

The stated meeting of the Land Use Committee of the Board of Commissioners of the Township of Abington was held on Wednesday, February 5, 2020 at the Township Administration Building, Abington, PA, with Commissioner Thompson presiding.

**CALL TO ORDER:** 8:23 p.m.

**ROLL CALL:** Present: Commissioners THOMPSON, LUKER, BOWMAN, WINEGRAD, VAHEY

Township Manager MANFREDI  
Assistant Township Manager WEHMEYER  
Township Solicitor CLARKE  
Director of Engineering MONTGOMERY

Also Present: Commissioners SPIEGELMAN, HECKER, SCHREIBER, ROTHMAN, BRODSKY, BOLE, CARSWELL, ZAPPONE, DiPLACIDO, MYERS

**APPROVAL OF MINUTES:**

Commissioner Thompson made a MOTION, seconded by Commissioner Luker to approve the minutes of the Land Use Committee Meeting of December 4, 2019.

MOTION was ADOPTED 5-0.

**PRESENTATION:** None.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

Item 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:

Commissioner Thompson made a MOTION, seconded by Commissioner Luker to approve the subdivision application for a lot line change for the properties located at 1528 and 1540 Bryant Lane, Meadowbrook, PA.

Commissioner Thompson called on the applicant, Mr. Bruce Fishberg owner, 1528 Bryant Lane.

Mr. Fishberg said his neighbors live at 1540 Bryant Lane and will be moving soon and he would like to take the opportunity to increase the size of his property. He has an agreement of sale with the adjacent property owner to buy 3,600 sq. ft. of their property making his property to be in compliance and maintain the view his property provides.

Commissioner Thompson clarified with Solicitor Clarke that with other subdivision plans such as this notes were placed on the plan stating that if there is any future subdivision installation of sidewalks would be required.

Solicitor Clarke replied yes, that has been done in other instances, and we can add language to this plan.

Commissioner Thompson said that Mr. Fishberg would not be required to install sidewalks with this application, but should any future subdivision occur on any of those two properties, installation of sidewalks would be required.

Mr. Fishberg said the street is very narrow so he does not think there is enough room for sidewalks and he does not plan to install them.

Commissioner Thompson asked for any comments from Commissioners or staff.

Manager Manfredi clarified that there is an agreement of sale. Is that correct?

Mr. Fishberg replied yes, there is an agreement of sale filed in Montgomery County as part of the process.

Solicitor Clarke said the Township will need a copy of the agreement of sale prior to the Board voting on it next week. Anything approved next week would be contingent upon the sale going through and recorded.

Ms. Amy Montgomery, Director of Engineering, noted that the neighbors are also applicants on this plan.

Commissioner Thompson said that a note on the plan will be added to indicate that if there is any future development of the property that the applicant will need to comply with SALDO including installation of sidewalks.

Commissioner Thompson asked for any public comments.

Lora Lehmann, 1431 Bryant Lane, asked about the permit fee.

Commissioner Thompson clarified that the pricing structure is posted on Township website. Is that correct?

Manager Manfredi replied there is no permit fee. There is a subdivision application fee.

Also, he wants the applicant to understand that the motion includes that they may need to set aside area for sidewalks in the front of their property.

Mr. Fishberg replied he does not plan on doing anything with the property that he is buying, but will this affect his neighbor selling their property?

Solicitor Clarke replied this will not affect neighboring property owner because a lot line change and deed will only affect the applicant's property.

Commissioner Thompson clarified that the applicant will not need to install sidewalks unless a substantial change is made to the property at a later date.

Mr. Fishberg indicated that he understood.

MOTION was ADOPTED 5-0. Motion includes that a note on the plan will be added to indicate that if there is any future development of the property that the applicant will need to comply with SALDO including installation of sidewalks.

**PUBLIC COMMENTS – general matters relating to Land Use:**

Cakky Evans, 1132 Lindsay Lane, clarified that LEED stands for Leadership Energy Environment Design.

Lora Lehmann, 1431 Bryant Lane, asked about permit fees; pending development and EDU's required for it; also about the Manor Woods plan and whether the neighbors are aware of it.

Manager Manfredi replied Manor Woods was a plan put in place a few years ago that would be phased.

Commissioner Rothman clarified that nothing will be done at that location until there are meetings with the neighbors.

**ADJOURNMENT:** 8:43 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary