

The stated meeting of the Planning Commission of the Township of Abington was held on Wednesday, December 18, 2019 at the Township Administration Building, Abington, PA, with Chairperson Lucy Strackhouse presiding.

CALL TO ORDER: 7:30 p.m.

ROLL CALL: Present: BROWN (7:32 p.m.), GAUTHIER, COOPER, DiCELLO (7:32 p.m.), RUSSELL, ROBINSON, STRACKHOUSE
Excused: ROSEN, BAKER

Also Present: Planning & Zoning Official PENECALE
Office Manager WYRSTA
County Planner NARCOWICH
Director of W.W.T.P. WRIGLEY

PLEDGE OF ALLEGIANCE

MINUTES:

Ms. Gauthier made a MOTION, seconded by Ms. Robinson to approve the minutes of the October 22, 2019 Planning Commission Meeting.

MOTION was ADOPTED 5-0. Mr. Brown and Mr. DiCello were not present at this time.

Agenda Item PC1 – Special Study Supplement to the ACT 537 Plan for the sale of Cheltenham Township’s Sanitary Sewer Collection System:

Ms. Strackhouse read agenda Item PC1 into the record and called on Mr. Wrigley, Director of W.W.T.P.

Mr. Wrigley said this is a request from DEP as part of the ACT 537 plan for all municipalities to review changes in their plan. Cheltenham Township is proposing to sell its sanitary sewer system to Aqua PA, which is a significant change, and a special study that formally describes the sale of Cheltenham’s sanitary sewer system to Aqua has been provided.

He reviewed all of the information in that study and provided a memo to Township Manager noting that in regards to Figure 2-2 – “Sewer Service Area (Source Act 537, 2014),” a portion of the sewer service area associated with the Cardinal Pump Station located on Township Line Road between Meetinghouse Road and Cardinal Road is not included in Cheltenham Township’s Sewer Service Area.

The Cardinal Pump Station was constructed in 1967 to divert sanitary sewer flows away from Cheltenham Township to the Philadelphia Water Department collection system and Figure 2-2 should be revised to exclude the Cardinal Pump Station drainage area, and DEP needs to be informed of that information.

Ms. Strackhouse questioned whether it is common for Aqua PA to purchase this type of system.

Mr. Wrigley replied Aqua PA is trying to build their company to be not only water supply, but also sewer service and they tend to begin with municipalities where they already provide that water service and then go after the sewer.

Ms. Gauthier said in regards to future growth impacts for areas in Abington, which are currently limited because of the limitations of the sanitary sewer system to process more raw sewage, what about EDU's allocated for SPS (Standard Pressed Steel).

Mr. Wrigley replied it is not for SPS. It is for development in that area. Table B-3 is the plan that needs to be submitted to Cheltenham and DEP every year.

Ms. Gauthier agreed to approve revised map as a change in ownership; however, as a Planning Commission, we should look at how sewage capacity could impact future development in the Township along with the Comprehensive Plan.

Mr. Wrigley replied these are just projections because something always changes.

Mr. Cooper asked about Abington's underground piping for sanitary sewer system.

Mr. Wrigley replied most of the original sewers in the Mt. Carmel, Oakdale area in Abington have all been replaced. Abington had the foresight when doing projects to make changes when the prices were not so expensive and so we do not have the issues that Cheltenham does.

Also, Aqua PA is a private company and is governed by and needs approval from the PUC, and he will review minutes from their meeting to see if it was approved.

Ms. Gauthier made a MOTION, seconded by Mr. Russell to recommend approval of the revision to the ACT 537 Plan for the sale of Cheltenham Township's Sanitary Sewer Collection System and the comments contained within Mr. Wrigley's memo to Manager Manfredi be included in the review comments forwarded to PADEP in regards to Figure 2-2 on the map about the Cardinal Road pump station.

MOTION was ADOPTED 7-0.

Agenda Item PC2 – Mr. Bruce Fishberg, owner of 1528 Bryant Lane, Meadowbrook, PA:

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

Mr. Fishberg said previous owner had built an addition that brings the property line to 5.5 feet to his neighbors property, and his concern is that if the neighbors sell their property new owners could put up a fence or something else and block view from his kitchen window, so he asked for the opportunity to buy 17-plus feet of additional ground to bring his property into compliance and have more ground and better control over the trees such as trimming, etc.

Ms. Strackhouse noted that there is no new construction proposed and it is just a lot line change. She asked for any comments from members of the Planning Commission.

Ms. Gauthier asked about the existing accessory building on the property.

Mr. Penecale replied it will be brought into compliance.

Ms. Gauthier referred to County Planner's comments regarding constructing a sidewalk along street frontage of the two properties; she is willing to waive installation of sidewalks since it is a country road.

Ms. Strackhouse agreed that no sidewalks should be installed on that country road.

Mr. Russell also agreed that sidewalks should not be installed in this location.

Waivers requested by the applicant were as follows:

Section 146-11.A.4 - Property Identification Plan.

Section 146-11.B. 3 & 7 – Existing Features Plan – Utilities and property information within 400 feet.

Section 146-11.B. 8 & 9 - Existing Features Plan – Soil & Steep Slope Identification.

Section 146.11.L. - Architectural Plan – No Development Proposed.

Section 146.24.4 - Streets – Right-of-Way Width.

Section 146.27 – Sidewalks & Curbs - No curbing or sidewalks exist within this block.

Section 146-38 & 39 - Installation of Street Lights & Street Trees.

Section 146-41.4 – Fire Hydrant Installation.

Mr. Russell made a MOTION, seconded by Ms. Robinson to recommend approval of subdivision application of Mr. Bruce Fishberg, owner of 1528 Bryant Lane including approval of waivers as listed.

MOTION was ADOPTED 7-0.

Planning Commission Meeting

December 18, 2019

ADJOURNMENT: 8:08 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary