

TOWNSHIP OF ABINGTON

(2) CODE ENFORCEMENT AND LAND DEVELOPMENT COMMITTEE

May 4, 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 30, 2015
Code Enforcement and Land Development Committee
Meeting**

**CE1. Ordinance No. 2093 – Ordinance to Amend Section
801.N of the Zoning Ordinance Purpose to Regulate
Seasonal Outdoor Sales within the Township**

**A Public Hearing will be held on Thursday, May 14, 2015,
at 7:30 p.m. on Ordinance No. 2093. Purpose of the
hearing is to amend the Abington Township Code,
Chapter 162, entitled, Zoning, Article VIII, Supplemental
District Regulations, Section 801.N, “Display and
Storage of Goods.”**

**CE2. Lease Agreement – 1220 Huntingdon Road – Abington
School District**

**Motion to amend the February 8, 2005 Lease Agreement
between the Township and the Abington School District
for the Township owned parcel at 1220 Huntingdon Road
to allow for parking by the public on weekdays from 5:30
PM to Dusk and to extend the Lease Agreement for an
additional (5) five years.**

CE3. Ordinance No. 2095 – Ordinance to Amend (PB) Planned Business District Adding Paragraph 32 Student Apartment Housing Use (H-1)

Motion to advertise a Public Hearing on Ordinance No. 2095 for Wednesday, June 24, 2015 at 7:00 PM. Purpose of the hearing is to amend the Zoning Ordinance to allow for Student Apartment Housing in the (PB) Planned Business District.

CE4. Ordinance No. 3000 – Ordinance to Amend (Chapter 98, Housing Standards, Section 98-2.A Amendments to Standards)

Motion to advertise Ordinance No. 3000 for Thursday, June 11, 2015 at 7:30 PM to amend Chapter 98-2.A, PM-303.8 Storage, parking, abandonment or keeping of any licensed or unlicensed motor vehicle, watercraft, trailer, or any parts there shall not be permitted on any lawn, grass, or right of way area.

Code Enforcement and Land Development

BOARD ACTION REQUEST

May 4, 2015

CE1

Agenda Item Number

CODE ENFORCEMENT

TOWNSHIP MANAGER



AGENDA ITEM



Ordinance No. 2093

**Ordinance to Amend Section 801. N of the Zoning Ordinance
Purpose to Regulate Seasonal Outdoor Sales within the Township**

PREVIOUS ACTION

- Request from business owners to amend Section 801. N of the Zoning Ordinance, "Display and Storage of Goods" should be amended for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township.
 - Montgomery County Planning Commission on April 13, 2015 recommends approval of this amendment to the Zoning Code.
 - Abington Township Planning Commission on April 28, 2015, recommends that all outdoor sales vendors be prohibited that are not directly related to businesses that have permanent Use & Occupancy Certificate or are non-profit organizations.
 - The Abington Township Planning Commission also recommends if the Board of Commissioners elects to permit outdoor sales vendors, the Planning Commission recommends to increase the distance to 2,000 feet between the brick and mortar locations and the outdoor sales vendors.
 - The Planning Commission recommends that the Board of Commissioners require a separate permit fee be established that compensates the Township for vendors *operating on weekends.*
-

RECOMMENDED BOARD ACTION

- A Public Hearing will be held on Thursday, May 14, 2015, at 7:30 pm. Purpose of the hearing is to amend the Abington Township Code, Chapter 162, entitled, Zoning, Article VIII, Supplemental District Regulations, Section 801.N, "Display and Storage of Goods."
-

COMMENTS

This document was prepared by Solicitors Clarke and Gallagher.

Township of Abington Planning Commission Recommendation Form

Application Number: Ordinance #2093 Date: April 28, 2015

Applicant's Name: Township of Abington

Applicant's Address: 1176 Old York Road, Abington, Pa. 19001

Recommendation: APPROVED [] DENIED VOTE: 7 of 7

Over View: The Township of Abington has asked the Planning Commission to review and make a recommendation on proposed Ordinance #2093 regulating the "Display and Storage of Goods" outside the principal building on a site. The proposed ordinance would amend Section 801.N of the Zoning Ordinance of the Township of Abington. The purpose of the proposed ordinance is to regulate seasonal outdoor sales within the Township.

Comments:

1. Staff recommends we address the issue that outdoor sales are permitted within the Town Commercial and Mixed Use Districts only. This should be addressed within the zoning updates, since the district names are all proposed to be changed.

2. The limitation that no article or goods can be offered for sale within the front yard setbacks area, should be amended to allow sales within five feet of the front façade of the building as long as the sales area does not diminish the on-site parking, reduce a required landscape buffer or impede pedestrian walkways. Again, this can be addressed in the draft ordinance update.

Recommendation:

1. The Planning Commission recommends that all outdoor sales vendors be prohibited that are not directly related to businesses that have a permanent Use & Occupancy Certificate or are non-profit organizations.

2. In the event that the Board of Commissioner elects to permit outdoor sales vendors, the Planning Commission recommends the distance be increased to 2,000 feet between the brick and mortar locations and the outdoor sales vendors. In addition, the Planning Commission recommends that the Board of Commissioners require a permit for these vendors and a permit fee be established that compensates the Township fairly since these vendors operate most weekends.

MAPenecale
4/28/2015

**TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2093

**AN ORDINANCE AMENDING THE ABINGTON TOWNSHIP CODE AT
CHAPTER 162 – “ZONING”
ARTICLE VIII – “SUPPLEMENTAL DISTRICT REGULATIONS”
SECTION 801.N – “DISPLAY AND STORAGE OF GOODS”**

WHEREAS, the Township of Abington is a Township of the First Class, duly organized and existing pursuant to the applicable laws of the Commonwealth of Pennsylvania; and

WHEREAS, pursuant to section 1502.44 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56544, the Board of Commissioners has the authority to enact and amend provisions of the Abington Township Code (“Code”) at any time it deems necessary for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof; and

WHEREAS, the Board of Commissioners of the Township of Abington has determined that Chapter 162 – “Zoning,” Article VIII – “Supplemental District Regulations,” Section 801.N – “Display and Storage of Goods,” should be amended for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof.

NOW, THEREFORE, the Board of Commissioners of the Township of Abington does hereby **ENACT** and **ORDAIN** as follows:

1. Chapter 162 – “Zoning,” Article VIII – “Supplemental District Regulations,” Section 801.N – “Display and Storage of Goods,” shall be amended in its entirety as reflected in Exhibit “A” attached hereto, with the underlined text indicating the amended portions of the Code.
2. All other ordinances, portions of ordinances, or any section of the Code inconsistent with

this Ordinance are hereby repealed.

3. This Ordinance shall become effective five (5) days after enactment.

ORDAINED AND ENACTED this _____ day of _____, 2015.

TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS

Attest:

Michael LeFevre, Secretary

By: _____
Wayne Luker, President

**Exhibit
“A”**

Section 801.N Display and storage of Goods

1. Subject to the requirements of this section, and upon the receipt of a Township issued permit, seasonal or temporary outdoor sales of articles, equipment or merchandise shall be permitted in the Town Commercial, Mixed Use, Special Commercial and Planned Business Districts. Seasonal or temporary sales of articles, equipment or merchandise shall also be permitted at any property occupied by a religious use, community service use or emergency services use in any District. However, the permanent storage or sale of articles, equipment, or merchandise shall not be permitted outside of a fully enclosed building in any district.
2. The issuance of any permit pursuant to this section shall be for a period of ninety (90) days or less. No more than two (2) such permits will be issued to any applicant for any calendar year.
3. Seasonal or temporary outdoor sales of any articles, equipment or merchandise shall not be permitted within 1,000 feet of any structure wherein the primary use of the building, storefront, or structure is the sale of such articles, equipment or merchandise.
4. The display or sale of products or merchandise that are concurrently offered for sale within the store or business area pursuant to a current Use and Occupancy permit in the Town Commercial, Mixed Use, Special Commercial and Planned Business Districts is permitted.
5. The temporary or seasonal display or sale of products or merchandise by a non-profit organization shall be permitted in the Town Commercial, Mixed Use, Special Commercial and Planned Business Districts, with the property owner’s consent and shall not require a permit.
6. Where permitted, outdoor display and sales of articles, equipment, and merchandise, must not be located on public sidewalk property or interfere with the minimal requirements for safe pedestrian access.
7. Vending machines and newspaper stands, where otherwise permitted, shall be erected such that they do not interfere with any pedestrian access, right of way or designated or required parking areas. The placement of all such vending machines or newspaper stands shall be a minimum of thirty (30) feet from any handicapped accessible parking spots, curb cuts, ramps, lifts, or other accessibility requirements of 42 U.S.C. §12101, et. seq., known as the “Americans with Disabilities Act.” For the purposes of this section, a vending machine shall be any machine that dispenses items such as snacks, beverages, movies, DVDs, games, lottery tickets, cologne, or any other products to customers automatically, after the customer inserts currency or credit into the machine. For purposes of this section, a newspaper stand shall be vending machine, box, or other structure utilized for the distribution or sale of newspapers, magazines, pamphlets or other written materials.
8. Where permitted, outside storage must be screened according to the provisions of this Ordinance.

3. Lighting standards in parking areas shall not be located farther than two hundred (200) feet apart, and may not be taller than twenty (20) feet in height.
4. All exterior lighting shall be directed in such a manner so as not to create direct glare on adjoining residential properties.
5. In every district, all lighting shall be arranged so as to protect the street or highway from direct glare or hazardous interference of any kind.
6. All lighting devices shall be equipped with a glare shielding device so that the point source shall not be visible from any location off the premises.
7. Lights and reflectors permitted in conjunction with exterior signs shall be equipped with restraining hoods or shields to concentrate the illumination upon the area of the sign, and to prevent glare upon a street or adjoining property.

Section 801.N. Display and Storage of Goods

1. Except as may be permitted in the Town Commercial and Mixed Use districts, the temporary, seasonal, or permanent storage or sale of articles, equipment, or merchandise shall not be permitted outside of a fully enclosed building.
2. Except as may be permitted in Town Commercial and Mixed Use Districts, no articles, equipment, or merchandise, shall be displayed or offered for sale beyond the front lines of the principal building.
3. Where permitted, outdoor display and sale of articles, equipment, and merchandise, must not be located on public sidewalk property or interfere with the minimal requirements for safe pedestrian access.
4. No outdoor vending machines, newspaper stands, or public phones shall be erected or placed in any zoning district.
5. Where permitted, outside storage must be screened according to the provisions of this Ordinance.

Section 801.O. Commercial Subdivision: Such use shall include the division or allocation of existing non-residential space within a principal use or building not dedicated or approved as a mixed use building, for the purpose of creating or establishing a new principal use which functions separately or independently of the existing or established use. Such use shall be permitted only under the following conditions:

1. No expansion of a non-conforming condition shall be permitted in order to accommodate the additional use.
2. All local, state and federal building, fire and other applicable codes are satisfied.

**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

April 13, 2015

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

Re: MCPC #15-0078-001
Zoning Amendment:
Display and Storage of Goods
Abington Township

Dear Mr. Penecale:

We have reviewed the above-referenced zoning text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 25, 2014. We forward this letter as a report of our review and recommendations.

Applicant's Proposal

The Township proposes to revise its Supplemental District Regulations pertaining to Display and Storage of Goods.

Review Comments

- A. Draft Comprehensive Zoning Ordinance – The draft comprehensive zoning ordinance adds additional regulations for outdoor sales and storage, including a setback from the street, maximum display/storage area, and wall and fence screening specifications.
- B. Temporary vs. Permanent Outdoor Sales – It's unclear whether the provisions of §801.N.1 and §801.N.4. address the same issue. Subparagraph 1 refers to "seasonal or temporary outdoor sales," while Subparagraph 4 refers to "display or sale" (not mentioning "seasonal or outdoor"). If they are intended to address the same issue, we recommend that the wording be consistent.


Recommendation

The Montgomery County Planning Commission recommends approval of the proposed zoning text amendment.

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 adopt this proposed zoning text amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

A handwritten signature in cursive script that reads "Mike Narcowich". The signature is written in black ink and is positioned below the word "Sincerely,".

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

- c: 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., Rudolph Clarke, LLC, Township Solicitor

Proof of Publication of Notice
Times Chronicle/Glenside News

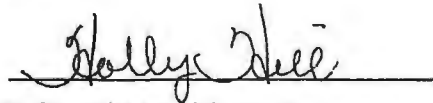
State of Pennsylvania,
County of Montgomery ss:

Holly Hill, Designated Agent of MONTGOMERY NEWSPAPERS LLC, a corporation of the County and State aforesaid, being duly sworn, deposes and says that TIMES CHRONICLE and GLENSIDE NEWS are weekly newspapers published at Jenkintown and Glenside, County and State aforesaid, which were established in the year 1894 and 1923 respectively, since which date said newspapers have been regularly issued in said County, and that a copy of the printed notice of publication is attached hereto exactly as the same was printed and published in the regular editions and issues of the said weekly newspapers on the following dates, viz:

NOTICE
The ABINGTON TOWNSHIP BOARD OF COMMISSIONERS will take action on the following Ordinance Amendment at its regularly scheduled meeting on May 14, 2015, at 7:30 p.m., to be held at the Township Building, 1176 Old York Rd., Abington, PA 2nd Floor Board Room and will hold a public hearing on and will consider for adoption, an ordinance amending Chapter 162 (Zoning) at Article VIII (Supplemental District Regulations) at Section 801.N (Display and Storage of Goods). The Ordinance to be considered and acted upon is the following:
AN ORDINANCE AMENDING THE ABINGTON TOWNSHIP CODE AT CHAPTER 162 - "ZONING" AT ARTICLE VIII - "SUPPLEMENTAL DISTRICT REGULATIONS" AT SECTION 801.N - "DISPLAY AND STORAGE OF GOODS"
The proposed Ordinance to be considered and acted upon on May 14, 2015, has been drafted for the health, safety and general welfare of the residents of Abington Township. The proposed Ordinance amends Chapter 162 (Zoning) at Article VIII (Supplemental District Regulations) at Section 801.N (Display and Storage of Goods) with respect to; inter alia, the provisions applicable to temporary or seasonal display or sale of products or merchandise in Abington Township, as further outlined in the proposed Ordinance.
The full text of the proposed Ordinance may be examined by any citizen in the Office of the Manager of Abington Township located at 1176 Old York Road, Abington, PA, Monday through Friday between the hours of 7:30 a.m. and 5:00 p.m.
Michael P. Clarke
Solicitor for Abington Township
7 Neshaminy Interplex,

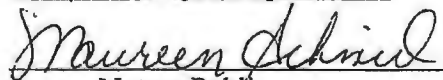
29th of March and
the ~~12th~~^{5th} day of April, 2015

Affiant further deposes she is duly authorized by Montgomery Newspapers LLC, a corporation publisher of Times Chronicle and Glenside News, a weekly newspaper, to verify the foregoing statement under oath and also declares the affiant is not interested in the subject matter of the aforesaid notice or publication, and that all allegations in the foregoing statement as to time, place and character of publication are true.



Designated Agent, Montgomery
Newspapers LLC, a Corporation

Sworn to and subscribed by me this
7th day of April, 2015



Notary Public

My Commission Expires: 3/31/2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MAUREEN SCHMID, Notary Public
Upper Dublin Twp., Montgomery County
My Commission Expires March 31, 2017

BOARD ACTION REQUEST

CODE ENFORCEMENT COMMITTEE

May 4, 2015

DATE

CE 2

AGENDA ITEM NUMBER

DEPARTMENT

CODE



AGENDA ITEM

Lease Agreement
1220 Huntingdon Road
Abington School District

TOWNSHIP MANAGER



PREVIOUS ACTIONS

The Township entered into a Lease Agreement with the Abington School District in February 2005 for Township owned property located at 1220 Huntingdon Road to provide for parking by School bus Drivers.

In May 2013, the Township approved a final land development plan for the Huntingdon Road Sports Complex which provided for parking of the public on weekdays from 5:30 PM to Dusk at the 1220 Huntingdon Road parcel.

RECOMMENDED BOARD ACTION

Motion to amend the February 8, 2005 Lease Agreement between the Township and the Abington School District for the Township owned parcel at 1220 Huntingdon Road to allow for parking by the public on weekdays from 5:30 PM to Dusk and to extend the Lease Agreement for an additional (5) five years.

COMMENTS



© 2014 Pictometry (04/17/2014)

AMENDMENT TO LEASE

THIS AMENDMENT TO LEASE (the "Amendment") is made this ___ day of _____, 2015, by and between the TOWNSHIP OF ABINGTON, with administrative offices located at 1176 Old York Road, Abington, PA 19001, as lessor (hereinafter "Township"), and ABINGTON SCHOOL DISTRICT, with administrative offices located at 970 Highland Avenue, Abington, PA 19001, as lessee (hereinafter "School District").

BACKGROUND

A. Township and School District entered into a Lease (the "Lease") dated February 8, 2005, pursuant to which Township agreed to lease to School District the Premises, located at 1220 Huntingdon Road, as more fully described in Article I of the Lease, for the rent and upon the terms and conditions set forth in the Lease.

B. Pursuant to the approval by Township of Final Land Development Plan LD-13-01 (hereinafter the "Approval"), for development by School District of the Huntingdon Road Sports Complex, which Approval is memorialized in a letter to James J. Garrity, Esq., counsel for the School District dated May 10, 2013, Township agreed to amend the Lease in order to permit parking within the Premises by the public on weekdays between 5:30 p.m. and Dusk.

C. Pursuant to Article II of the Lease, the term of the Lease may be renewed in five-year increments beginning as of 12:01 A.M. on December 1, 2015, by mutual written agreement of the parties.

D. Township and School District desire to renew the term of the Lease for an additional five years, commencing at 12:01 A.M. on December 1, 2015.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties, intending to be legally bound, hereby agree as follows:

1. INCORPORATION OF BACKGROUND.

The above Background and the terms defined therein are incorporated herein by reference.

2. AMENDMENT OF LEASE

A. The Lease is hereby amended to add the following sentence to Article IV, "Use of Premises":

"Further, public parking shall be permitted on the Premises weekdays from 5:30 p.m. to Dusk."

B. Article II of the Lease is hereby amended to renew the term of the Lease for an additional term of five (5) years, commencing at 12:01 A.M. on December 1, 2015 and expiring at 12:01 A.M. on December 1, 2020.

3. SAVINGS CLAUSE.

Except as modified herein, the Lease remains in full force and effect. This Amendment sets forth the entire amended agreement between the parties hereto and there are no representations, oral or written, not contained herein and the same may be amended only by a writing signed by Township and School District, oral amendments hereof being of no force or effect.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the parties hereunto have caused these presents to be signed and sealed on the date first upon written.

TOWNSHIP OF ABINGTON

Attest:

Michael LeFevre, Secretary

By: _____
Wayne C. Luker, President

ABINGTON SCHOOL DISTRICT

Attest:

Christopher A. Lionetti, Secretary

By: _____
Raymond McGarry, Esq., President



Peggy Myers, President
Wayne C. Luker, Vice President
Michael LeFevre, Manager
Jay W. Blumenthal, Treasurer

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

May 10, 2013

James J. Garrity; Esq.
Wisler Pearlstine, LLP
Blue Bell Executive Campus
460 Norristown Road, Suite 110
Blue Bell, PA 19422-2323

Re: **Final Land Development Plan LD-13-01**
Abington School District – Huntingdon Road Sports Complex

Dear Mr. Garrity:

I am pleased to inform you that on Thursday, May 9, 2013, the Board of Commissioners of Abington Township approved the Final Land Development Plan as stated in the following motion:

- Motion to approve the Final Land Development application of **Abington School District** for property located on the northeast corner of Huntingdon and Susquehanna Roads, known as Huntingdon Road Fields. Applicant is proposing renovations to the site that will include a new multipurpose sports field, a new track, seating area, locker rooms, restrooms, increase on-site parking area, soccer field and a relocation of the existing softball field. In addition, the applicant proposes on-site storm water management system and new lighting on the upper field. The "Complex" is proposed to be used by Abington School District, Penn State University, and local youth sports organizations. The property is zoned in the (RC) Recreational Conservation District in Ward No. 1 of the Township of Abington.

- This motion is subject to the following conditions:

1. The applicant will be required to enter into a "Stormwater Best Management Practice Operations & Maintenance Agreement" which allows Abington Township to inspect all stormwater detention areas annually as required under the MS4 regulations. To cover the cost for the next ten years, the applicant shall submit an escrow of \$100.00 per basin. For the project, three (3) bio-retention basins as one (1) basin. The break down will be as follows:

Bio-retention Basin	\$100.00 x 10 years of the agreement =	\$1,000.4 UG
Detention Systems	\$400.00 x 10 years of the agreement =	\$4,000.
		\$5,000.

2. The applicant must confirm that Premise "A" & "B" on Cloverly Lane was properly subdivided. Applicant must provide confirmation, (the approved plan & deeds) that they are two separate lots.
3. The applicant has reached an agreement with the Township to pay for stream bank improvements of the stream banks along the properties on



Cloverly Lane and Susquehanna Road. Payment will be for \$50,000 to be billed \$10,000 every six-months.

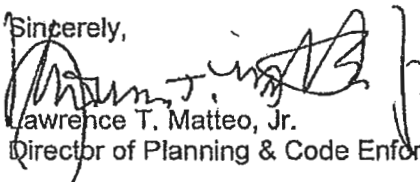
4. The Township of Abington proposes to restrict all on-street parking on the Sports Complex side of Huntingdon Road from Susquehanna Road to the School Bus Garage, and make no changes to on-street parking on the residential side of Huntingdon Road in this area.
5. Abington Township proposes to amend the lease agreement between Abington School District and Abington Township to open up the parcel owned by Abington Township to allow for visitor's parking in the leased area weekdays from 5:30 pm to dusk and weekends to coincide with field usage permits issued by Abington School District.
6. The applicant is required to develop a maintenance agreement for trash removal and security patrols of the complex and submit the agreement for review and approval.
7. The applicant is required to vary the suggested plant materials that are proposed for the property. The Planning Commission recommends that installation of slow growth shade trees be mixed into the plan.

- This motion is subject to the following waivers:

1. Waiver from Section 146-11.A – Provide owners names within 400 feet.
2. Waiver from Section 146-11.B – Provide utilities location within 400 feet.
3. Waiver from Section 146-38 – Street Lighting
4. Waiver from Section 146-39 – Street Trees
5. Waiver from Section 146-24 – Street – Paving Width and Alignment
6. Waiver from Section 146-27 – Installation of Sidewalks on Susquehanna Road

Please feel free to contact me at 267-536-1010 if you have any questions regarding this letter.

Sincerely,


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

c: Dr. Amy Sichel
Dr. Leigh Altadonna
Dale Hollenbach
Jim Rizzo
Dave Lopatka
Board of Commissioners
R. Rex Herder, Esq.
Planning Commission
Engineering Office
Code Enforcement Department

LEASE

THIS LEASE, dated as of February 8, 200~~4~~⁵, between the TOWNSHIP OF ABINGTON, with administrative offices located at 1176 Old York Road, Abington, PA 19001, as lessor (hereinafter "Township"), and ABINGTON SCHOOL DISTRICT, with Administrative offices located at 970 Highland Avenue, Abington, PA 19001, as lessee (hereinafter "School District").

WITNESSETH:

The Township hereby leases to the School District and the School District hereby rents from the Township the Premises described in Article I hereof for the rent and upon the terms and conditions hereinafter set forth, and in consideration of such lease, the Township and School District hereby agree as follows:

ARTICLE I

PREMISES

The real estate consists of that certain parcel of land located in the Township of Abington, County of Montgomery, and Commonwealth of Pennsylvania, known as 1220 Huntingdon Road, being parcel number 30-00-31752-00-6, Block Number 276, Unit Number 044, which real estate, together with any improvements thereon erected at the time of the execution of this lease, if any, is hereunder sometimes referred to as the Premises.

ARTICLE II

TERM OF LEASE; RENEWAL; TERMINATION

- (a) Term. The term of this lease shall be eleven (11) years, beginning at 12:01 A.M.

on December 1, 2004, and expiring at 12:01 A.M. on December 1, 2015.

(b) Renewal. By mutual written agreement of the parties, the term of this Lease shall be renewable in five year increments beginning at 12:01 A.M. on December 1, 2015.

© Termination. Either party may terminate this Lease upon ninety (90) days written notice to the other party.

ARTICLE III

RENT

Rent payable by the School District to the Township shall be the amount of ONE DOLLAR (\$1.00) per year, due and payable on or before the fifteenth day of December each year that this lease shall remain in effect.

ARTICLE IV

USE OF PREMISES

The School District shall use the Premises as a parking area for its employees who are school bus drivers or who work at the School District's School Bus facility located immediately adjacent to the Premises, and for no other purpose.

ARTICLE V

CARE OF PREMISES; CONDITION UPON SURRENDER; UTILITIES; ICE AND SNOW

(a) Care of Premises. The School District will take good care of the Premises, will permit no waste or damage and will keep the Premises in good order and condition.

(b) Condition of Premises Upon Surrender. The School District will surrender the Premises upon the termination of this Lease, whether by expiration of the term or otherwise, in as

good order and condition as they shall be as of the date of the execution of this lease, ordinary wear, tear, depreciation, damage by the elements, or other unavoidable casualty excepted.

(c) Utilities. The School District will furnish at its expense all utility services to the Premises. The electricity for lighting shall be provided at the cost and expense of the School District.

(d) Ice and Snow. The School District shall keep the entrances and exits of the Premises and the sidewalks and driveways forming a part of them, free from ice, snow and other obstructions as may be required by ordinances of the Township, and in good condition and repair.

ARTICLE VI

IMPROVEMENTS

The School District may at its expense make such appropriate improvements and installations as shall serve to enhance the use of the Premises set forth in Article IV, above. No such improvement or installation shall be made unless and until the School District obtains all necessary permits and/or licenses from the Township and other governmental agencies.

If any improvements and/or installations shall be made by the School District, they will become and be the property of the Township and will be surrendered with the Premises at the termination of this Lease, unless the Township and School District agree otherwise in writing.

ARTICLE VII

INDEMNITY; INSURANCE

(a) Indemnity of the Township. The School District will save, hold and keep the Township safe, harmless and indemnified from and against any and all claims, demands, actions,

causes of actions, penalties, judgments, court costs, reasonable attorneys' fees and liabilities of every kind and description for injury to and death of persons and damage to and loss of property which are caused by, arise from or grow out of the School District's use or occupancy of the Premises, or any act or omission of the School District, its employees, agents, or servants, and are not caused in whole or in part by the Township, its agents, servants or employees.

(b) Liability Insurance. The School District will maintain in full force and effect at all times during the term of this Lease public liability insurance with policy limits for personal injury or death of not less than ONE MILLION DOLLARS per person and ONE MILLION DOLLARS per accident, with a policy limit for damage or destruction of not less than ONE MILLION DOLLARS. The School District will furnish to the Township a certificate of the policy of insurance which will provide by suitable endorsements that the insurance will not be canceled or substantially changed without at least ten day's prior written notice to the Township.

ARTICLE VIII

SUBLETTING AND USE BY OTHERS PROHIBITED

The School District shall not sublet the Premises, nor shall the School District allow any use of the Premises other than by its employees consistent with the use set forth in Article IV, above.

ARTICLE IX

SCOPE OF AGREEMENT; MODIFICATION

(a) Scope of Agreement. This Lease contains all of the representations and agreements between the parties with respect to the Premises and supercedes any and all previous or other arrangements or undertakings, verbal or in writing, regarding the same.

(b) Modification. No modification of any of the provisions of this Lease shall be effective unless it is in writing and signed by the Township and School District.

ARTICLE X

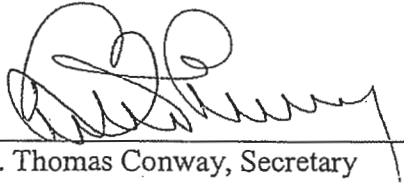
RECORDING

This Lease shall not be recorded.


IN WITNESS WHEREOF, the Township and School District, intending to be legally bound, have caused this Lease to be duly executed and their respective seals to be affixed as of the day and year first above written.

TOWNSHIP OF ABINGTON

Attest:

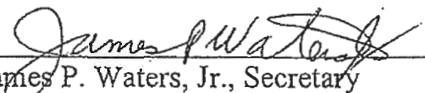

B. Thomas Conway, Secretary

By:

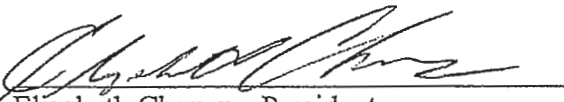

Stanford A. Gross, President
Board of Commissioners

ABINGTON SCHOOL DISTRICT

Attest:


James P. Waters, Jr., Secretary

By:


Elizabeth Chavous, President
Board of School Directors

Code Enforcement and Land Development

BOARD ACTION REQUEST

May 4, 2015

CE3

Agenda Item Number

CODE ENFORCEMENT

TOWNSHIP MANAGER



AGENDA ITEM



**Ordinance No. 2095
Ordinance to Amend (PB) Planned Business District
Adding Paragraph 32 Student Apartment Housing Use (H-1)**

PREVIOUS ACTION

- Ordinance amendment as prepared by Penn State's attorney.
- The propose text amendment would allow for Student Apartment Housing, propose Use H-1.A in the (PB) Zoning District.

RECOMMENDED BOARD ACTION

- Motion to advertise a Public Hearing for Wednesday, June 24, 2015, at 7:00 pm. Purpose of the hearing is to amend the Zoning Ordinance to allow for Student Apartment Housing in the (PB) Planned Business District.

COMMENTS

Township of Abington Zoning Text Amendment Application

Any property owner requesting a change in zoning, zoning map amendment and/or text amendment to the Zoning Ordinance of the Township of Abington, will use this application. The applicant(s) is required to submit the following information.

Property Owner(s): Penn State University Date: 3/12/15

Applicant's Address: 1800 Woodland Road, Abington, PA 19001

Phone Number: (215) 881-7315 Fax Number: (215) 881-7655

Email Address: kws3@psu.edu

Name of Applicant's Representative: Marc D. Jonas, Esquire

Representative's Address: Eastburn and Gray, P.C., 470 Norristown Road, Suite 302, Blue Bell, PA 19422

Phone Number: (215) 542-9345 Fax Number: (215) 542-9421

E-Mail Address: mjonas@eastburngray.com

A list of all properties involved in this request must be submitted. The Township of Abington requires the name of all property owners, addresses, tax parcel numbers, phone numbers, and if this application includes a zoning map amendment, a metes and bounds description. If multiple properties are involved in this request, each property owner is required to sign this application. If multiple properties are involved in this request a minimum of 50% of all property owners must be a party to this application. This information can be submitted as an attachment to this application. All signatures must be original.

Applicant's Signature: _____

Application Number: _____

Check Number: 1891

Receipt Number: 882134

RECEIVED
MAR 13 2015
BY: _____

**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

REVISED

April 27, 2015

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

Re: MCPC #15-0090-001
Zoning Amendment: Amend Zoning
Ordinance: Providing Regulations for
Student Apartment Housing
Abington Township

Dear Mr. Penecale:

We have reviewed the above referenced zoning text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 25, 2014. We forward this letter as a report of our review and recommendations.

Applicant's Proposal

The Township proposes to revise its Zoning Regulations to address Student Apartment Housing.

Review Comments

- A. County Comprehensive Plan - The proposed zoning text amendment is generally consistent with the county's comprehensive plan, *Montco 2040: a Shared Vision*, which shows the areas where the Student Apartment Housing would be permitted (within the Planned Business District) as "Regional Mixed Use Center" or "Community Mixed Use and Services", which are designated growth areas.
1. Community Mixed Use and Services Areas (much of PB District on Rt. 611 and on a small part of Huntingdon Pike) are local community focal points that typically have a significant retail or institutional element with surrounding residential uses.
 2. Regional Mixed Use Centers (Willow Grove Park and part of PB District adjacent to Cheltenham) are intensely developed suburban cores with significant retail, office, and residential land uses.
- B. Proximity to Commuter Rail – The ordinance requires all student apartment housing uses to be located in the PB District, and within two miles of a commuter rail station. All of the PB District is within two miles of a commuter rail station. The proximity to commuter rail could be mentioned in the intent section instead.

- C. Community Service District – The proposed ordinance’s intent section links the presence of a student population to a community’s vibrancy. We recommend that consideration be given to allowing this use not only in the PB Planned Business District, but also in the CS Community Service District, since there are sites in both districts where the presence of student apartments could benefit local business districts.
- D. Parking – The ordinance prohibits on-site parking, while making exceptions for reasons related to health, disability, or other exceptions expressly stated by the educational institution. The ordinance might include a parking permit system which would allow a reasonable proportion of the student residents to park on-site; alternately, the educational institution might make a significant number of exceptions so that a good number of students are allowed to park on-site (for that matter, is there any limit on the number of “exceptions” that the educational institution could make?). Despite the alternative transportation options required, it’s possible that the arrangement may be problematic.
- E. Apartment Configuration – The ordinance says that each apartment must contain one bathroom. Will one bathroom be enough for six people? (or should it say “a minimum of one bathroom”?).
- F. Parking Areas – The ordinance says that green area dispersal requirements shall not apply where parking areas are divided into areas containing a minimum of 10 parking spaces separated by building or green area. Should that say a “maximum” of 10 parking spaces?

Recommendation

The Montgomery County Planning Commission recommends approval of the proposed zoning text amendment.

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 adopt this proposed zoning text amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Mike Narcowich, AICP, Principal Community Planner
610.278.5238 – mnarcowi@montcopa.org

- c: 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., Rudolph Clarke, LLC, Township Solicitor

**TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE
TOWNSHIP OF ABINGTON, BY PROVIDING REGULATIONS FOR
STUDENT APARTMENT HOUSING IN THE PLANNED BUSINESS
ZONING DISTRICTS**

WHEREAS, the Board of Commissioners of the Township of Abington has the authority pursuant to section 601 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10601; section 1502.1 of The First Class Township Code, 53 P.S. § 56502.1; and section 1300 of the Abington Township Zoning Ordinance to enact and amend ordinances; and

WHEREAS, the Township of Abington is home to highly respected educational institutions of higher learning which significantly contribute to and enhance the vibrancy, appeal, and culture of the Township; and

WHEREAS, the Zoning Ordinance of the Township of Abington does not presently provide for and regulate student apartment housing; and

WHEREAS, regulated student apartment housing would benefit both the educational institutions and the students attending educational institutions in the Township of Abington; and

WHEREAS, the Board of Commissioners has determined that the Zoning Ordinance should contain rules and regulations for student apartment housing.

NOW, THEREFORE, the Board of Commissioners does hereby ENACT and ORDAIN as follows:

Section 1. Section 402.2.A of the Zoning Ordinance of the Township of Abington, which identifies those uses permitted by right in the Planned Business Districts, is amended by the addition of a new paragraph 32, which shall read as follows:

32. H-1.A. Student Apartment Housing

Section 2. Section 706.H of the Zoning Ordinance of the Township of Abington shall be amended by the addition of a new paragraph 1.1 to read as follows:

1.1. Use H-1.A: Student Apartment Housing: An apartment building or buildings owned and operated by an accredited college or university with educational facilities located in the Township of Abington, the primary purpose of which is to provide temporary living accommodations for students enrolled in the college or university and for individuals employed by or associated with the college or university. This use shall be subject to the following regulations, which shall supersede inconsistent regulations elsewhere in the Zoning Ordinance.

- a. Minimum Lot Size. The minimum lot size shall be two (2.0) acres.
- b. The Student Apartment Housing must be within 2 miles of the principal campus of the college or university which owns and operates the apartment building or buildings.
- c. The educational institution which owns and operates the Student Apartment Housing shall provide documentation to the Township confirming that the institution by its internal regulations will prohibit resident students from (1) parking personal motor vehicles on the property of the Student Apartment Housing during the academic year without first obtaining permission from the educational institution for reasons

related to health, disability, or other exceptions expressly stated by the educational institution; and (2) parking personal vehicles overnight at any location other than that designated by the educational institution, pursuant to permit procedures. The documentation referred to above shall include information regarding how the educational institution will make resident students aware of local ordinances, expectations for adhering to those ordinances, and, in general, standards of conduct which will enable the resident students to be good citizens within the Abington Township community.

- d. For the purposes of Student Apartment Housing, the term "apartment" shall mean a single habitable unit which is used or intended for use by not more than six persons.
- e. Apartments shall be occupied only by persons enrolled in, employed by, or guests of the institution that owns and operates the Student Apartment Housing.
- f. Access to each apartment must be from the interior of the building.
- g. Each apartment (excluding apartments for resident advisors and staff) must contain the following:
 - (i) One bed for each occupant. All beds must be located in bedrooms, with no more than two beds per bedroom.
 - (ii) One bathroom with two sinks, one toilet and one shower.
 - (iii) One kitchen.
 - (iv) One living/dining room or area.
 - (v) One coat/utility closet.

- h. Front yard setback. If the Student Apartment Housing facility fronts on Old York Road, the front yard setback may be reduced to ten (10) feet.
- i. Proximity to Rail Transportation. The Student Apartment Housing use must be located within two miles of a regional railway station.
- j. Density Requirements.
 - (i) Each apartment may be occupied by a maximum of six persons.
 - (ii) The total number of beds in Student Apartment Housing shall be limited to one bed per every two hundred and fifty (250) square feet of Gross Site Area.
- k. Residential Buffer. Along the side or rear property line of any yard adjoining a residential zoning district, a screen buffer of not less than twenty (20) feet shall be provided. Should the property line abut designated open space within a residential district, the screen buffer is not required.
- l. The green area dispersal requirements of section 402.4.K shall not apply where the parking areas are divided into areas containing a minimum of 10 parking spaces and those areas are separated by building or green area.

Section 3. Section 901.8 of the Zoning Ordinance of the Township of Abington, pertaining to parking requirements for residential uses, shall be amended by the addition of regulations for the H-1.A Student Apartment Housing use, to read as follows:

Use H-1.A: Student Apartment Housing: One parking space for every 5 beds in the Student Apartment Housing. Parking spaces for Student Apartment Housing shall be a minimum size of nine (9) feet by eighteen (18) feet and shall be separately marked with double line striping centered on the nine (9) foot width mark, notwithstanding the provisions of 902.1.A and B. The required number of parking spaces may be reduced by a maximum of thirty percent (30%) if the college or university which owns and operates the Student Apartment Housing provides, or makes available the following:

- a. a regularly scheduled shuttle service between the Student Apartment Housing facility and the college or university's campus. Shuttle buses shall not be parked on site when not in service.
- b. a ride-share program;
- c. To the extent such programs are readily available, car-share services; and
- d. bike-share services.

The parking space reduction provided for by this section shall be in lieu of the parking space reduction factors provided for in section 902.4 of the Zoning Ordinance. The Student Apartment Housing use shall not be considered a "multiple use retail center" or "planned business complex" as those terms are used in section 902.2 of the Zoning Ordinance. Bus parking spaces are not required.

Section 4. The use table appearing after section 1404 of the Zoning Ordinance shall be amended by the addition of Use H-1.A Student Apartment Housing, to be permitted only in the Planned Business Districts.

Section 5. Repealer. All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

Section 6. Severability. In the event that any section, sentence, clause, or word of this ordinance shall be declared illegal, invalid, or unconstitutional by any court

of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose the validity of the remaining portions of this ordinance.

Section 7. Effective Date. This Ordinance shall be effective as of the date of enactment.

ENACTED and ORDAINED this ____ day of _____,
2015.

TOWNSHIP OF ABINGTON

Attest:

Michael LeFevre, Secretary

By: _____
Wayne C. Luker, President
Board of Commissioners

Code Enforcement and Land Development

BOARD ACTION REQUEST

May 4, 2015

CE 4

Agenda Item Number

CODE ENFORCEMENT

TOWNSHIP MANAGER



AGENDA ITEM



**Ordinance No. 3000
Ordinance to amend Chapter 98, Housing Standards, Section 98-2.A
Amendments to Standards**

PREVIOUS ACTION

- Request from Commissioner Carol Gillespie

RECOMMENDED BOARD ACTION

- Motion to advertise a Public Hearing for Thursday, June 11, 2015 at 7:30 PM. Purpose of the hearing is to amend Chapter 98-2.A, PM-303.8 Storage, parking, abandonment or keeping of any licensed or unlicensed motor vehicle, watercraft, trailer, or any parts there shall not be permitted on any lawn, grass, or right of way area.

