

The stated meeting of the Planning Commission of the Township of Abington was held on Tuesday, February 25, 2020 at the Township Administration Building, Abington, PA, with Ms. Lucy Strackhouse, Chairperson presiding.

CALL TO ORDER: 7:30 p.m.

ROLL CALL: Present: BROWN, GAUTHIER, DiCELLO,
RUSSELL, BAKER, ROBINSON, ROSEN,
STRACKHOUSE
Excused: COOPER

Also Present: County Planner NARCOWICH
Township Engineer MONTGOMERY
Engineering Consultant PRUGAR
Administrative Manager WYRSTA
Commissioner WINEGRAD

PLEDGE OF ALLEGIANCE

MINUTES:

Ms. Gauthier made a MOTION, seconded by Mr. Rosen to approve the minutes of the January 28, 2020 Planning Commission Meeting.

MOTION was ADOPTED 6-0. Mr. DiCello and Mr. Brown were not in attendance at this time.

Agenda Item PC1 – JYLH Associates, LTD – 966 and 968 Old York Road:

Ms. Strackhouse read agenda Item PC1 into the record and asked the applicant to present their plan.

Mr. Gavin Laboski, Esquire, 314 West Broad Street, Suite 124, Quakertown, PA 18951, representing JYLH Associates, LTD, which is affiliated with the Faulkner organization, introduced Mr. Gary Tilford, Engineer for the project, Charles E. Shoemaker, Inc., 1007 Edge Hill Road, Abington, PA, 19001.

Mr. Tilford presented aerials of the property located at the western side of Old York Road. There are two properties in consideration, 966 and 968 Old York Road and proposed is to consolidate both lots for a C-2- Automotive Sales use. Topography of the area showed steep slopes and vegetation that will remain and augmented with additional plantings.

Proposed was a paved parking area for 92 vehicles for the Nissan Dealership located down the street. Stormwater management; there is an area on the south side that is pervious that will absorb drainage that comes across the site from north to south as well as an infiltration bed, and in addition along the curbside on the south side, there is an opening in the curb that leads to a swale that runs along the property line and a rain garden at the lower left front corner of the property.

Mr. Narcowich recommended adding a rain garden at the north side entrance.

Mr. Tilford replied infiltration testing was done and the north side of the entrance has bedrock right beneath the pavement, so it is not conducive for a rain garden, although there is infiltration in the porous paving area on the left side.

Ms. Prugar commented that based on the soil testing the locations of infiltration are appropriate.

Ms. Strackhouse asked for any comments from members of the Planning Commission.

Ms. Gauthier asked about further testing on the north side.

Ms. Prugar replied testing showed bedrock is shallow and not conducive to stormwater management system.

Mr. Tilford continued there are some inlets to capture stormwater heading towards Old York Road and with the infiltration beds, the pervious area and rain garden, 98% of the water will be infiltrated.

Ms. Strackhouse clarified that there is no stormwater management onsite now, so this will be an improvement. Is that correct?

Mr. Tilford replied that is correct. Street frontage improvements; from behind the curb line on Old York Road will be brick pavers section about three feet wide and a street wall and fence and there will be a number of plantings between the sidewalk and fence with trees behind it. Landscaping; proposed are 19 shade trees; 21 Evergreens, nine understory along with shrubs, grasses and perennials along the frontage.

Ms. Strackhouse asked about the County's comment regarding the Hemlock buffer that is subject to pests and Hollies were suggested as alternatives.

Ms. Gauthier noted that was changed on the plan.

Mr. Narcowich asked has vegetation in the verge been addressed?

Rachel Vahey, Landscape Architect, InFocus Planning, replied we looked at that; however, it is restricted because the trees will need to be a certain distance from the right-of-way, so they will be behind the fence and we will keep shrubs and perennials between the sidewalk and fence.

Ms. Gauthier clarified that a vegetative plant is required about three to four feet where proposed pavers are located. Is that correct?

Mr. Narcowich replied that is correct. Between the curb and sidewalk there needs to be at least 25% of decorative verge area with a mix of groundcover, shrubs and trees.

Ms. Strackhouse asked who will maintain the benches?

Ms. Vahey replied the applicant.

Ms. Gauthier suggested that the applicant draft a rendering of the frontage of the property to be presented to the Board of Commissioners.

Ms. Vahey agreed.

Ms. Strackhouse questioned whether the applicant addressed the Class 2 use.

Mr. Tilford replied yes, the plan was revised to indicate Class 2 requirements.

Ms. Strackhouse asked about details on lighting standards.

Ms. Vahey replied it has been included in the plans.

Ms. Gauthier suggested that a temporary easement needs to be included on the plan for the two properties.

Mr. Laboski replied that the property to the north is the Faulkner property, so there will be no problem getting an easement. The property to the south is not affiliated with the Faulkner organization and that is the wellness location, and we spoke with a contractor, and he developed a plan so we do not need to intrude on their property. We will comply with getting an easement on the north side, but the south side will not be necessary.

Ms. Strackhouse asked for any public comments. There were none.

Waivers requested by the applicant as follows:

Mr. Rosen made a MOTION, seconded by Mr. DiCello to approve waiver request from Section 146-11.B. (7) – Utilities – from requirement to provide all utility information within 400 feet of the subject property.

MOTION was ADOPTED 8-0.

Ms. Gauthier made a MOTION, seconded by Mr. Rosen to approve waiver request from Section 146-11. J – Recreational Facilities Plan – from the requirement to provide recreational facilities as long as a rendering of the frontage of the property be presented to the Board of Commissioners.

MOTION was ADOPTED 8-0.

Ms. Gauthier made a MOTION, seconded by Mr. Rosen to approve waiver request from Section 146-43.C. (3) (a.) – Cut and Fill Slopes – from the requirement cut and fill slopes not to exceed 15% or steeper. Proposed swale, landscape berm and rain garden slopes exceed 15%, but shown not greater than 33% (3:1) subject to the Township Engineer not having any issues with proposed stormwater management.

MOTION was ADOPTED 8-0.

Ms. Gauthier noted that the issue of the verge still needs to be resolved.

Mr. Laboski said if the Planning Commission prefers and interprets the zoning ordinance, so that there will be a mix of pavers with 25% vegetation, the applicant will comply.

Ms. Strackhouse commented that she likes the combination of pavers and vegetation in the verge.

Ms. Gauthier suggested that the applicant should get a zoning opinion from the Township on the verge and revise the plan as necessary.

Mr. Rosen made a MOTION, seconded by Ms. Gauthier to recommend approval of the land development application for property located on the western side of Old York Road located at 966 and 968 Old York Road subject to the condition that the applicant clarifies whether the verge will be brick pavers and/or vegetation; approval of stormwater management for the site as well as approval of waivers as listed.

MOTION was ADOPTED 8-0.

Planning Commission Meeting

February 25, 2020

ADJOURNMENT: 8:07 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary