelling. This plan received a dimensional variance to allow the existing single family dwelling to be 6 feet, 6 inches from the proposed property line and the proposed new lot to have 47 feet of lot frontage. Both properties will comply with the dimensional requirements pertaining to impervious coverage, building coverage and lot area. The following items must be addressed to the satisfaction of the Board of Commissioners of the Township of Abington.

1. Sanitary sewers flow to the Abington Township Wastewater Treatment Plant and are NOT affected by the DEP/Cheltenham Township moratorium.
2. Upon approval of this plan, the applicant shall provide the township with two (2) new executed (signed, notarized and recorded) deeds; one for each property.
3. The plan indicates concrete monuments to be installed at the two (2) new property corners. Upon approval of this plan, the applicant shall install the concrete monuments.
4. The plan must show ALL existing utility services (sewer mains & laterals, water mains & services, wells, septic tanks, seepage pits, overhead electric, underground cable, etc.) on both properties so as no newly formed property cuts off a utility to the other property. Also, please indicate the proposed locations of the water service and sewer lateral.
5. This property has the unique distinction of being in two (2) separate watersheds. The front portion of the property drains to the Wissahickon Valley Watershed (WWS) and the rear

portion drains to the Tookany Watershed (TWS). As such, we are requiring the applicant to revise the stormwater management report and plans to show the flows as it pertains to the watershed and calculate the areas separately. Therefore, the applicant is may use the "Small Project Stormwater Management Site Plan" method for the WWS; but for the TWS, the peak rates may apply.

6. Also, the use of vegetation to offset stormwater management can only be used for the watershed in which it is situated. Impervious surfaces from the TWS cannot be used for the calculations for the WWS unless the stormwater is somehow diverted to flow in that direction.

7. When the applicant applies for a Building Permit for new property, they will be required to apply for a Storm Water Management (SWM) permit. The fee for said permit is \$110/ per property. The applicant will also need to provide an escrow in the sum of \$250/per property, for inspection of the SWM system for the next five (5) years [\$50 inspection fee per year times five years = \$250.] The contractor must schedule the inspection of the on-site storm-water collection system(s) with the Engineering & Code Enforcement Department during the construction. The seepage pit will be the responsibility of the new homeowner and will be inspected by the Township on a yearly basis. To read the entire Stormwater Management Ordinance, check our webpage at: <http://www.abington.org/residents/stormwater-management>

- NOTE: The Township has noticed that new homeowner(s), especially of new homes, usually come to the township for a patio, shed or some kind of impervious structure within a year or two after the purchase. Subsequently, we have to tell the homeowner they need to account for the additional rainwater with an on-site STW collection system (seepage pit, rain garden or rain barrels). Therefore, we propose that the applicant design this primary seepage pit to include an additional 200 square foot (at least) for "future impervious surface additions."

8. Addressing: The address for "Lot 2" (the existing residence) will remain 629 Roslyn Avenue. The address for "Lot 1" will be 625 Roslyn Avenue.

9. The applicant will provide the Engineer's Office with an "As-Built Plan" upon the completion of the project.

10. This plan was reviewed by the zoning hearing board of the Township of Abington and received approval on April 17, 2018. This was application #18-06. The applicant received dimensional variances from Section 602, Figure 6.1 of the Zoning Ordinance for reduced lot frontage on Lot #1 to 47 feet in width and to allow the proposed new property line to be placed 6 feet, 6 inches from the existing single family dwelling on Lot #2.

11. The applicant is still required to adhere to the in-fill development regulations found within Section 2103.H, Use H-7 of the Zoning Ordinance of the Township of Abington.

12. The applicant has been in contact Mr. George Wrigley, Director of Waste Water Treatment Facility for the Township of Abington concerning the required EDU for this project. I am in receipt of your letter dated October 25, 2018. Please provide our offices with a copy of the DEP approval letter.

13. I am in receipt of your letter of public water availability issued by Aqua, dated October 26, 2018.

14. Abington Township Fire Marshal's letter of November 19, 2018 confirms that there two existing fire hydrants within 500 feet of the proposed development and that adequate water pressure is available in the existing water mains.

15. Section 146-39.1 of the Subdivision & Land Development Ordinance of the Township of Abington requires street trees to be planted for all subdivisions. One street tree is required for every 50 feet of lot frontage. The street trees are required to be planted within 5 feet of the front property line. Four existing trees between 20 and 16 caliper inches in size are marked to remain. These trees are all within 12 feet of the front line. The applicant may request a waiver from this provision of the Ordinance or request that the existing be credited as the required street trees.

16. The applicant has requested waivers from the following sections of the Subdivision & Land Development Ordinance:

Section 146-11.A: Property Identification Plan – To provide tax parcel number and the names of all property owners within 400 feet of the site.

Section 146-11.B: Existing Features Plan – To provide the type, size and location of all utilities and property lines within 400 feet of the site.

Section 146-11.E: Soil Erosion Control Plan - To provide a soil erosion and sedimentation control plan.

Section 146-11.L: Architectural Plan – The applicants seek a waiver from this requirement as no alterations to either property is proposed at this time.

Section 146-24.D: Right of Way Width – A waiver has been requested to allow Roslyn Avenue to remain at the current constructed .

Section 146.27: Curb, Gutter & Sidewalks – A waiver has been requested for the installation of curbing, gutters and sidewalks.

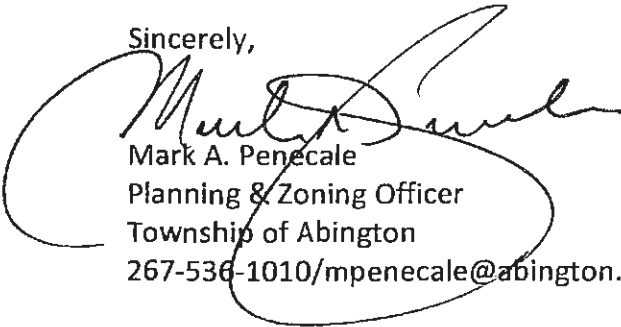
In addition to the waivers requested by the applicant, staff believes that the following waivers are also required.

Section 146-36: Water Supply – The applicant has provided a letter from Aqua stating that public water is available for this development, however the water supply lines are not shown on the plan submitted.

Section 146-39: Landscaping – Please to refer to note #15 of this review letter.

This plan was reviewed as a Final Minor Subdivision Plan as per the standards found within Section 146-9.B of the Subdivision & Land Development Ordinance of the Township of Abington. The approval of the required waivers is at the sole discretion of the Board of Commissioners of the Township of Abington. If there are any questions that you may have, please feel free to contact me at number listed below.

Sincerely,



Mark A. Penecale
Planning & Zoning Officer
Township of Abington
267-536-1010/mpenecale@abington.org

Cc: Leslie Rupp, 629 Roslyn Avenue, Glenside, Pa. 19038
Engineering & Code Department Staff
File Copy (2)

**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

December 14, 2018

Mr. Richard J. Manfredi, Manager
Abington Township
1176 Old York road
Abington, Pennsylvania 19001-3713

Re: MCPC #18-0287-001
Plan Name: Rupp Subdivision
(2 lots comprising .53 acres)
Situate: 629 Roslyn Avenue/Edgecomb Avenue
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code, as you requested on November 23, 2018. We forward this letter as a report of our review.

BACKGROUND

Leslie C. and David A. Rupp, the applicants, have submitted a subdivision plan for 629 Roslyn Avenue. The site is the location of a lot being proposed for subdivision. The current lot is 23,049 s.f. The proposed new lots are 8,234 s.f. ("Lot 1"), and 14,815 s.f. ("Lot 2"), respectively. Lot 2 is the site of a three-story dwelling in the R4 Medium-High Density Residential District and is served by public sewer and water. The applicant has submitted a preliminary (and minor) 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

INFILL DEVELOPMENT

- A. **Build-to-Line.** Zoning requires the proposed future dwelling unit to be constructed much closer to the street. Infill development standards of the H-7: Single-Family Detached Dwelling Unit require the future new home to be built to a line equal to the average of the front yards of the two reference houses. The existing home

at 629 Roslyn Avenue is 20.3 feet from the street and the home on 621 Roslyn Avenue appears to be the same. Reference houses are defined as "existing single-family detached homes with front yards on the same side of the street and on either side of the proposed new home." The build-to-line for the new home may be adjusted up to 5 feet from the average to provide some flexibility [see Use Regulations: H-7: Single-Family Detached Dwelling Unit].

- B. **Building Footprint.** According to Montgomery County property records, the average of the building footprints of the homes on 621 Roslyn Avenue and 629 Roslyn Avenue is 1,820 s.f. Therefore, the footprint of the proposed new dwelling shall be between 1,729 s.f. and 1,911 s.f. [see Use Regulations: H-7: Single-Family Detached Dwelling Unit].
- C. Upon land development, the applicant will need to provide information showing conformance with infill requirements for building height, building materials and openings-to-walls ratio.

SIDEWALK

- A. **Sidewalk [§146-27].** We suggest that the Township consider whether this is a block where it will support curb and sidewalk eventually being constructed. There is a sidewalk located 100 feet away, and constructing curb and sidewalk on the applicant's properties (between the right-of-way and cartway) would begin to establish a sidewalk on this block).

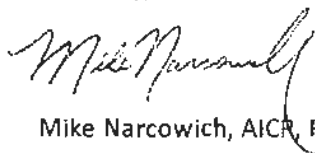
CONCLUSION

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 single-family residential development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

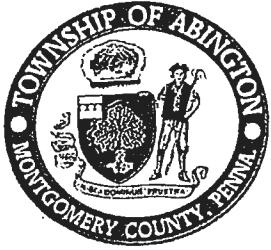
Sincerely,



Mike Narcowich, AICP, Principal Planner II
610.278.5238 - mnarcowi@montcopa.org

- c: Leslie C. and David A. Rupp, Applicants
- John T. Reilley, PLS, Applicants' Representative
- Amy Montgomery, P.E., Township Engineer
- Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments: Applicant's Plan
Aerial of Site



Township of Abington

Engineering & Code Department

Wayne C. Luker, President
Steven N. Kline, Vice President

Richard J. Manfredi, Manager
Amy R. Montgomery, P.E., Director

April 18, 2017

Mr. & Mrs. Rupp
629 Roslyn Avenue
Glenside, Pa. 19038

**Re: Application #18-06: Leslie & Douglas Rupp, 629 Roslyn, Glenside,
Pa. 19038**

Dear Mr. & Mrs. Rupp,

I am pleased to inform you that at the April 17, 2018 meeting of the Zoning Hearing Board of the Township of Abington, the application you presented for dimensional relief from Section 602, Figure 6.1 for the property located at 629 Roslyn Avenue, Glenside, Pa 19038 was approved.

The next step in this process is the filing of a subdivision application to create the two lots as approved by the Zoning Hearing Board. That application is available at the Engineering & Code Department of the Township of Abington. In the event that you have any questions, please feel free to contact me at 267-536-1010.

Sincerely,

Mark A. Penecale
Planning & Zoning Officer
Township of Abington.

Cc: Carol Gillespie; Commissioner Ward #13
Zoning Hearing Board Member
Bruce E. Eckel, Esq.
Engineering & Code Department Staff



Township of Abington
 Zoning Hearing Board
 1176 Old York Road
 Abington, Pennsylvania, 19001

Gertrude M. Hackney, Esq. Zoning Hearing Board, Chairperson
 John DiPrimio, Zoning Hearing Board, Vice Chairperson
 Barbara M. Wertheimer, Zoning Hearing Board, Secretary
 Michael O'Connor, Zoning Hearing Board Member
 Jose Casalina, Zoning Hearing Board Member
 Bruce J. Eckel, Zoning Hearing Board Solicitor

DECISION

18-06: This is the application of Leslie & Douglas Rupp, owners of the property located at 629 Roslyn Avenue, Glenside, Pa. 19038. This application is a revision to Case #17-20 that was denied on December 11, 2017. The applicants have requested dimensional variances from Section 602, Figure 6.1 of the Zoning Ordinance. The plan submitted shows the existing single family dwelling on Lot #2 that will have 14,815 square feet of lot area. Lot #2 is proposed to have a side yard of 6.6 feet in depth instead of the required 10 feet. Lot #1 is proposed for development of a new single family dwelling and has a lot frontage of 47 feet instead of the required 50 feet. The proposed new single family dwelling will maintain the required 20 foot minimum separation. The property is zoned within the R-4 Residential District of Ward #13 of the Township of Abington.

Hearing Date: April 17, 2018
 Decision Date: April 17, 2018
 Copy Mailed: April 18, 2018

You are hereby notified that your application has been DENIED/APPROVED/APPROVED WITH THE FOLLOWING CONDITIONS, by decision rendered on April 17, 2018.

BOARD SIGNATURES

Vote

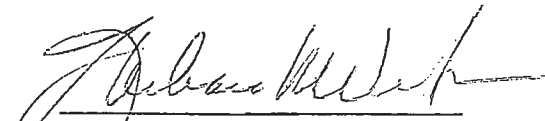
CONDITION

Gertrude H. Hackney, Esq.
 Chairperson


Aye:
 Nay:

John DiPrimio
 Vice Chairperson

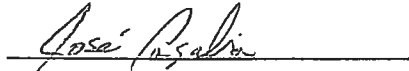
Aye:
 Nay:


Barbara M. Wertheimer, Esq.
Secretary

Aye:
Nay:


Michael O'Connor

Aye:
Nay:


Jose Casalina

Aye:
Nay:

Dated: April 17, 2018

There is a 30-day period after the date of this decision for an aggrieved person to file an appeal in court to contest an approval or denial by the Zoning Hearing Board. Applicants that take action on a Zoning Hearing Board approval during the 30-day appeal period, do so at their own risk.

All applicable application and/or permits must be secured from the Township of Abington within six months of the date of this decision or this decision becomes null and void.



October 26, 2018

Chad W. Brensinger, P.E.
Charles E. Shoemaker, Inc.
1007 Edge Hill Road
Abington, PA 19001

Re: Water Availability
Roslyn Avenue, #629
Abington Township, Montgomery County, Pennsylvania

Dear Mr. Brensinger:

This letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc.'s service territory. Service would be provided in accordance with Aqua Pennsylvania Inc.'s Rules and Regulations.

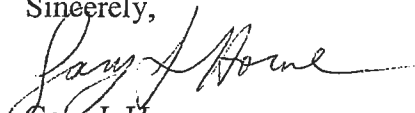
Please contact Deanne L. Ciotti, Aqua Pennsylvania Inc.'s New Service Representative at 610-541-4160 for further information on service alternatives that will meet your domestic and fire service needs. Ms. Ciotti will provide you with the appropriate service applications.

Please note that if any additional hydrants are required, or any need to be relocated, for this project that it will be handled separately by me with the issuance of a Fire Hydrant Agreement or Relocation Agreement for execution. If required, please forward a drawing with the hydrant dimensioned in both directions showing any utilities that could be encountered by us in running the hydrant lead pipe.

Flow data information may be obtained from our Production Department so that you may determine the adequacy of our supply for your project needs. Please fax a written request to Lisa Thomas Oliva at 610-645-1162 containing the address, street, cross street and municipality and all pertinent contact information.

If I can be of further assistance, you may contact me at (610) 645-4230.

Sincerely,


Gary J. Horne
New Business Representative



ABINGTON TOWNSHIP FIRE MARSHAL

1176 Old York Road, Abington, Montgomery County, Pa., 19001

267-536-1056 fax 215-884-8271

November 19, 2018

Sub-Division
629 Roslyn Avenue
Glenside, PA 19038

Reviewing the application for the subdivision of 629 Roslyn Avenue, Fire Hydrants are present and present adequate water for the subdivision. Two hydrants are within 500 feet of the property. Fire Apparatus Access is adequate through public streets.

Any questions or concerns feel free to contact the Fire Marshal at the above number.

Sincerely,


John J. Rohrer
Fire Marshal

1. Development Information

Name of Development Minor Subdivision of 629 Roslyn Ave
Developer Name Leslie and Douglas Rupp
Address 629 Roslyn Ave
Glenside, PA 19038
Telephone # 215-873-9190
Email theruppies@gmail.com

2. Location of Development

a. County Montgomery County
b. Municipality Abington Township
c. Address or Coordinates 629 Roslyn Ave.
Glenside, PA 19038
d. Tax Parcel # 30-00-59356-00-5
e. USGS Quad Name Germantown
inches up 20.5 over 3.4
from bottom right corner of map.
f. Located in a High Quality/Exceptional Value watershed?
 Yes No

3. Type of Development Proposed (check appropriate box)

Residential Multi-Residential
Describe Proposed Single Family Residential
 Commercial Institutional
Describe _____
 Brownfield Site Redevelopment
 Other (specify) _____

4. Size

a. # of lots 2 # of EDUs 1
b. # of lots since 5/15/72 1
c. Development Acreage 0.5291
d. Remaining Acreage 0

5. Sewage Flows 400 gpd

6. Proposed Sewage Disposal Method (check applicable boxes)

a. Sewerage System
 Existing (connection only) New (extension)
 Public Private
 Pump Station(s)/Force Main Gravity
Name of existing system being extended
Abington Township
Interceptor Name _____
Treatment Facility Name _____

NPDES Permit # _____

b. Construction of Treatment Facility
 With Stream Discharge
 With Land Application (not including IRSIS)
 Other
 Repair?
Name of waterbody where point of discharge is proposed
(if stream discharge)

c. Onlot Sewage Disposal Systems
(check appropriate box)
 Individual onlot system(s) (including IRSIS)
 Community onlot system
 Large-Volume onlot system

d. Retaining tanks
Number of Holding Tanks _____
Number of Privies _____

7. Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

a. Protection of rare, endangered or threatened species
Check one:
 The "PNDI Project Environmental Review Receipt" is attached.
or
 A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____

b. Plot Plan Attached Site Reports Attached

c. Onlot Disposal Systems

(1) I certify that the Official Plan shows this area as an onlot service area.

(Signature of Municipal Official) / Date

Name (Print) / Title

Municipality (must be same as in 2.b.)

Telephone # _____

(2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

Signature of SEO) / Date

Name (Print) / Certification #

Telephone # _____

(3) I certify that each lot in this subdivision is at least 1 acre in size

(Signature of Project Applicant/Agent) / Date

d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

(Signature of Municipal Official) / Date

Name (Print) / Title

Municipality (must be same as in 2.b.)

Telephone # _____

1. PROJECT INFORMATION

Project Name: **629 Roslyn**

Date of Review: **10/26/2018 09:44:06 AM**

Project Category: **Development, Residential, single-family living unit (not located within a subdivision)**

Project Area: **1.10 acres**

County(s): **Montgomery**

Township/Municipality(s): **ABINGTON**

ZIP Code: **19038**

Quadrangle Name(s): **GERMANTOWN**

Watersheds HUC 8: **Lower Delaware; Schuylkill**

Watersheds HUC 12: **Lower Wissahickon Creek; Tacony Creek-Frankford Creek**

Decimal Degrees: **40.114024, -75.148679**

Degrees Minutes Seconds: **40° 6' 50.4863" N, 75° 8' 55.2453" W**

2. SEARCH RESULTS

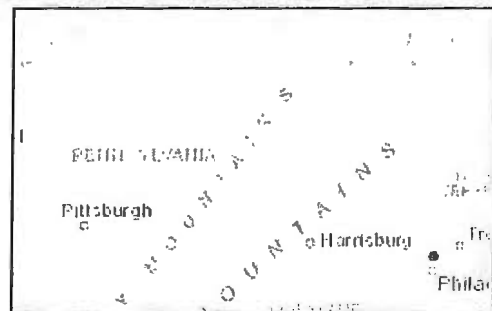
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

629 Roslyn

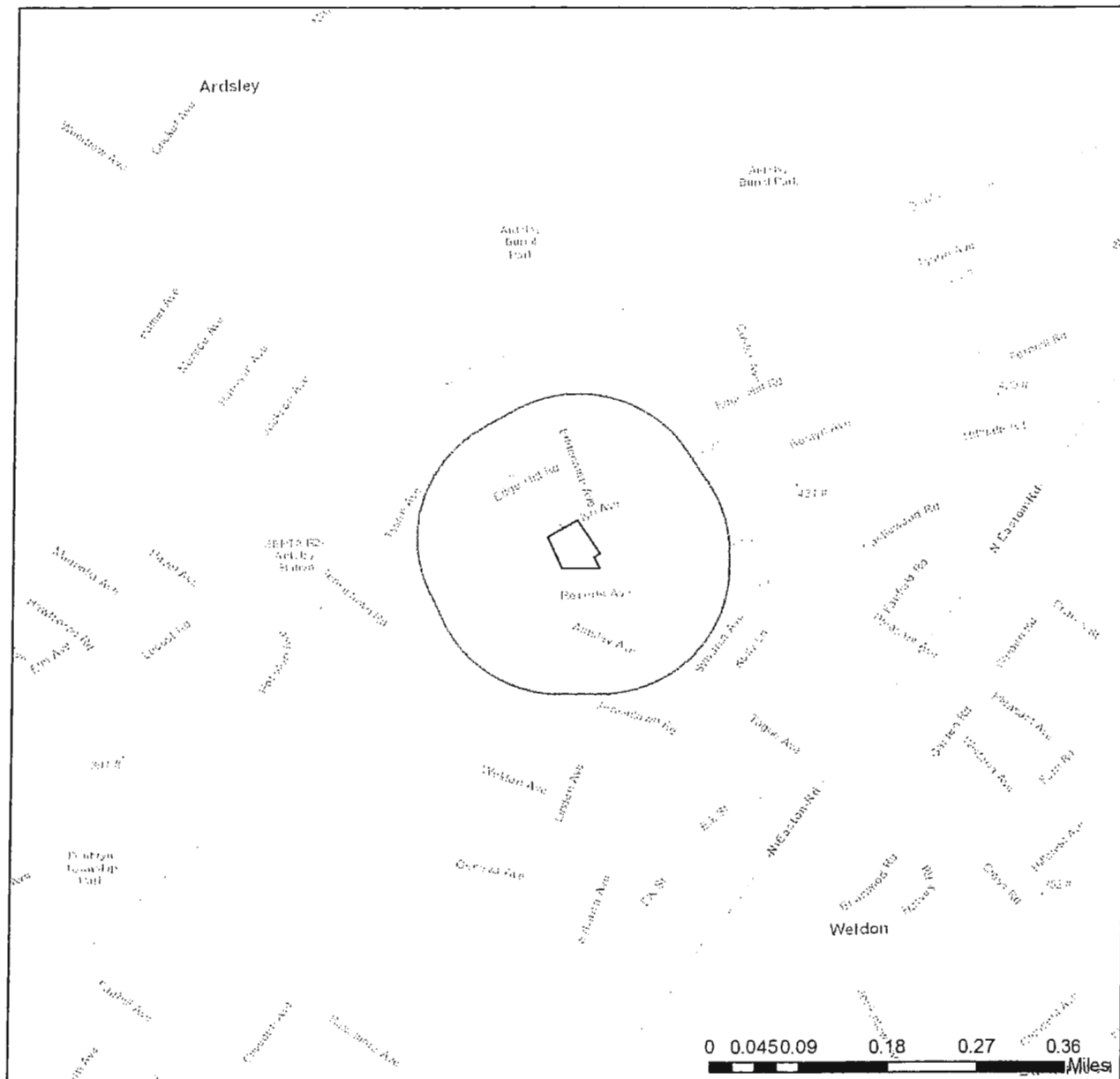


- Project Boundary
- Buffered Project Boundary

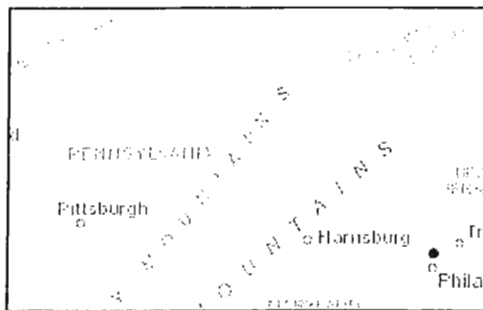


Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

629 Roslyn



- Project Boundary
- Buffered Project Boundary



Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS,

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
NO Faxes Please

PA Fish and Boat Commission

Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

PA Game Commission

Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: MARGARET GREENBERG
Company/Business Name: CHARLES E. SHOEMAKER, INC.
Address: 1007 EDGE HILL ROAD
City, State, Zip: ABINGTON, PA 19001
Phone: (215) 887-2165 Fax: (215) 576-7791
Email: MGREENBERG@CESHOEMAKER.COM

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

Margaret Greenberg
applicant/project proponent signature

10/26/18
date



ADMINISTRATIVE CODE AND LAND DEVELOPMENT

AGENDA ITEM

February 22, 2019

DATE

Administration

DEPARTMENT

ACL-02-031419

AGENDA ITEM NUMBER

FISCAL IMPACT

Cost > \$10,000.

Yes

No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes

No

AGENDA ITEM:

Consider authorizing the Economic Development Committee to review Ordinance #1768 an Ordinance authorizing tax exemptions for property tax on certain deteriorating commercial, industrial, retail or other business property within the Township of Abington, amended by Resolution #14-031 a Resolution of Abington Township, County of Montgomery, Commonwealth of Pennsylvania, extending the time period for application of tax exemption on properties previously designated by Ordinance #1768 and applicable resolutions, to review and make recommendations on amending or repealing in whole or in part any of the provisions within the ordinance and resolution.

EXECUTIVE SUMMARY:

PREVIOUS BOARD ACTIONS:

RECOMMENDED BOARD ACTION:

Consider authorizing the Economic Development Committee to review Ordinance #1768 an Ordinance authorizing tax exemptions for property tax on certain deteriorating commercial, industrial, retail or other business property within the Township of Abington, amended by Resolution #14-031 a Resolution of Abington Township, County of Montgomery, Commonwealth of Pennsylvania, extending the time period for application of tax exemption on properties previously designated by Ordinance #1768 and applicable Resolutions, to review and make recommendations on amending or repealing in whole or in part any of the provisions within the Ordinance and Resolution.

ORDINANCE NO. 1768

AN ORDINANCE AUTHORIZING TAX EXEMPTIONS FOR PROPERTY TAX ON CERTAIN DETERIORATING COMMERCIAL, INDUSTRIAL, RETAIL OR OTHER BUSINESS PROPERTY WITHIN THE TOWNSHIP OF ABINGTON.

WHEREAS, the General Assembly of Pennsylvania passed Act 76 of 1977 (72 P.S. 4722 et seq) known as the Local Economic Revitalization Tax Assistance Law (LERTA), which authorized local taxing authorities to provide tax exemptions for certain deteriorated commercial, industrial and other business property; and

WHEREAS, the Commissioners of Abington Township, in accordance with said Act, held a public hearing to determine the boundaries of said deteriorating areas; and

WHEREAS, at said public hearing, the Abington School District, the County of Montgomery and other agencies and individuals presented to the Board of Commissioners their recommendations concerning the location of properties which may qualify for this provision.

NOW THEREFORE, be it Ordained and Enacted by the Commissioners of Abington Township, an Ordinance as follows:

SECTION 1. Definitions: As used in this Ordinance, the following words and phrases shall have the meaning set forth below:

- (a) "**Deteriorating property**" means any, commercial, industrial, retail or other non-residential business property owned by an individual, association or corporation and located in areas as hereinafter provided, or any such property which has been the subject of an order by Abington Township requiring the unit to be vacated, condemned or demolished by reason of noncompliance with laws, ordinances or regulations, within the Township of Abington.
- (b) "**Improvement**" means repair, construction or reconstruction, including alterations or additions, having the effect of rehabilitating a deteriorated property so that it becomes habitable or attains higher standards of safety, health, economic use or amenity, or is brought into compliance with laws, ordinances or regulations governing such standards. Ordinary upkeep and maintenance shall not be deemed an improvement. For purposes of this Ordinance, repair or construction of buildings containing a majority of apartment units shall not constitute an improvement eligible for a real estate tax exemption under provisions of this Ordinance.

- (c) "Local Taxing Authority" means the Abington School District and the Township of Abington.

SECTION II. Exempted Areas

By this Ordinance, the Abington Township Board of Commissioners designates all commercial, industrial, retail or local business properties located within the following areas as deteriorating in accordance with the Plan attached as Exhibit A, to be eligible to participate in the provisions of this Ordinance:

1. The Keswick Planning District
2. The Mc Kinley Planning District
3. The North Hills Planning District
4. The Old York Road Planning District
5. The Roslyn Planning District
6. The Town Center Planning District

SECTION III. Exempted Amount

- (a) The amount to be exempted shall be limited to additional assessment valuation attributable to the actual costs of improvements to deteriorated property.
- (b) The exemption shall be limited to the improvement for which an exemption has been requested in the manner set forth below and for which a separate assessment has been made by the Board of Assessment.

SECTION IV. Exemption Schedule

The exemption period shall run for five years, and shall commence with the issuance of an occupancy permit or final inspection for the applicable improvement, according to the following schedule:

- | | | |
|-----|-------------|--------|
| (a) | First year | - 100% |
| (b) | Second year | - 100% |
| (c) | Third year | - 75% |

- (d) Fourth year - 50%
- (e) Fifth year - 25%
- (f) The exemption from taxes granted under this Ordinance shall be upon the property and shall not terminate upon the sale or exchange of the property.

SECTION V. Conditions of Exemption

A property participating in this tax exemption provision shall be subject to the following conditions of exemption:

- (a) The tax valuation of the property established by the Board of Assessment prior to this provision shall remain free from assessment appeal for a two year period preceding the exemption period, during the exemption period, and for three years following the abatement period.
- (b) The tax exemption status does not become applicable until a Building permit shall be issued for the qualifying improvement.
- (c) Building permits issued to qualifying property prior to the adoption of this Ordinance shall not be applicable to this provision.

SECTION VI. Notice to Taxpayers

- (a) There shall be attached to the application forms for building, zoning and occupancy permits the following:

Notice to Taxpayers

Under the provisions of Ordinance No. 1768, you may be entitled to a property tax exemption on your contemplated alteration or new construction. An Application for exemption may be secured from the Office of Economic Development, and must be filed with same at the time a building or alteration permit is secured.

- (b) At the time a building or alteration permit is secured for the construction of an improvement for which an exemption is requested, the taxpayer shall apply to the Office of Economic Development for the exemption provided for in this Ordinance. Requests for the exemption must be made in writing on application forms as prescribed by the Township of Abington, setting forth the following information:

- (1) The date the building permit or alteration permit was issued for said improvements.
- (2) The type of improvement.
- (3) The summary of the plan of the improvement.
- (4) The cost of the improvement.
- (5) Any or all such additional information required.

SECTION VI. Procedure for Obtaining Exemption

A copy of the Request for Exemption shall be forwarded by the Office of Economic Development to the Montgomery County Board of Assessment. Upon completion of the improvement or new construction, the taxpayer shall notify the Township Economic Development Office and the Montgomery County Board of Assessment so that the Board of Assessment can establish a separate assessment for the qualifying improvements for the purpose of calculating the amount of assessment eligible for the tax exemption in accordance with the limits established in this Ordinance. The County Board of Assessment will then set the amount of assessment eligible for exemption, record the same on its assessment rolls and notify the taxpayer of the assessment eligible for exemption. Appeals from the assessment and the amount eligible for the exemption may be taken by the taxpayer or the Township of Abington as provided by law.

SECTION VII. Termination/Continuance

- (a) Unless otherwise repealed by Board of Commissioners of the Township of Abington, this Ordinance shall terminate two years after the adoption date.
- (b) Any property tax exemptions granted under the provisions of this Ordinance shall be permitted to continue according to the exemption schedule, even if this Ordinance expires or is repealed.
- (c) This Ordinance may be renewed and/or expanded after the termination date, by joint resolutions of the Board of Directors of the Abington School District and the Board of Commissioners of Abington Township, describing the renewal and/or expansion terms.

SECTION VIII. Severability

The provisions of this Ordinance are severable and if any of its sections, clauses or sentences shall be held illegal, invalid or unconstitutional, such provisions shall not affect or impair any of the remaining sections, clauses or sentences.

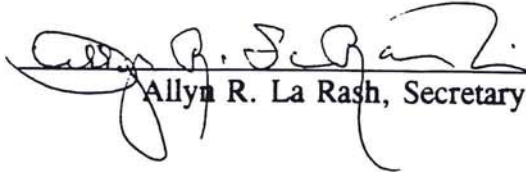
SECTION IX. Effective Date

This Ordinance shall become effective immediately.

ORDAINED and ENACTED by the Township of Abington, this 10th day of October 1996.



Barbara C. Ferrara. President



Allyn R. La Rash, Secretary

Attest:

John t. Acton, Esq.

**ABINGTON TOWNSHIP
RESOLUTION NO. 14-031**

**A RESOLUTION OF ABINGTON TOWNSHIP,
COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA,
EXTENDING THE TIME PERIOD FOR APPLICATION OF TAX EXEMPTION ON
PROPERTIES PREVIOUSLY DESIGNATED BY ORDINANCE 1768 AND
APPLICABLE RESOLUTIONS**

WHEREAS, the Abington Township Board of Commissioners adopted Ordinance No. 1768 for the purpose of providing a certain tax exemption for properties located in designated commercial districts, as provided for under the Local Economic Revitalization Tax Assistance Act; and

WHEREAS, Section VII(c) of Ordinance No. 1768 contains provisions for the renewal of the tax exemption program by resolution of the Board of Commissioners;

WHEREAS, the exemption area encompassing the properties eligible for said tax exemption previously has been established and defined under Ordinance No. 1768 and was expanded by Resolutions 00-021, 05-021, 05-025, 06-010, 09-13, 09-28, and 10-011; and

WHEREAS, the aforementioned Ordinance and Resolutions 09-13, 09-28, and 10-011 previously designated the applicable exemption schedules for properties within the exemption area; and

WHEREAS, the initial time frame for application of tax exemption provided by Ordinance No. 1768 has been extended by Resolutions 98-018, 00-021, 05-021, 05-025, 09-13, and 09-28, and is currently scheduled to expire on October 31, 2014; and

WHEREAS, the application period for the properties added to the exemption areas as identified in Resolution 10-011 is also slated to expire on October 31, 2014; and


WHEREAS, the Board of Commissioners of the Township of Abington desires to extend the time frame for application of tax exemption for an additional six-year period.

NOW, THEREFORE, BE IT RESOLVED, that the terms and provisions for tax exemption as set forth in Ordinance No. 1768 as extended and modified by Resolutions 98-018, 00-021, 05-021, 05-025, 06-010, 09-13, 09-28, and 10-011 shall herewith continue for an additional six-year period and remain effective until October 31, 2020.

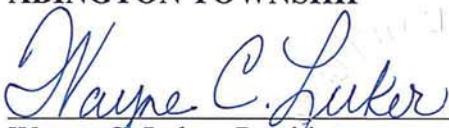
BE IT FURTHER RESOLVED, that the terms and conditions expressed in this resolution shall not take effect until the day following the adoption of a joint resolution by the Board of Directors of the Abington School District.

I HEREBY CERTIFY that this Resolution was adopted by Abington Township at its public meeting held on the 13th day of November, 2014.

ATTEST:



Michael LeFevre
Township Secretary

ABINGTON TOWNSHIP


Wayne C. Luker, President
Board of Commissioners

