

The stated meeting of the Planning Commission of the Township of Abington was held on Wednesday, November 18, 2020 as a Zoom webinar and teleconference with Chairperson Lucy Strackhouse presiding.

**CALL TO ORDER:** 7:37 p.m.

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

Also Present: County Planner NARCOWICH  
Director of Engineering/Code MONTGOMERY  
Administrative Manager WYRSTA  
Commissioner THOMPSON

**PRESENTATION:** None.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

Motion to consider the subdivision application for the Belmont Avenue Lot Line Consolidation located on Belmont Avenue at Artman Street and Westmont Avenue, Abington, PA.

Mr. Kyle Dougherty, property owner, stated his proposal is to combine two parcels into one single lot as each lot would be too small to build on separately.

Ms. Gauthier said this is a consolidation of two existing lots into one by the same property owner, so how does that fall under the Township's definition for a subdivision?

Ms. Montgomery replied it is a reverse subdivision lot consolidation, and the applicant has a list of requested waivers as a result.

Mr. Jon Tressler, Project Engineer with Boucher & James, Inc., consulting on behalf of the Township, referred to his review letter dated October 19, 2020 noting that proposed is the combination of two lots that will conform with zoning requirements for a total net lot area of 13,000 sq. ft. Applicant will need to add the zoning classification of the property; the monuments; Township application number; and all approved waivers to the plan.

Waivers requested by the applicant as follows:

- Section 146.11.A. (4) – Property Identification Plan
- Section 146.11.B. (3)– Existing Features Plan
- Section 146.11.B. (7) – Existing Features Plan
- Section 146.11 F. a. – Stormwater Management Plan
- Section 146.11. L. – Architectural Plan
- Section 146.24.D. 4. A. – Right-of-Way and Paving Width
- Section 146.27.1. – Sidewalks and Curbs

Ms. Gauthier questioned whether the applicant plans to build a home, and if so, is there access to public water?

Mr. Dougherty replied yes, he plans on building a home on the property. He spoke with a rep of AQUA who indicated that public water is not readily available on Belmont Avenue, but can be supplied from Susquehanna Road. A 10 ft. easement was filed with Montgomery County on June 16<sup>th</sup> to run the water line from the property of 2727 Susquehanna Road.

Ms. Gauthier questioned whether that easement is noted on the plan. Also, is sewer available for Belmont?

Mr. Dougherty replied yes, the easement is noted on the plan. He received a letter from Mr. George Wrigley, Director of W.W.T.P. indicating that the sewer line runs down to the park that crosses over a walkway owned by the Township and will need to be extended to Belmont.

Ms. Gauthier said since the sewer line will be extended, a sewer module may be needed.

Mr. Russell said he supports waiver request from installing sidewalks as there is no need for it.

Mr. Baker questioned whether the future house to be constructed would be in the range of where a fire hydrant is located, and if not, the Fire Marshal may require sprinklers.

Mr. Dougherty replied he will need to check with the Fire Marshal about that.

Ms. Strackhouse requested that construction of any future home fit in with the style of architecture of the surrounding neighborhood.

Ms. Montgomery noted that when the applicant applies for a building permit, he will need to comply with in-fill requirements.

Mr. Dougherty said it will be a two-story home built like the neighboring homes.

Mr. Narcowich suggested in-lieu-of sidewalks, the applicant could improve the existing pathway to Roslyn Park specifically the portion directly in front of his property as well as whatever would be equivalent to the length of sidewalk that he would otherwise be required to build.

Ms. Strackhouse agreed. It would be silly to install a sidewalk that does not connect to anything on a dead-end street.

Mr. Russell noted 25 ft. of the applicant's frontage abuts the area where the existing pathway begins.

Ms. Gauthier commented that she understands improving the trail in-lieu-of sidewalks; however, it is just one lot located in the Township's right-of-way, so the Township should be responsible for that.

Mr. Baker agreed with Ms. Gauthier that the applicant is improving the area, so it should fall under the responsibility of the Township to improve the entire pathway as to how they would like it.

Mr. Narcowich suggested that the applicant improve the area closest to the terminus at Belmont Avenue because that is where there may be some stormwater runoff that could lead to flooding, so if it just the entryway that is improved, it could make a big difference for pedestrians.

Ms. Gauthier questioned whether the Recorder of Deeds of Montgomery County requires lot consolidations to be reviewed by the Township and signed off by staff, to record the plan.

Mr. Narcowich replied yes, the definition of subdivision in the MPC (Municipality Planning Code) specifically includes lot line adjustments.

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

Ms. Gauthier made a MOTION, seconded by Mr. Russell to recommend approval of the subdivision application for the Belmont Avenue Lot Line Consolidation located on Belmont Avenue at Artman Street and Westmont Avenue, Abington, PA., subject to the comments listed in Boucher & James, Inc. review letter dated October 19, 2020 including adding zoning classification to the plan; consult with Fire Marshal about location of fire hydrants and/or sprinklers needed for future construction of new home; and approval of waivers requested by the applicant as listed.

MOTION was ADOPTED 8-0.

**APPROVAL OF MINUTES:**

Ms. Gauthier made a MOTION, seconded by Mr. Russell to approve the minutes from the Planning Commission meeting of September 22, 2020.

MOTION was ADOPTED 8-0.

**TOWNSHIP'S COMPREHENSIVE PLAN UPDATE:**

Ms. Strackhouse reported that during this evening's Comp Plan meeting, we discussed environmental resources in which Mr. Narcowich drafted an initial environmental plan and Dr. Rita Stevens will contribute to it such as include urban forestry versus woodlands.

Mr. Narcowich said recommendations for that chapter will be discussed at the next meeting on December 8<sup>th</sup> and a few members of the EAC will also contribute to it. We will also have a member of the EAC become a Comp Plan Team member next month. Existing conditions chapters are now being completed and then we will hold a second round of public outreach/input.

Following that round of public outreach/input, which will inform the policy chapters such as transportation, economic development, and future land use, we will then have a completed draft with another round of public outreach/input and that timeline will be by next September. The adoption process would have its own timeline.

Ms. Gauthier said regarding forestry versus woodlands; she suggested reviewing Comp Plans and Open Space Plans from Bedminster and Solebury Townships in Bucks County. Also, she asked for an update on revised SALDO.

Mr. Narcowich replied there is a completed draft of revised SALDO, and the next step would be to get formal comments from the EAC and Shade Tree Commission.

Mr. Rosen questioned whether the Comp Plan addresses residential development particularly apartment house/condominium development in the Township.

Mr. Narcowich replied yes, there is a housing chapter. There was a recommendation for the Township to review areas where it would be suitable to have greater variety of dwelling-types closer to transit, closer to services and major roadways. Also, we will review whether shopping centers could incorporate more residential use, which is trending nationwide.

Planning Commission Meeting

November 18, 2020

**ADJOURNMENT:** 8:18 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary