

**TOWNSHIP OF ABINGTON**

**(2) CODE ENFORCEMENT AND LAND DEVELOPMENT COMMITTEE**

**March 30, 2015**

**7:00 P.M.**

**CALL TO ORDER**

**ROLL CALL:                   SANCHEZ – MARKMAN – DiPLACIDO – MYERS  
  GILLESPIE**

**Township Manager LEFEVRE  
Assistant Township Manager WEHMEYER  
Township Solicitor CLARKE  
Director of Code Enforcement MATTEO  
Township Engineer POWERS**

**MINUTES:**

**Motion to approve the minutes of the March 2, 2014  
Code Enforcement and Land Development Committee  
Meeting**

**CE1.           Historic Resource Survey Project**

**Motion to authorize the execution of a Partnership and  
Scope of Services Agreement with the Heritage  
Conservancy for the development of a Historic Resource  
Survey of the Township.**

**CE2.           Land Development LD-15-01 – Patient First (PF)  
Abington, Inc. 938-944 Old York Road**

**Motion to approve the subdivision and land development  
application of PF Abington, Inc., applicant for the  
properties located at 938 and 944 Old York Road. The  
applicant seeks approval to demolish the existing  
structure on the site and construct a new 7,151 square  
foot building. The proposal is for a new parking lot  
design, site lighting, landscaping and an on-site storm  
water management system. In addition, the plan calls  
for the relocation of the lot line between the two  
properties. The properties are zoned in the (PB) Planned**

**Business District and the (R-2) Residential District in Ward No. 7 of the Township of Abington.**

**This motion is subject to the following conditions:**

- 1. The applicant is required to provide the Township with two (2) new executed, signed, notarized and recorded deeds. This is a requirement of the subdivision process.**
- 2. The applicant is required to set concrete monuments as directed by the Abington Township Engineering Office.**
- 3. Any work proposed within the roadway will require a "Highway Permit" from PennDOT.**
- 4. The items listed within the Staff Review letter dated February 2, 2015 become a condition of the application.**
- 5. The applicant has submitted an ACT 537 Exemption application for the three (3) new EDU's that will be required for this proposal.**
- 6. The applicant is required to relocate the ADA parking stall down two to three stalls to allow for better use of these stalls. (This can be completed without the loss of any on-site stalls).**
- 7. The applicant is required to submit a sight line diagram of the southernmost driveway that will include all of the proposed landscaping and signage. (This plan is to be reviewed and approved by the Traffic Safety Officer, prior to the installation of any improvements).**
- 8. The applicant will install a bench and trash can to be placed in front of the new building.**
- 9. A bike rack will be added to the site.**
- 10. The applicant should add additional planting and ground level shrubbery to the front yard buffer.**

**This motion is subject to the following waivers:**

- 1. Waiver from Section 146-11.A - Property Identification Plan**
- 2. Waiver from Section 146-11.B - Existing Features Plan**
- 3. Waiver from Section 146-11.F.b - Street Plan**
- 4. Waiver from Section 146-11.1 - Phasing Plan**
- 5. Waiver from Section 146-11.J - Recreation Facilities Plan**
- 6. Waiver from Section 146-11.L - Architectural Plan**
- 7. Waiver from Section 146-30 - Lot Shape**

**CODE ENFORCEMENT COMMITTEE**

**BOARD ACTION REQUEST**

March 30, 2015  
**DATE**

CE1  
**AGENDA ITEM NUMBER**

**DEPARTMENT**

**AGENDA ITEM**

**TOWNSHIP MANAGER**

Administration

Historic Resource  
Survey Project



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**PREVIOUS ACTIONS**

March 24, 2015 – Planning Commission recommends the Board of Commissioners support and approve this project.

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**RECOMMENDED BOARD ACTION**

Motion to authorize the execution of a Partnership and Scope of Services Agreement with the Heritage Conservancy for the development of a Historic Resource Survey of the Township.

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**COMMENTS**

- There is no financial commitment from the Township aside from hosting training workshops and photocopying material.
- Cathy Gauthier and Lucy Strackhouse of the Abington Planning Commission will coordinate the Township's efforts in the development of the Historic Resource Survey.
- Partnership and Scope of Service Agreement attached.

# Township of Abington Planning Commission Recommendation Form

**Number: Zoning Ordinance Amendments**

**Date: March 24, 2015**

**Applicant's Name: Township of Abington**

**Project's Address: 1176 Old York, Abington, Pa. 19001**

**Recommendation:  APPROVED     DENIED VOTE: 8 of 8**

**Over View:** The Planning Commission was presented information on the Historic Resource Survey Project that will be considered for approval by the Board of Commissioners. This project will be under the leadership of Lucy Strackhouse and Cathy Gauthier and is in partnership with the Heritage Conservancy. The project's goal is to inventory Abington's properties of interest and document the history and value of these sites:

**Recommendation:** The Planning Commission recommends the Board of Commissioners support and approve this project

**Notes:** The Planning Commission thanks Ms. Strackhouse and Ms. Gauthier for their time and efforts in bringing this project forward.

MAPenecale  
3/24/2015

## **What is a Historic Resources Survey?**

A Historic Resources Survey is the principal tool for identifying historic properties and placing them in the local, state and/or national historic context. A survey provides the means by which we identify and document historic resources and evaluate their significance.

Surveys provide an inventory of the built environment by systematically documenting historic properties by geographic location (e.g., entire village, rural landscape or specific neighborhood) or theme (e.g., historic schools of NYS or properties associated with the Underground Railroad). They are tailored to fit the needs and goals of a project.

## **Why conduct a survey?**

Surveys are fundamental to sound preservation planning. By defining the location and importance of historic resources, a survey enables planners to make decisions about which properties ought to be protected and how to incorporate preservation goals into community planning efforts. Surveys achieve the following objectives:

- establish priorities for preservation projects;
- identify historic properties that may benefit from National Register listing (which can qualify properties for certain tax credit and grant programs) and/or local designation;
  - create a body of background information for project and land-use planning;
- help meet specific environmental review requirements (Section 106 of the National Historic Preservation Act of 1966, Abington Township Open Space Plan 2006)
- increase public awareness and appreciation for properties that reflect local, state and national history, and
  - gather information for educational and promotional purposes.

## **The Survey Process**

The essential first step in the survey process is defining the geographic or thematic area of the survey. The process includes planning, research, fieldwork, data collection and organization, evaluation, and reporting.

Historic resources surveys fall into two general types: reconnaissance-level surveys and intensive-level surveys. A reconnaissance-level survey is a first step in the survey process that identifies those areas and properties worthy of further study. Reconnaissance surveys establish broad historic and architectural contexts necessary in understanding an area's past. Because reconnaissance-level surveys do not typically include detailed information on each property, they generally do not provide sufficient information for making informed evaluations of historic or architectural significance. Intensive-level surveys include historical research on the surveyed properties that provides the information needed for determining which properties (both individual properties and historic districts) are eligible for historic designations.

## **What are the products of a survey?**

Surveys produce varying levels of information depending on the level of survey (reconnaissance or intensive) and the intended use. A completed survey generally consists of a written report summarizing the history, development patterns and physical character of the study area, an inventory of historic properties accompanied by maps and photographs, and recommendations. Evaluation results are included in intensive-level surveys.

***Historic Resource Survey Project***  
***Partnership and Scope of Services Agreement***  
**Between Heritage Conservancy and**  
**Abington Township, Montgomery County, Pennsylvania**

Heritage Conservancy is partnering with municipal governments, community groups and historical societies in Montgomery County, Pennsylvania to conduct historic resource survey projects throughout the County. This project is being conducted as mitigation for the loss of a historic property in Upper Dublin Township, pursuant to a Memorandum of Agreement between the United States Army Corp of Engineers and the Pennsylvania Historical and Museum Commission (PHMC). The goal of the survey projects is to gather information about potentially significant historic properties so that the resources can be thoughtfully considered by private, local, state, and federal partners in planning efforts and project reviews. These projects rely on the efforts and expertise of local governments and community groups, with leadership and guidance from Heritage Conservancy and PHMC, to be successful.

**Survey Scope and Products:**

1. This survey will be a comprehensive, reconnaissance level survey of buildings, landscapes, and other above-ground resources in Abington Township built prior to c. 1960.
2. All reports, survey forms, databases, photographs, and mapping will be prepared in a manner that is consistent with the guidelines provided by the PHMC.

**Heritage Conservancy will:**

1. Act as the Project Manager, including oversight of the budget, schedule, quality control of work products, and coordination with PHMC.
2. Provide overall guidance for the project including consultation on types and number of resources to be documented, survey methodology and criteria, boundary determinations, and photographic requirements.
3. Prepare a survey plan for the project based on the format provided by PHMC. Heritage Conservancy will submit this plan for review and approval by PHMC at the start of the project.
4. Review materials as they are produced to insure that documentation is thorough, accurate and clearly recorded/photographed.



5. Provide financial support as Project Manager and, additionally for supplies, copies, etc. in conjunction with the municipality (see item 1 below).
6. Organize training programs on survey methodology, architectural history and other relevant topics for project personnel and volunteers in coordination with PHMC.
7. Prepare and submit all survey products to PHMC and the municipality, including:
  - a. final survey report
  - b. completed forms in printed and electronic formats
  - c. formatted and labeled digital photographs
  - d. mapping
  - e. databases and electronic versions of relevant data products.
8. Conduct survey and photography work where needed and within budget.

**The municipality will:**

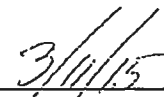
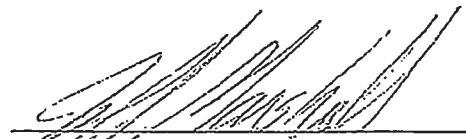
1. Contribute funds/resources to the project to help cover and/or supplement the costs of the project ie. photocopying/printing, data entry, etc. Volunteers must utilize their own camera equipment.
2. Contribute to a work plan outlining a methodology for completing the work.
3. Complete training sessions as required by PHMC.
4. Recruit and organize volunteers to conduct fieldwork, mapping and photography work in a timely fashion.
5. Complete data entry of material to the standards required by PHMC.
6. Submit work product and requests for expense reimbursement on a regular basis.

Signed:

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Abington Township Official

Date



Jeff Marshall, President, Heritage Conservancy

Date

# Code Enforcement & Land Development BOARD ACTION REQUEST

March 30, 2015

*CE 2*

Agenda Item

CODE ENFORCEMENT

TOWNSHIP MANAGER



**AGENDA ITEM**  
**Land Development LD-15-01**  
**P.F. Abington, Inc.**  
**938-944 Old York Road**

*mz*

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## PREVIOUS ACTION:

- Abington Township Planning Commission approved this application with conditions and requested waivers on March 24, 2015.
- Montgomery County Planning Commission approved this application on March 4, 2015.

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## RECOMMENDED BOARD ACTION:

Motion to approve the subdivision and land development application of **PF Abington, Inc.**, applicant for the properties located at 938 and 944 Old York Road. The applicant seek approval to demolish the existing structure on the site and construct a new 7,151 square foot building. The proposal is for a new parking lot design, site lighting, landscaping and an on-site storm water management system. In addition, the plan calls for the relocation of the lot line between the two properties. The properties are zoned in the (PB) Planned Business District and the (R-2) Residential District in Ward No. 7 of the Township of Abington.

This motion is subject to the following conditions:

1. The applicant is required to provide the Township with two (2) new executed, signed, notarized and recorded deeds. This is a requirement of the subdivision process.
2. The applicant is required to set concrete monuments as directed by the Abington Township Engineering Office.
3. Any work proposed within the roadway will require a "Highway Permit" from the PennDOT.
4. The items listed within the Staff Review letter dated February 2, 2015 become a condition of the application.



5. The applicant has submitted an ACT 537 Exemption application for the three (3) new EDU's that will be required for this proposal.
6. The applicant is required to relocate the ADA parking stall down two to three stalls to allow for better use of these stalls. (This can be completed without the loss of any on-site stalls).
7. The applicant is required to submit a sight line diagram of the southernmost driveway that will include all of the proposed landscaping and signage. (This plan is to be reviewed and approved by the Traffic Safety Office, prior to the installation of any improvements).
8. The applicant will install a bench and trashcan to be placed in front of the new building.
9. A bike rack will be added to the site.
10. The applicant should add additional planting and ground level shrubbery to the front yard buffer.

This motion is subject to the following waivers:

1. Waiver from Section 146-11.A – Property Identification Plan
2. Waiver from Section 146-11.B – Existing Features Plan
3. Waiver from Section 146-11.F.b – Street Plan
4. Waiver from Section 146-11.I – Phasing Plan
5. Waiver from Section 146-11.J – Recreation Facilities Plan
6. Waiver from Section 146-11.L – Architectural Plan
7. Waiver from Section 146-30 – Lot Shape

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**COMMENTS:**

- ***Matteo and Sanchez scheduled two neighborhood meetings with the residents and applicant to address their concerns regarding landscaping and buffering.***

# Township of Abington Planning Commission Recommendation Form

**Application Number:** LD-15-01

**Date:** March 24, 2015

**Applicant's Name:** P. F. Abington, Inc.

**Project's Address:** 938 & 944 Old York, Abington, Pa. 19001

**Recommendation:**  APPROVED     DENIED    **VOTE:** 8 of 8

**Over View:** This is the subdivision & land development application of **PF Abington, Inc.**, applicant for the properties located at 938 & 944 Old York Road, Abington, Pa. 19001. The applicants seek approval to demolish the existing structure on the site and construct a new building of 7,151 square feet. The plan submitted for review, proposes a new parking lot design, site lighting, landscaping and an on-site storm water management system. In addition, the plan calls for the relocation of the lot line between the two properties. This application is known as LD-15-01. The properties are zoned within the (PB) Planned Business District and the (R-2) Residential District of Ward #7 of the Township of Abington. .

## **Comments:**

1. Sanitary sewer service is available for this development as the flow from this proposal is not impeded by the sanitary sewer moratorium in place on flows through Cheltenham Township. An Act 537 Exemption Application will need to be approved for this development. A letter of sanitary sewer availability has been submitted.
2. If this application is approved, the applicant is required to provide the township with two (2) new, executed (signed, notarized and recorded) deeds. This is a requirement of the subdivision process. The Township Engineer will not sign the plans without the required deeds.
3. The applicant is required to set concrete monuments as directed by the Engineering Office of the Township of Abington

4. The items listed within the Staff Review letter dated February 2, 2015 become a condition of this application if approved by the Board of Commissioners of the Township of Abington.
5. This application was approved by the Zoning Hearing Board of the Township of Abington on November 18, 2014 as Case #14-13.
6. The development site is split zoned between the (PB) Planned Business District and the R-2 Residential District.
7. The applicant has submitted an ACT 537 Exemption application for the three (3) new EDU's that will be required for this proposal.

The following waivers have been requested.

- A. **Section 146-11.A - Property Identification Plan** – The plan is required to supply the tax parcel information, owner's name & lot area for all properties within 400 feet of the site(s) involved in this application. Staff supports this waiver. Yes {X} No { }
- B. **Section 146-11.B – Existing Features Plan** – The plan is required to plot the location of all utilities on the sites and within 400 feet of the properties involved in this application. Staff supports this request. Yes {X} No { }
- C. **Section 146-11.F.b – Street Plan** – The applicant is required to submit a horizontal plan of the proposed street construction and design. Yes {X} No { }
- D. **Section 146-11.I – Phasing Plan** – The applicant's plans do not indicate that the propose development will be phased out over a defined timeline. Yes {X} No { }
- E. **Section 146-11.J – Recreation Facilities Plan** - A waiver is required from this section of the ordinance. No portion of this site is proposed to be restricted as common open space. Yes {X} No { }
- F. **Section 146-11.L – Architectural Plan** – The applicant is required to submit tentative architectural plans. Yes {X} No { }
- G. **Section 146-30 – Lot Shape** – A waiver is required for the “Flag Lot” shape of 944 Old York Road. Yes {X} No { }

**Notes:**

1. The applicant is required to relocate the ADA parking stall down two to three stalls to allow for better use of these stalls. This can be completed without the loss of any on-site stalls.
2. The applicant is required to submit a sight line diagram of the southern most driveway that will include all of the proposed landscaping and signage. This plan is to be reviewed and approved by the Traffic Safety Office, prior to the installation of any improvements.
3. The Planning Commission recommends a bench and trash can be added in front of the proposed new building.
4. A bike rack will be added to the improvements.
5. The applicant should be required to add additional planting and ground level shrubbery within the front yard buffer.

MAPenecale  
3/24/2015

# Township of Abington Planning Commission Recommendation Form

**Application Number:** LD-15-01

**Date:** March 24, 2015

**Applicant's Name:** P. F. Abington, Inc.

**Project's Address:** 938 & 944 Old York, Abington, Pa. 19001

**Recommendation:**  APPROVED     DENIED    **VOTE:** 8 of 8

**Over View:** This is the subdivision & land development application of **PF Abington, Inc.**, applicant for the properties located at 938 & 944 Old York Road, Abington, Pa. 19001. The applicants seek approval to demolish the existing structure on the site and construct a new building of 7,151 square feet. The plan submitted for review, proposes a new parking lot design, site lighting, landscaping and an on-site storm water management system. In addition, the plan calls for the relocation of the lot line between the two properties. This application is known as LD-15-01. The properties are zoned within the (PB) Planned Business District and the (R-2) Residential District of Ward #7 of the Township of Abington. .

**Comments:**

1. Sanitary sewer service is available for this development as the flow from this proposal is not impeded by the sanitary sewer moratorium in place on flows through Cheltenham Township. An Act 537 Exemption Application will need to be approved for this development. A letter of sanitary sewer availability has been submitted.
2. If this application is approved, the applicant is required to provide the township with two (2) new, executed (signed, notarized and recorded) deeds. This is a requirement of the subdivision process. The Township Engineer will not sign the plans without the required deeds.
3. The applicant is required to set concrete monuments as directed by the Engineering Office of the Township of Abington
4. The items listed within the Staff Review letter dated February 2, 2015 become a condition of this application if approved by the Board of Commissioners of the Township of Abington.

5. This application was approved by the Zoning Hearing Board of the Township of Abington on November 18, 2014 as Case #14-13.
6. The development site is split zoned between the (PB) Planned Business District and the R-2 Residential District.
7. The applicant has submitted an ACT 537 Exemption application for the three (3) new EDU's that will be required for this proposal.

The following waivers have been requested.

- A. **Section 146-11.A - Property Identification Plan** – The plan is required to supply the tax parcel information, owner's name & lot area for all properties within 400 feet of the site(s) involved in this application. Staff supports this waiver. Yes {X} No { }
- B. **Section 146-11.B – Existing Features Plan** – The plan is required to plot the location of all utilities on the sites and within 400 feet of the properties involved in this application. Staff supports this request. Yes {X} No { }
- C. **Section 146-11.F.b – Street Plan** – The applicant is required to submit a horizontal plan of the proposed street construction and design. Yes {X} No { }
- D. **Section 146-11.I – Phasing Plan** – The applicant's plans do not indicate that the propose development will be phased out over a defined timeline. Yes {X} No { }
- E. **Section 146-11.J – Recreation Facilities Plan** - A waiver is required from this section of the ordinance. No portion of this site is proposed to be restricted as common open space. Yes {X} No { }
- F. **Section 146-11.L – Architectural Plan** – The applicant is required to submit tentative architectural plans. Yes {X} No { }
- G. **Section 146-30 – Lot Shape** – A waiver is required for the "Flag Lot" shape of 944 Old York Road. Yes {X} No { }

**Notes:**





Wayne C. Luker, President  
Steven N. Kline, Vice President  
Michael LeFevre, Manager  
Jay W. Blumenthal, Treasurer

1176 Old York Road Abington PA 19001-3713 Telephone: 267-536-1000

## Subdivision & Land Development Notice Plan Review LD-15-01

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, Code Enforcement Committee and Board of Commissioners, to discuss the application of the **PF Abington, Inc.**

MEETINGS	DATE AND TIME
Planning Commission Committee	March 24, 2015 @ 7:30 p.m.
Code Enforcement Committee	March 30, 2015 @ 7:00 p.m.
Board of Commissioners	April 9, 2015 @ 7:30 p.m.

This notice is sent in reference to the subdivision & land development application of **PF Abington, Inc.**, applicant for the properties located at 938 & 944 Old York Road, Abington, Pa. 19001. The applicants seek approval to demolish the existing structure on the site and construct a new building of 7,151 square feet. The plan submitted for review, proposes a new parking lot design, site lighting, landscaping and an on-site storm water management system. In addition, the plan calls for the relocation of the lot line between the two properties. The properties are zoned within the (PB) Planned Business District and the (R-2) Residential District of Ward #7 of the Township of Abington.

The application and plans are on file in the Code Enforcement Department and may be reviewed upon request. If there are any questions and/or comments that you may have, please feel free to contact me at 267-536-1017.

Mark A. Penecale  
Planning & Zoning Officer

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



# Township of Abington

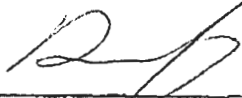
## APPLICATION FOR APPROVAL OF PLAN

Submission Date 12-17-14

Application No. \_\_\_\_\_

To the Board of Commissioners of the Township of Abington:

The undersigned hereby makes application for approval of plan type as indicated below, under the provisions of the Code of Abington Township, Chapter 146, entitled The Subdivision and Land Development Regulations of the Township of Abington of 1991, and any supplements and amendments thereto.



(Signature of Applicant)  
Attorney for Applicant

(Signature of Land Owner)  
Authorized pursuant to  
Owner Authorization Letter

Title of Plan Submitted: Preliminary/Final Subdivision and Land Development Plan

### A. Plan Type:

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

### B. Plan Identification:

Plan Dated: 12-17-14

Engineer: Nave Newell

Plan Proposes: Brief narrative of the proposed activity. Commercial applications include building square footage and specific uses; Residential applications include number of lots and amount of dwelling unit types:

Applicant is proposing to demolish the existing building and construct a new building and associated parking facilities to be occupied by Patient First. The Applicant intends to adjust the lot line in order to allow the Patient First building and associated improvements to be entirely on its own lot.

### C. Property Identification:

Address / Location 938 Old York Road  
Between streets \_\_\_\_\_ and \_\_\_\_\_



# Township of Abington


## APPLICATION FOR MODIFICATION OF PLAN

Submission Date 12-17-14

Application No. LD-15-01

To the Board of Commissioners of the Township of Abington:

The undersigned hereby makes application for modification of plan application requirements as indicated below, under the provisions of the Code of Abington Township, Chapter 146, entitled The Subdivision and Land Development Regulations of the Township of Abington of 1991, and any supplements and amendments thereto.

  
\_\_\_\_\_  
(Signature of Applicant)  
Attorney for Applicant

\_\_\_\_\_  
(Signature of Land Owner)  
Authorized pursuant to Owner  
Authorization Letter

Title of Plan Submitted: Preliminary/Final Subdivision and Land Development Plan

### A. Plan Type:

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

### Regulation Topic      Section #      Extent of Modification Requested

a. Existing features plan (SALDO, § 146-11.A(10) and B(3) and § 146-11.B) Accept adjoining zoning boundaries, partial property boundaries and landowners adjoining the property in lieu of zoning boundaries, properties and landowners within 400' of the tract/site.

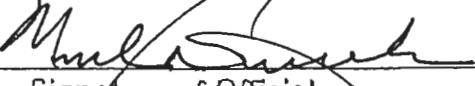
b. Recreational Facilities plan (SALDO, § 146-11.J)

c. Architectural plans (SALDO, § 146-11.L)

d. Street improvement plan (SALDO, § 146-11.F(2))

\*\*\*\*\*

Fees acknowledged and modification request received:

  
\_\_\_\_\_  
Signature of Official

RECEIVED  
DEC 17 2014  
Date

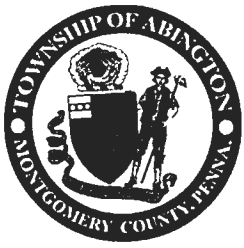
Rec # 882394

BY: 

Check # 750.00

Check # 4,000.00

Rec # 882395



Wayne C. Luker, President  
Steven N. Kline, Vice President  
Michael LeFevre, Manager  
Jay W. Blumenthal, Treasurer

1176 Old York Road Abington PA 19001-3713 Telephone: 267-536-1000

Denise R. Yarnoff, Esq.  
Riley Riper Hollin & Colagreco  
Post Office Box 1265  
717 Constitution Drive, Suite 201  
Exton, Pa. 19341

February 2, 2015

**Re: Staff Review Comment on Application LD-15-01 for the property Located at  
938 Old York Road, Jenkintown, Pa. 19046.**

Dear Ms. Yarnoff,

This letter is written to inform you that the staff of the Township of Abington has reviewed the subdivision & land development application and the plans that have been submitted for the proposed improvements to 938 Old York Road, Jenkintown, Pa. The plan proposes the subdivision for the purpose of relocating an existing property line between the two parcels. The properties consist of 1.45 in total lot area. The plan also proposes to demolish the existing bank building and construct a new building of 7,151 square feet. The proposed new layout will have 38 on-site parking stalls. Several of the items listed below are building permit related issues and are noted for your review and information only. They will be clearly marked within this letter as (BP) and will be addressed at the time a building permit would be submitted for review in the event that this application is approved.

**Engineering:**

1. The sanitary sewers flow from this proposal is to the Rydal Pump Station, where they are pumped through the Pennypack Interceptor into Philadelphia. Therefore this site is NOT affected by the DEP/Cheltenham Township moratorium.
2. Old York Road (S.R. 0611) is a state road. Any and all work within Old York Road including the R.O.W area, must be approved/permitted by PennDOT prior to start of construction. This includes road opening permits and driveway occupancy permits. (BP)
3. The Storm Water Management report and design is adequate (reviewed by others, see attached). Before a building permit is issued, the applicant is required to apply for a SWM permit from the Engineer's Office. The application fee for said permit is \$250, and an inspection fee of \$100/hour. We are waiving this inspection fee due to the fact that our inspector will be there inspecting the storm system for the Construction Permit process (see item 4). The applicant will also need to provide an escrow in the sum of \$2000 for inspection of the on-site storm system for the next ten (10) years [\$200 inspection fee per year x ten years = \$2000.] (BP)



4. A Construction Permit from the Township Engineer's Office will be required for the inspection of the construction of the storm systems. This permit has a base fee of \$65.00. Based on the amount of work and amount of time we will be on-site for inspection, there is an additional \$2000 for inspection.
5. Additional escrow will be necessary for construction costs. The applicant can contact the Township Engineer directly to discuss those amounts. The applicant will also need to contact the engineering department to schedule the inspection dates and times. Ultimately, the basins and the storm sewer will be the responsibility of the property owner and will be inspected by the Township on a yearly basis.
6. The applicant is required to contact any and all utilities for cancellation, removal, capping, or relocating the existing utility services.
7. Any sanitary pipe placed within the R.O.W. & street areas shall be ductile iron pipe. Plastic/PVC is not acceptable within the R.O.W. area. (BP)
8. In the event that the application is approved, the applicant will be required to submit revised deeds for the two parcels. The deeds are required to be executed. In addition, the applicant is required to submit a minimum of four paper, four mylar and one PDF formatted disk of the approved plan.
9. The applicant is required to set concrete markers at the corners and all off-sets of the proposed property line.

**Building Inspector:**

10. Permits are required for the construction of the proposed new building. All construction must comply with the ICC Commercial Construction Code, as amended by the Township of Abington. This will include the use of all non-combustible building materials. (BP)
11. Permits are required for all electrical, plumbing, heating, air conditioning and fire protection work proposed to be completed on this site. (BP)
12. All contractors are required to be registered with the Township of Abington and present valid insurances. (BP)

**Plumbing Inspector:**

13. The applicant is required to obtain permits for the proposed new work. All permits must be applied for by a Master Plumber that is registered with the Township of Abington. (BP)
14. Separate permits are required for the installation of new sanitary sewer lines. In addition, the approval of this plan will require the purchase of three new EDU's at a cost of \$11,250.00. (BP)
15. All plumbing work must comply with the Plumbing Code of the Township of Abington. (BP)



**Fire Marshal's Office:**

16. The proposed building is required to be constructed of all non-combustible materials. The building is required to be fully sprinklered and adhere to Fire Protection Code of the Township of Abington. (BP)
17. The proposed storm water management system must be designed to support fire equipment and apparatus to a minimum of 20 tons.

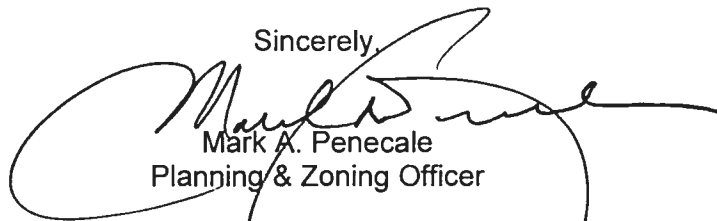
**Planning & Zoning Office:**

18. This application has been reviewed as a preliminary as final Subdivision & Land Development application. There are limited public improvements proposed with this redevelopment.
19. The plan for this application was approved by the Zoning Hearing Board of the Township of Abington on November 18, 2014.
20. This project will require three (3) additional EDU's. They are available, and an ACT 537 Exemption Application has been submitted to DEP for approval. The application was reviewed and approved for sign-off by the Director of Waste Water Treatment Facility.
21. The second property involved in this application is located at 944 Old York Road. The frontage of this property will be reduced from 50 feet to 25.54 feet in width. The Zoning Hearing Board granted the required variance from Section 402.3 of the Zoning Ordinance.
22. This plan calls for no public improvements as the following improvements are already in place. Street lighting, curbing, sidewalks, fire hydrants, street widening or additional right-of-way dedication. The applicant will be installing four "Black Gum" street trees, however they will be on-site.
23. The plan clearly shows the location of the dumpster enclosure and provides detail on the materials used for the screening. This area must be designed to the same standard as listed in Condition #17, as it is located over the proposed storm water management system. Please provide detail as how medical waste will be handled. This can be done in a narrative.
24. The proposed retaining wall is listed as "varies in height", however all retaining walls greater than 4 feet in height requires a permit that must be submitted with plan sealed by an engineer register in the State of Pennsylvania.
25. The applicant has submitted a detailed lighting plan that conforms with the requirements of Section 801.M of the Zoning Ordinance, however detail has not been submitted on the fixtures or light poles proposed. I am interested in the fixtures to ensure they are fully enclosed and light poles to determine height.

26. This application is required to obtain the following waivers from the Subdivision & Land Development Ordinance of the Township of Abington.
- A. **Section 146-11.A - Property Identification Plan** – The plan is required to supply the tax parcel information, owner's name & lot area for all properties within 400 feet of the site(s) involved in this application. This plan should be amended to at the very least list the names of the adjoining property owners.
  - B. **Section 146-11.B – Existing Features Plan** – The plan is required to plot the location of all utilities on the sites and within 400 feet of the properties involved in this application. Staff supports this request.
  - C. **Section 146-11.F.b – Street Plan** – The applicant is required to submit a horizontal plan of the proposed improvements.
  - D. **Section 146-11.I – Phasing Plan** – The applicant's plans do not indicate that the proposed project will be phased out over a defined timeline.
  - E. **Section 146-11.J – Recreational Facilities Plan** – A waiver is required from this section of the ordinance. Staff is in favor of granting this waiver.
  - F. **Section 146-11.L – Architectural Plan** – The applicant should not be required to submit an architectural plan, due to the fact that new buildings are not proposed with this plan. Staff supports this waiver.
  - G. **Section 146-30 – Lots** – A waiver is required for the shape of the proposed lots. The existing adjoining lot is currently a "Flag Lot" and will remain a same, however the frontage is proposed to be reduced.

If there are any revision to the plans or additional information you will be submitting, please feel free to direct them to my attention. If there are any questions pertaining to the comments listed above I can be reached at 267-536-1017.

Sincerely,



Mark A. Penecale  
Planning & Zoning Officer

Cc: PF Abington, LLC; 20 South Olive Street, Media, Pa. 19063  
Nave Newell; 900 West Valley Road, Suite 1100, Wayne, Pa. 19087  
Lawrence T. Matteo, Jr.; Director of Planning & Code Enforcement  
Michael E. Powers; Abington Township Engineer  
Bruce Hentschel; Abington Township Building Inspector  
Ken Clark; Abington Township Fire Marshal  
File Copy (2)



Wayne C. Luker, President  
Steven N. Kline, Vice President  
Michael LeFevre, Manager  
Jay W. Blumenthal, Treasurer

1176 Old York Road Abington PA 19001-3713 Telephone: 267-536-1000

November 19, 2014

Denise R. Yarnoff, Esq.  
Riley Riper Hollin & Colagreco  
P.O. Box 1265  
Exton, PA 19341

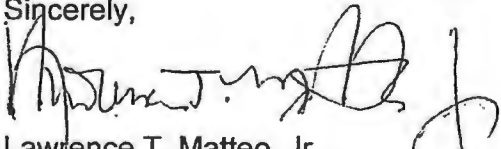
Re: **Application No. 14-13 – PF Abington, Inc.**  
**938 Old York Road, Abington Township**

Dear Ms. Yarnoff:

At the stated meeting of the Abington Township Zoning Hearing Board, Tuesday, November 18, 2014, your application to redevelop the site for a Patient First Medical Use was **APPROVED** for all the requested variances.

The property involved in this application is located at 938 Old York Road, zoned in the (PB) Planned Business District in Ward No. 7 of the Township of Abington.

Sincerely,

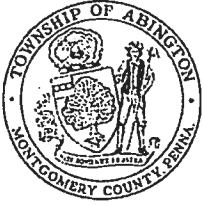


Lawrence T. Matteo, Jr.  
Director of Planning & Code Enforcement

Enclosure

c: Commissioner Benjamin V. Sanchez  
Zoning Hearing Board  
Bruce Eckel, Esq.  
Code Enforcement Department





**TOWNSHIP OF ABINGTON  
ZONING HEARING BOARD  
1176 OLD YORK ROAD  
ABINGTON, PENNSYLVANIA 19001**

Barbara M. Wertheimer, Chairperson  
John DiPrimio, Vice-Chairman  
Linda J. Kates, Member  
Michael O'Connor, Member  
Edward A. Mebus, Member

Bruce J. Eckel, Esq, Solicitor

**DECISION**

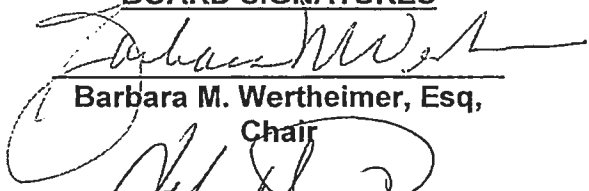
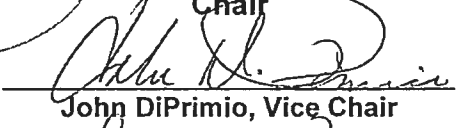
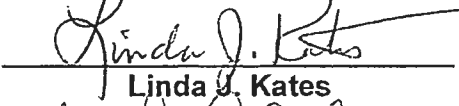


Application No. 14-13 – PF Abington, Inc., applicant for the property located at 938 Old York Road, Abington. The applicants have requested dimension variance for Lot No. 1 from Section 402.3, Section 801.C.1, Section 901.6 and Section 901.2.1a of the Zoning Ordinance. In addition a variance from Section 801.U has been requested to allow for the dumpster location to remain as plotted. Dimensional variance have been requested for Lot No. 2 from Section 402.3, Section 801.B.5 and 801.B.7 to allow for the lot frontage to be reduced from 50 feet to 25 feet. The applicant proposed to redevelop the site for uses as a Patient First Medical Use.

First Hearing Date: October 21, 2014

Decided: November 18, 2014

Copy Mailed: November 19, 2014

You are hereby notified that your application has been DENIED/APPROVED APPROVED WITH THE FOLLOWING CONDITIONS/ by decision rendered on

<u>BOARD SIGNATURES</u>	<u>VOTE</u>	<u>CONDITIONS</u>
 Barbara M. Wertheimer, Esq, Chair	Aye: <input checked="" type="checkbox"/> Nay: <input type="checkbox"/>	
 John DiPrimio, Vice Chair	Aye: <input type="checkbox"/> Nay: <input checked="" type="checkbox"/>	
 Linda J. Kates	Aye: <input checked="" type="checkbox"/> Nay: <input type="checkbox"/>	
 Michael O'Connor	Aye: <input checked="" type="checkbox"/> Nay: <input type="checkbox"/>	
 Edward A. Mebus	Aye: <input checked="" type="checkbox"/> Nay: <input type="checkbox"/>	

Dated: November 18, 2014

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

JOSH SHAPIRO, CHAIR

VALERIE A. ARKOOSH, MD, MPH, VICE CHAIR

BRUCE L. CASTOR, JR., COMMISSIONER



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311  
NORRISTOWN, PA 19404-0311  
610-278-3722

FAX: 610-278-3941 • TDD: 610-631-1211  
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

March 4, 2015

Mr. Mark A. Penecale, Zoning Officer  
Abington Township  
1176 Old York Road  
Abington, Pennsylvania 19001-3713

Re: MCPC #08-0071-002  
Plan Name: 938-944 Old York Road  
(2 lots comprising 1.44 acres)  
Situate: Old York Road (W)/North of Harte Road  
Abington Township

Applicant's Name and Address  
PF Abington LLC  
20 South Olive Street  
Media, PA 19063

Contact: Denise Yarnoff  
Phone: 610-458-4400

Dear Mr. Penecale:

We have reviewed the above-referenced Subdivision and Land Development Plan in accordance with Section 502 of Act 247, "The Municipalities Planning Code," as you requested on January 21, 2015. We forward this letter as a report of our review and recommendations.

**Applicant's Proposal**

The applicant proposes a lot line adjustment. One lot is 31,075 s.f.; the applicant's proposal would increase in size to 37,271 s.f. The other lot (Lot "B") is 32,481 s.f.; the applicant's proposal would decrease it in size to 26,285 s.f. The property is the site of a one-story masonry bank building with a drive-through window. The properties lie in the PB Planned Business District. The applicant has submitted a Preliminary and Final Plan; it is dated December 17, 2014. We previously reviewed a proposed zoning map amendment affecting this site on April 11, 2008.

**Review Comments**

- A. PB/R2 Zoning – The plan says that the property is located in the PB Planned Business District; however, our records show that part of the property lies in the R2 Low-Medium Density Residential District; the zoning districts shall be identified on the plan [§146-11.A.(10)].
- B. A Bike Rack – Is required near the entrance of the building [§402.4.E].

C. Landscaping –

1. *Landscape Buffers.* The front yard buffer is required to be at least 20' wide [§402.4.L.1]. More groundcover and/or low-growing shrubs should be added. Street furniture, such as a decorative bench(s), might be added in this location along the sidewalk. The plan lists some of the required buffers, but excludes the required minimum 25' wide residential buffer [§402.4.L.4].
2. *Street Trees.* The applicant has proposed using the same species for four street trees. We recommend using more than one species for disease and pest tolerance.

D. Plan Information – The applicant is requesting a waiver from the requirement to provide architectural plans. However, given that the building will be located 40'- 45' closer to the street than the required setback, the building's design will have a significant impact on Old York Road, which the Township has identified as a corridor targeted for enhanced building design. Therefore, we recommend that the applicant provide this information.

**Recommendation**

We recommend approval of this subdivision and land development plan provided the proposed plan complies with your municipal land use regulations and all other appropriate regulations.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Mike Narcowich, AICP, Principal Community Planner  
610.278.5238 - [mnarcowi@montcopa.org](mailto:mnarcowi@montcopa.org)

c: PF Abington LLC, Applicant  
Nave Newell, Applicant's Engineer  
Michael LeFevre, Township Manager  
Lawrence T. Matteo Jr., Director of Planning and Code Enforcement  
Michael E. Powers, P.E., Township Engineer  
Michael P. Clarke, Esq., Township Solicitor

Attachments: Reduced copy of Applicant's Plan  
Copy of Aerial Photo



1. Development Information

Name of Development Patient First
Developer Name PF Abington LLC, c/o The Wright Group
Address P.O. Box 1908
Media, PA 19063
Telephone # 610-864-8233
Email brad@wrightld.com

2. Location of Development

a. County Montgomery
b. Municipality Abington
c. Address or Coordinates 938 Old York Road
d. Tax Parcel # 30-00-49304-00-4
e. USGS Quad Name Frankford
Inches up 40.108547N over -75.12367W
from bottom right corner of map.
f. Located in a High Quality/Exceptional Value watershed?
Yes No

3. Type of Development Proposed (check appropriate box)

Residential Multi-Residential
Describe
Commercial Institutional
Describe Demolish an existing bank building to construct an immediate medical care facility
Brownfield Site Redevelopment
Other (specify)

4. Size

a. # of lots 2 # of EDUs 4 (3 new)
b. # of lots since 5/15/72 2
c. Development Acreage 0.81
d. Remaining Acreage 0.65 (lot line revision)

5. Sewage Flows 1000 gpd

6. Proposed Sewage Disposal Method (check applicable boxes)

Sewerage System
Existing (connection only) New (extension)
Public Private
Pump Station(s)/Force Main Gravity
Name of existing system being extended
Abington Township
Interceptor Name Rydal Pump Station
Treatment Facility Name City of Philadelphia Northeast Water Pollution Control
NPDES Permit # PA 0026689
Construction of Treatment Facility
With Stream Discharge
With Land Application (not including IRSIS)
Other
Repair?
Name of waterbody where point of discharge is proposed (if stream discharge)

Onlot Sewage Disposal Systems (check appropriate box)
Individual onlot system(s) (including IRSIS)
Community onlot system
Large-Volume onlot system
Retaining tanks
Number of Holding Tanks
Number of Privies

7. Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

Protection of rare, endangered or threatened species
Check one:
The "PNDI Project Environmental Review Receipt" is attached. or
A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials

Plot Plan Attached Site Reports Attached

Onlot Disposal Systems

(1) I certify that the Official Plan shows this area as an onlot service area.

(Signature of Municipal Official) Date

Name (Print) Title

Municipality (must be same as in 2.b.)

Telephone #

(2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

(Signature of SEO) Date

Name (Print) Certification #

Telephone #

(3) I certify that each lot in this subdivision is at least 1 acre in size

(Signature of Project Applicant/Agent) Date

d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

(Signature of Municipal Official) Date

Name (Print) Title

Municipality (must be same as in 2.b.)

Telephone #

**GROUND LEASE AGREEMENT**

**BY AND BETWEEN**

**938 OLD YORK ROAD LLC,  
a Pennsylvania limited liability company  
("Landlord")**

**AND**

**PATIENT FIRST OF PENNSYLVANIA, INC.,  
a Virginia corporation  
("Tenant")**

**DATED: July 25, 2014**

**ADDRESS: 938 OLD YORK ROAD, ABINGTON, PA**

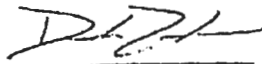
**GROUND LEASE AGREEMENT**

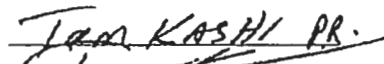
(Signature Page)

IN WITNESS WHEREOF, on the day and year first above written, Landlord and Tenant have duly executed this Lease under seal as their free act and deed.

**LANDLORD:**

**938 OLD YORK ROAD LLC,**  
a Pennsylvania limited liability company

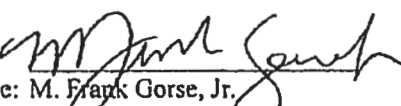
  
\_\_\_\_\_  
WITNESS

By:   
Name: Jan KASHI PR.  
Title: \_\_\_\_\_

**TENANT:**

**PATIENT FIRST OF PENNSYLVANIA,  
INC.,** a Virginia corporation

  
\_\_\_\_\_

By:   
Name: M. Frank Gorse, Jr.  
Title: Vice President