COMMENTS

This document was prepared by Solicitor Lauren Gallagher.

CE4.

Ordinance No. 3000 – Ordinance to Amend (Chapter 98, Housing Standards, Section 98-2.A Amendments to Standards

Motion to advertise Ordinance No. 3000 for Thursday, June 11, 2015 at 7:30 PM to amend Chapter 98-2.A, PM-303.8 Storage, parking, abandonment or keeping of any licensed or unlicensed motor vehicle, watercraft, trailer, or any parts there shall not be permitted on any lawn, grass, or right of way area.

Township of Abington, PA
Wednesday, May 13, 2015

Chapter 98. Housing Standards

§ 98-2. Amendments to standards.

The National Property Maintenance Code, 1993, is amended as noted:

A. Section PM-308.8 shall read as follows:

PM-303.8 Motor vehicles: No property is permitted to have any motor vehicle which is not currently registered, not currently inspected, not currently insured and is not capable of being legally operated on the public street in compliance with the Pennsylvania Motor Vehicle Code. No motor vehicle shall at any time be in a state of major disassembly, disrepair or in the process of being stripped or dismantled.

PM-303.8.1 Residential property: No residential property is permitted to keep or store any truck more than 18 feet in length, 80 inches in width or more than 8,200 pounds in gross vehicle weight (GVWR) or motor-driven trucks and truck tractors designed to carry personal property or vehicle-servicing equipment, including but not limited to hoists, ladders or towing mechanisms. On streets of residential zoning no commercial vehicles may be parked, kept or stored if more than 80 inches in width and/or more than 11,000 pounds in gross vehicle weight (GVWR). Exception: If making a legitimate delivery to a residential property and the truck is properly and safely parked, the delivery may be completed.

Exception: Vehicles may be repaired in certain districts where repairs are permitted by district regulations.

B. Section PM-602.2.1 shall read as follows:

PM-602.2.1 Heat supply: Every owner and operator of any building who rents, leases or lets a dwelling unit(s), rooming unit, dormitory or guest room on terms, either express or implied, who agrees to furnish heat to the occupants thereof shall supply sufficient heat during the period from October 15 to May 15 to maintain the room temperatures specified in Section PM-602.2 during the hours between 6:30 a.m. and 10:30 p.m. of each day, and not less than 60° F. (16° C.) during other hours.

C. Section PM-106.2 shall read as follows:

PM-106.2 Penalty: Any person, firm or corporation violating any of the provisions of this code shall be guilty of a summary offense and, upon conviction for any such violation, shall pay a fine of not more than \$1,000 or be imprisoned for not more than 30 days, or both. Each day or portion thereof that the violation continues shall constitute a separate violation and shall bear a like penalty.

D. Section PM-304.4.1 shall read as follows:

[Added 12-9-2010 by Ord. No. 2004.]

PM-304.4.1 Prohibited Use of Defoliants and Herbicides: The use of defoliants, herbicides or similar chemicals to completely or substantially defoliate a parcel, property or lot, whether to avoid having to maintain that parcel, property or lot by mowing, pulling of weeds, etc., or for any other reason, is prohibited. For the purposes of this section, the term "substantially" shall mean

20% or more of any parcel, property or lot, except any greater area as may be approved by the Abington Township Code Enforcement Department. Any such approval shall be in writing, and shall be granted prior to the application of the defoliant, herbicide, or similar chemical.

**TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 3000

**AN ORDINANCE OF THE TOWNSHIP OF ABINGTON AMENDING THE TOWNSHIP CODE OF
ORDINANCES AT CHAPTER 98, HOUSING STANDARDS, SECTION 98-2.A – AMENDMENTS TO
STANDARDS**

WHEREAS, the Township of Abington is a Township of the First Class, duly organized and existing pursuant to the applicable laws of the Commonwealth of Pennsylvania; and

WHEREAS, pursuant to section 1502.44 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56544, the Board of Commissioners has the authority to enact and amend provisions of the Abington Township Code (“Code”) at any time it deems necessary for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof; and

WHEREAS, pursuant to section 1502.10 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56510, the Board of Commissioners has the authority to take all needful means for securing the safety of persons or property within the Township; and

WHEREAS, pursuant to section 1502.49 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56549, the Board of Commissioners has the authority to regulate parking; and

WHEREAS, the Board of Commissioners enacted and ordained by adoption the BOCA National Property Maintenance Code/1993 (Fourth Edition), as amended from time to time, codified as Chapter 98 of the Code, entitled “Housing Standards;” and

WHEREAS, the Board of Commissioners has determined that Chapter 98 – “Housing Standards” Section 98-2.A - “Amendments to Standards” should be amended for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof.

NOW, THEREFORE, the Board of Commissioners of the Township of Abington does hereby **ENACT** and **ORDAIN** as follows:

1. The Board of Commissioners hereby amends portions of Chapter 98, Section 98-2.A of the Code, to add the following underlined text:

{00317390;v1}

“**PM-303.8** Motor vehicles. No property is permitted to have any motor vehicle which is not currently registered, not currently inspected, not currently insured and is not capable of being legally operated on the public street in compliance with the Pennsylvania Motor Vehicle Code. Storage, parking, abandonment or keeping of any licensed or unlicensed motor vehicle, vehicle, watercraft, trailer, or any parts thereof shall not be permitted on any lawn, grass, or right of way area.

2. All other ordinances, portions of ordinances, or any section of the Code inconsistent with this Ordinance are hereby repealed
3. This Ordinance shall become effective five (5) days after enactment.

ORDAINED AND ENACTED this _____ day of _____, 2015.

TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS

Attest:

Michael LeFevre, Secretary

By: _____
Wayne Luker, President