



TOWNSHIP OF ABINGTON

LAND USE COMMITTEE

Mike Thompson, Chair
Wayne C. Luker, Vice-Chair
Tom Bowman
Jessica Carswell
Matt Vahey

A G E N D A

February 5, 2020
7:00 P.M.

1. CALL TO ORDER
2. ROLL CALL
3. CONSIDER APPROVAL OF MINUTES
 - a. Motion to approve Committee Meeting minutes of December 4, 2019
4. PRESENTATION
5. UNFINISHED BUSINESS
6. NEW BUSINESS

LAND USE COMMITTEE *COMMISSIONER MIKE THOMPSON, CHAIR*

- a. **LU-01-021320** Consider approving the Subdivision Application for a lot line change for the properties located at 1528 and 1540 Bryant Lane, Meadowbrook, PA.
7. PUBLIC COMMENT
8. ADJOURNMENT



LAND USE COMMITTEE

AGENDA ITEM

January 29, 2020

DATE

Engineering and Code

DEPARTMENT

LU-01-021320

AGENDA ITEM NUMBER

FISCAL IMPACT

Cost > \$10,000.

Yes

No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes

No

AGENDA ITEM:

Subdivision Application SD-19-04,1528 and 1540 Bryant Lane, Meadowbrook, PA - Bruce Fishberg and Paul & Mary Sanford

EXECUTIVE SUMMARY:

The applicant seeks approval to relocate an existing shared property line. The proposed plan would reduce 1540 Bryant Lane, owned by Mary & Paul Sanford by 3,617 square feet. The adjoining property located at 1528 Bryant Lane would have an increase in lot area of the the same 3,617 square feet. No new construction or new building lots are proposed with this plan. The properties are zoned within the R-1 Residential District of Ward #1 of the Township of Abington.

PREVIOUS BOARD ACTIONS:

Planning Commission recommended approval of the Subdivision Application at their regularly scheduled meeting on December 18, 2019.

RECOMMENDED BOARD ACTION:

Consider approving the Subdivision Application for a lot line change for the properties located at 1528 and 1540 Bryant Lane, Meadowbrook, PA.



PLANNING COMMISSION RECOMMENDATION FORM

APPLICANT INFORMATION:

SD-19-04
Application Number

December 18, 2019
Date

Mr. Bruce Fishberg
Name

1528 Bryant Lane, Meadowbrook, Pa. 19046
Full Address:

Overview: The applicant seeks approval to relocate the existing shared property line between 1528 & 1540 Bryant Lane. 3,617 square feet is proposed to be transferred from 1540 Bryant lane to 1528 Bryant Lane. No new construction is proposed with the application.

Requested Waivers:

See Attached List:

- Section 146-11.A.4: Property Identification Plan- List of neighboring properties W/l a 400 foot radius.
- Section 146-11.B.3 & 7: Existing Features Plan-Utilities & property information W/l a 400 foot radius
- Section 146-11.B. 8 & 9: Existing Features Plan- Soil Identification & 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

PLANNING COMMISSION COMMENTS AND RECOMMENDATIONS:

The Planning Commission recommends approval of the waivers requested and the plan as submitted.

Comments and/or Conditions:

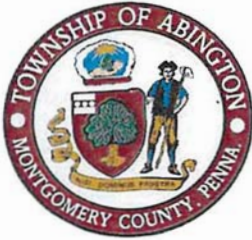
APPROVED

DENIED

VOTE: 7 OF 7

Signature: _____

Date: 12/18/19



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

Subdivision & Land Development Notice Plan Review SD-19-04

Notice is hereby given that the Township of Abington will hold the following public meetings at the Abington Township Administration Building (1176 Old York Road) Planning Commission, Engineering & Code Committee and Board of Commissioners, to discuss the application of **Mr. Bruce Fishberg**.

MEETINGS	DATE AND TIME
Planning Commission Committee	December 18, 2019 @ 7:30 p.m.
Engineering & Code Committee	No Committee Meetings in January
Board of Commissioners	January 9, 2020 @ 7:30 p.m.

This is the application of **Bruce Fishberg**, owner of the property located at 1528 Bryant Lane, Meadowbrook, Pa. Mr. Fishberg has submitted a simple subdivision application that would relocate an existing shared property line between 1528 and 1540 Bryant Lane. The proposed plan would reduce 1540 Bryant Lane, owned by Mary & Paul Sanford by 3,617 square feet. The adjoining property located at 1528 Bryant Lane would have an increase in lot area of the same 3,617 square feet. 1540 Bryant Lane will remain in compliance with the requirement of the Zoning Ordinance. Several of the existing legal non-conforming conditions on 1528 Bryant Lane will be improved. No new construction or building lots are proposed with this plan. The properties are zoned within the R-1 Residential District of Ward #1 of the Township of Abington.

If there are any questions and/or comments that you may have, please feel free to contact me at 267-536-1010.

Mark A. Penecale
Planning & Zoning Officer
Township of Abington

- ***These meetings are subject to change if additional review time is required by Township Staff or requested by the applicant.***

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT TITLE: PROPOSED LOT LINE CHANGE 1528 AND 1540 BRYANT LANE

APPLICANT NAME: BRUCE FISHBERG, OWNER of 1528 Bryant Lane

TO BE COMPLETED BY THE TOWNSHIP

Submission Information:

Application Number: SD 19-04

Date Complete: _____

Received By: M. A. PENEKALIS

90 Day Date: _____

File Date: 11/19/19

Ward No. _____

REQUIRED MATERIAL FOR ALL SUBDIVISION/LAND DEVELOPMENT APPLICATIONS:

1. This form **MUST** be completed and submitted.
2. A Subdivision/ Land Development Application **MUST** include all of the items listed in the application checklist in Section V to be considered complete.
3. Incomplete application will **NOT** be placed on the Planning Commission agenda. Incomplete applications will be returned to the applicant.
4. Complete applications must be received at least 45 DAYS (see schedule) prior to the Planning Commission meeting at which it will be heard
5. One (1) digital copy, ten (10) full size paper copies, and one (1) 11x17 reduced copy of the plans, plus three (3) copies of each report or study are to be submitted in the initial submission of the complete application.

***It is highly encouraged to submit applications in a digital format**

**ESCROW AGREEMENT FOR PROFESSIONAL REVIEW FEES
FOR PRE-SUBMISSION MEETING**

The undersigned hereby agrees to post an escrow to cover the costs of the review of subdivision and land development applications by the Township's Planner, Engineer(s), and Solicitor. The amount of said escrow shall be according to the attached "Schedule of Fees" and shall be posted at the time of initial submission of an application to the Township. Said fees shall be placed in an escrow account and any balance remaining shall be returned to the applicant subsequent to the receipt of final approval.

The applicant is advised that the "Schedule of Fees" represents only an estimate of the costs associated with plan review. The completeness and quality of the submission, the complexity of the project, the number of revisions and other factors may cause costs to exceed the established escrow amounts. If during the course of a subdivision/land development review an escrow amount falls to 10% of the original escrow amount or \$250, whichever is greater, the Township may require the posting of additional escrow.

NOTE: NO FINAL APPROVALS, CONSTRUCTION, BUILDING OR OCCUPANCY PERMITS SHALL BE ISSUED UNTIL ALL OUTSTANDING PROFESSIONAL REVIEW FEES HAVE BEEN SATISFIED.

Signature: B. Ashley Romano
Applicant

Date: 11/19/19

Signature: Mary Carolyn Sanford

Date: Nov. 19, 2019

I. CONTACT INFORMATION

**Applicant
Information**

BRUCE FISHBERG (ALSO PROPERTY OWNER)

Name
1528 BRYANT LANE, MEADOWBROOK PA 19046

Address
215-620-0020

Phone Fax
BFISHBERG@COMCAST.NET

Email Address

**Property
Owners
Information
(if different
than applicant)**

PAUL E. & MARY C. SANFORD

Name
1540 BRYANT LANE, MEADOWBROOK PA 19046

Address

Phone Fax

Email Address

**Architect/
Planner**

N/A

Name

Address

Phone Fax

Email Address

**Engineer/
Surveyor**

McNEILL LAND SURVEYING, LLC ATTENTION: PETER L. McNEILL, PLS

Name
PO BOX 371, ABINGTON PA 19001

Address

**Engineer/
Surveyor
Cont'd**

215-885-9885

Phone

Fax

MCNEILLSURVEY@COMCAST.NET

Email Address

Attorney

N/A

Name

Address

Phone

Fax

Email Address

II. PROJECT INFORMATION

Application Type:

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

Full street address of the property: 1528 & 1540 BRYANT LANE, MEADOWBROOK PA 19046

Tax Parcel No.: 30-00-05704-00-8 County Deed Book No.: 5974 Page No.: 2537

Description of Proposed Work: LOT LINE CHANGE BETWEEN THE TWO SEPARATELY OWNED PARCELS

Total Tract Acreage: _____ Project Acreage: _____

Zoning District: R-1 Existing Number of Lots: 2 Proposed Number of Lots: 2

Existing Sewer Flows: 2 EDUs Proposed Sewer Flows: 2 EDUs

Proposed Land Use:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Single Family Detached | <input type="checkbox"/> Single Family Attached | <input type="checkbox"/> Single Family Semi-Detached |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Commercial | <input type="checkbox"/> Office |
| <input type="checkbox"/> Other (Describe): _____ | <input type="checkbox"/> Industrial | |

III. REVIEW

Please complete the following section by circling a response:

- Have you met with the Zoning Officer regarding this plan? Yes No
- Are there known variances/any zoning relief necessary for this project? **EXISTING-NON CONFORMING CONDITIONS** Yes No
- If YES, have you submitted an application to the Zoning Hearing Board? Yes No
- Has this plan been heard by the Zoning Hearing Board? Yes No

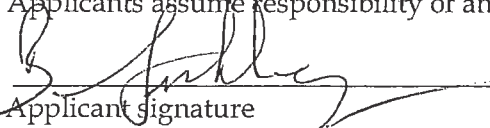
*Please be advised that if any variances are found to be necessary during the course of the review of this plan, you will be required to go to the Zoning Hearing Board prior to proceeding to the Planning Commission. In addition, you will be requested to grant the Township a waiver to the 90-day action period or an immediate denial of this application will be made, and you will be required to resubmit the application.

It is recommended that ALL Land Development and Major Subdivision applications have a pre-submission meeting to discuss the project prior to full application submittal.

Minor Subdivision applications may request a pre-submission meeting; if one is desired.

Meetings are held the fourth Tuesday of each month beginning at 9:30 a.m. at the Township Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.


Applicant signature

11/19/19
Date

To schedule a pre-submission meeting, please contact the office of the Township Manager at 267-536-1003 or email TCastorina@abington.org

IV. WAIVERS

List of Requested Waivers: Attach separate sheet if required.

Section/Requirement:

146-11 A. (4) Tract boundaries with tax parcel numbers, owner's names and approximate acreage of lots surrounding any portion of the site for a distance of 400 feet **+**

Relief Requested:

Immediate adjoiners and property information provided; waive the 400 foot radius

146-11 B. (3) The location of property lines and names of landowners within 400 feet of any part of the site to be subdivided or developed

Immediate adjoiners and property information provided; waive the 400 foot radius

146-11 B. (7) The location, size and ownership of all underground and above ground public or private utilities, on the site and within 400 feet of any portion of the site **+**

Immediate adjoining utility information provided; waive the 400 foot radius

146-11 B. (9) (a) and (b) Soil identification

Soil identification

146-11 B. (8) (d) Steep slope identification

Steep slope identification

V. SUBMISSION

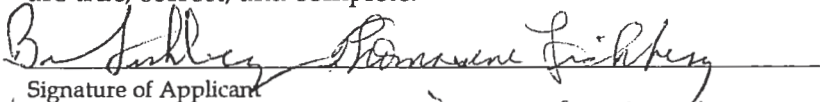
APPLICATION CHECKLIST

The applicant is responsible for the submission of a complete application. This checklist will aid both the applicant and staff in ensuring that all applications are complete. The following is a per item submission checklist for all Subdivision, Land Development and Conditional Use Applications for the Township of Abington.

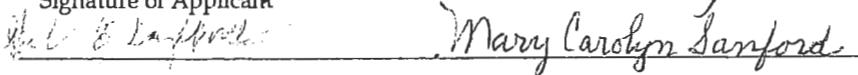
- Application Form: completed and signed by the owner/applicant
- 10 (ten) copies of the proposed plan, folded to legal file size. Plan should not be smaller than 1" = 50' and not exceed a sheet size of 24" x 36"
- One (1) reduced copy of the proposed plan, no larger than 11" x 17"
- One (1) Digital PDF file of the proposed plan
- Two (2) sets of tentative architectural plans for all applications proposing construction or land development
- One (1) copy of the Recreation Facilities Plan (if required by §146-40)
- Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department
- Two (2) copies of Sewage Facilities Planning Module Applications
- Letter of Water availability from AQUA PA
- One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
- Application Fee: Check made payable to the Township of Abington
- Escrow Fee: Check made payable to the Township of Abington. Separate check from application fee

VI. SIGNATURE

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct, and complete.


Signature of Applicant

11/19/19
Date


Signature of Property Owner (if different than applicant)

11/19/19
Date

THE FOLLOWING IS FOR INTERNAL USE ONLY: SD-19-04

PAYMENT

Application Fee Amount: \$ 300⁰⁰ Check No.: # 9493
 Review Escrow Fee Amount: \$ 2500⁰⁰ Check No.: # 9494

DECISION INFORMATION

Approval Denial Decision Date: _____

Comments/Conditions:

Rec # 457482

Rec # 457483

PLANNING PROCESS EXTENSION AGREEMENT
FOR

PROJECT NAME

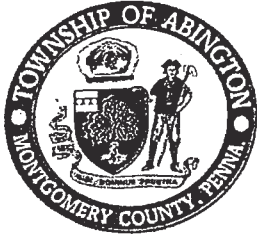
The Pennsylvania Municipality Planning Code (MPC) and the Abington Township Subdivision and Land Development Ordinance state that action must be taken by the Township within ninety (90) days after a complete application is filed with the Township. In the Township, complicated, unique, and community impactful projects have or may require additional time in order to complete a thorough review before being considered for approval. As such, an applicant may voluntarily waive the timing requirement at any time, but is encouraged to submit this waiver with the completed application.

I, the applicant, hereby voluntarily waive the timing requirement as set forth in the MPC (Section 53 P.S. 10508) and the Abington Township Subdivision and Land Development Ordinance (Section 146-13). Applicant acknowledges that this waiver can be revoked at any time upon written notice to the Township Manager. The time limitations set forth in 53 P.S. 10508 and Section 146-13 of the Abington Township Code shall be calculated from the date that the written revocation is received by the Township Manager.

Signed: B. Ashley Thompson Wilkey Date: 11/19/15
Applicant

Signature Paul Sanford Mary Carolyn Sanford

Received: _____ Date: _____
Township



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*

Peter L. McNeill, PLS
McNeill Land Surveying, LLC
P. O. Box 304
Abington, Pa. 19001

December 3, 2019

Re: Subdivision Application SD-19-04 for the properties located at 1528 & 1540 Bryant Lane, Meadowbrook, Pa. 19046-1902.

Dear Mr. McNeill,

The plan "Dated November 18, 2019" of the properties located at 1528 and 1540 Bryant Lane, Meadowbrook, Pa. submitted for the relocation of the shared property line has been reviewed. The following is list of zoning review comments that are required to be addressed to the satisfaction of the Board of Commissioners of the Township of Abington.

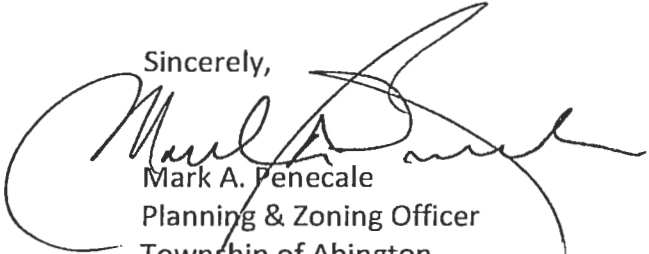
1. There is one noted existing nonconformity for 1528 Bryant Lane listed within the zoning tabulation chart that is permitted to remain without the need of Zoning Hearing Board relief. That is the existing front yard setback of 46.7 feet. The front yard setback is required to be a minimum of 50 feet as per the requirements of section 302, Figure 6.1 of the Zoning Ordinance.
2. Two other noted existing nonconformities on 1528 Bryant Lane that will remain nonconforming, but will have the nonconformity decreased with the approval of this plan. They are as follows: The Lot Area of 1528 Bryant Lane will be increased from 30,161 square feet to 33,789 square feet. Minimum lot area within the R-1 Residential District is 1 acre. The width of 1528 Bryant Lane will be increased from 117.4 feet to 134.7 feet. The lot width is measured at the building setback line and is required to be 200 feet within the R-1 Residential District, as per the requirements of section 302, Figure 6.1 of the Zoning Ordinance.
3. The zoning tabulation chart is required to be revised to show that the Minimum Building Separation of 40 feet between the principal buildings is in compliance, at 69.3 feet, with the requirements of Section 302 of the Zoning Ordinance of the Township of Abington.
4. The location of the existing accessory building on 1528 Bryant Lane will have to be addressed if this plan is approved. The current location of the accessory building

complies with the requirements of Section 2103.A, Use A-22.3 of the Zoning Ordinance. However, if this plan is approved, the lot area of 1528 Bryant Lane will be increased to .775 of acre, requiring the accessory building to be 10 feet from the side property line. The accessory building can be relocated on the property to comply with requirement of Zoning Ordinance, removed from the property or dimensional relief may be requested from the Zoning Hearing Board of the Township of Abington.

5. This application has been reviewed as a final minor subdivision plan as per the requirements of Section 146-9.B of the Subdivision & Land Development Ordinance of the Township of Abington. As such, the plan lists the request for five waivers.
6. In addition to the five waivers listed on the plan and within the application, I would suggest the applicant consider requesting the following waivers:
 - a. Section 146-11.L – Architectural Plan: No development is proposed.
 - b. Section 146-24 – Minimum Residential Street Right-of-Way Width of 50 feet & a cartway width of 30 feet.
 - c. Section 146-27 – Installation of Sidewalks & Curbing.
 - d. Section 146-38 – Installation of Street Lighting
 - e. Section 146-39 – Installation of Street Trees (8)
 - f. Section 146-41.B.4.d – Installation of a Fire Hydrant.
7. A revised waiver request letter is required to be submitted and the additional waivers must be listed on the plan set.
8. In the event that this application is approved, please refer to the Land Use & Development Guide Book for recording and deed registration information.
9. The Township Acknowledgements must be relocated to the edge of the plan sheet so as to permit the Township Seal to be affixed.
10. The Subdivision Application Number SD-19-04 must be added to the plan sheet.
11. A submission date and all revision dates must be added to the plan sheet.

In the event that you have any questions, please feel free to contact me at 267-536-1010.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Penecale". The signature is fluid and cursive, with a large initial "M" and "P".

Mark A. Penecale
Planning & Zoning Officer
Township of Abington

Cc: Amy Montgomery, P.E. Director of the Engineering & Code Department
File Copy (2)

