

**TOWNSHIP OF ABINGTON**

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

**September 28, 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 August 31, 2015  
Code Enforcement and Land Development Committee  
Meeting**

**CE1. Land Development LD-15-05 – Crest Manor Redevelopment  
LP – Washington Avenue, Franklin Avenue and Prospect  
Avenue**

**Motion to approve the Land Development application of  
Crest Manor Redevelopment, LP for properties located at  
1602, 1604, 1606, 1608, 1620, 1622, 1626, 1628, 1634,  
1636, 1640 and 1642 Washington Avenue; 1601, 1603,  
1607, 1609, 1613, 1615, 1621, 1623, 1627, 1629, 1635,  
1637, 1639, 1641, 1645, 1647, 1651, 1653, 1659, 1661,  
1665, 1667 Franklin Avenue and 1713, 1715, 1721,  
1723, 1729 and 1731 Prospect. The applicant proposes  
to renovate the existing twin dwelling units and  
construct a new 10 unit structure, a 4 unit structure and  
a new Community Building. In addition one twin  
dwelling unit will be reconstructed and a new playground  
will be added. The number of dwelling units is proposed  
to be increased to 46 units. The applicant proposes to  
construct an on-site storm water management system  
and additional parking. The properties are zoned in the  
(R-4) Residential District and (AO) Apartment Office  
District in Ward No. 5 of the Township of Abington.**

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

- 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 has been submitted and will need to be approved for this development.**
- 2. The items listed in the Staff Review letter dated August 31, 2015 are to be taken under consideration by the Board of Commissioners.**
- 3. The recommendations listed within the revised review letter from Montgomery County Planning Commission dated September 8, 2015 must be addressed to the satisfaction of the Board of Commissioners.**

**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.J – Recreational Facilities Plan**
- 4. Waiver from Section 146-11.L – Architectural Plan**

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**COMMENTS:**

# Code Enforcement & Land Development BOARD ACTION REQUEST

September 28, 2015

**CEI**

Agenda Item

CODE ENFORCEMENT

TOWNSHIP MANAGER



**AGENDA ITEM**  
**Land Development LD-15-05**  
**Crest Manor Redevelopment LP**  
**Washington Avenue, Franklin Avenue and Prospect Avenue**

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## PREVIOUS ACTION:

- Three neighborhood meetings concerning this proposal were held.
  - Zoning Hearing Board approved dimensional variances for this project on June 16, 2015.
  - Abington Township Planning Commission approved this application with conditions and the requested waivers on September 24, 2015.
  - Montgomery County Planning Commission approved this application on September 8, 2015.
- 

## RECOMMENDED BOARD ACTION:

Motion to approve the Land Development application of **Crest Manor Redevelopment, LP**, for properties located at 1602, 1604, 1606, 1608, 1620, 1622, 1626, 1628, 1634, 1636, 1640 and 1642, Washington Avenue; 1601, 1603, 1607, 1609, 1613, 1615, 1621, 1623, 1627, 1629, 1635, 1637, 1639, 1641, 1645, 1647, 1651, 1653, 1659, 1661, 1665, 1667 Franklin Avenue and 1713, 1715, 1721, 1723, 1729, and 1731 Prospect Avenue. The applicant proposes to renovate the existing twin dwelling units and construct a new 10 unit structure, a 4 unit structure and a new Community Building. In addition one twin dwelling unit will be reconstructed and a new playground will be added. The number of dwelling units is proposed to be increased to 46 units. The applicant proposes to construct an on-site storm water management system and additional parking. The properties are zoned in the (R-4) Residential District and (AO) Apartment Office District in Ward No. 5 of the Township of Abington.

This motion is subject to the following conditions:

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 has been submitted and will need to be approved for this development.

2. The items listed in the Staff Review letter dated August 31, 2015 are to be taken under consideration by the Board of Commissioners.
3. The recommendations listed within the revised review letter from Montgomery County Planning Commission dated September 8, 2015 must be addressed to the satisfaction of the Board of Commissioners.

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.J – Recreational Facilities Plan
4. Waiver from Section 146-11.L – Architectural Plan

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**COMMENTS:**

# Township of Abington Planning Commission Recommendation Form

**Application Number:** LD-15-05

**Date:** September 24, 2015

**Applicant's Name:** Crest manor Redevelopment, LP

**Applicant's Address:** 1301 N. 31<sup>st</sup> Street, Philadelphia, Pa. 19121

**Recommendation:**  APPROVED     DENIED    VOTE: 7 of 7

## **Over View:**

**PC1:** This is the application of **Crest Manor Redevelopment, LP.**, for the properties located at 1602, 1604, 1606, 1608, 1620, 1622, 1626, 1628, 1634, 1636, 1640 and 1642 Washington Avenue, 1601, 1603, 1607, 1609, 1613, 1615, 1621, 1623, 1627, 1629, 1635, 1637, 1639, 1641, 1645, 1647, 1651, 1653, 1659, 1661, 1665, 1667 Franklin Avenue and 1713, 1715, 1721, 1723, 1729 and 1731 Prospect Avenue. The applicant proposed to renovate the existing twin dwelling units and construct a new 10 unit structure, a 4 unit structure and a new Community Building. In addition one twin dwelling unit will be reconstructed and a new playground will be added. The number of dwelling units is proposed to be increased to 46 units. The applicant proposes to construct an on-site storm water management system and additional parking. The properties are zoned within the {R-4} Residential District and the {AO} Apartment/Office District of Ward #5 of the Township of Abington. This application is known as LD-15-05. This application was approved by the Zoning hearing Board of the Township of Abington on June 16, 2015.

## **Conditions:**

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 has been submitted and will need to be approved for this development.

2. The items listed within the Staff Review letter dated August 31, 2015 are to be taken under consideration by the Board of Commissioners of the Township of Abington.
3. The recommendations listed within the revised review letter from Montgomery County Planning Commission dated September 8, 2015 must be addressed to the satisfaction of the Board of Commissioners of the Township of Abington.

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.J – Recreational Facilities Plan** – The applicant is required to submit a Recreational Facilities Plan for the any proposed common opens space. Yes {X} No { }
- D. **Section 146-11.L – Architectural Plan** – The applicant has submitted a rendering of the exterior finishes of the proposed alterations. Architectural plans have not been submitted. Staff is in favor of this request. Yes {X} No { }

MAPenecale  
9/24/2015



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-15-05

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 **Crest Manor Housing, LP.**

MEETINGS	DATE AND TIME
Planning Commission Committee	September 24, 2015 @ 7:30 p.m.
Code Enforcement Committee	September 28, 2015 @ 7:00 p.m.
Board of Commissioners	October 8, 2015 @ 7:30 p.m.

This notice is sent in reference to the land development application submitted by **Crest Manor Housing, LP.**, applicant for the properties located at 1602, 1604, 1606, 1608, 1620, 1622, 1626, 1628, 1634, 1636, 1640 and 1642 Washington Avenue, 1601, 1603, 1607, 1609, 1613, 1615, 1621, 1623, 1627, 1629, 1635, 1637, 1639, 1641, 1645, 1647, 1651, 1653, 1659, 1661, 1665, 1667 Franklin Avenue and 1713, 1715, 1721, 1723, 1729 and 1731 Prospect Avenue. The applicant proposes to demolish several structures on the site, renovate the existing structures to remain and construct one new duplex, one four unit building, one ten unit building and a new community building. This application was approved by the Zoning Hearing of the Township of Abington on June 16, 2015. The properties are (AO) Apartment/Office District and the (R-4) Residential District of Ward #5 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.*





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

Mark J. Buchvalt, PE  
T & M Associates  
74 West Broad Street, Suite 240  
Bethlehem, Pa. 18018

August 31, 2015

**Re: Staff Review Comments for the Land Development Application filed for the Crest Manor Housing Development known as LD-15-05.**

Dear Mr. Buchvalt,

The Township of Abington received a land development application filed for the Crest Manor Housing Development. This plan has been reviewed as a preliminary as final major land development application. The following is a list of staff review comments that must be addressed to the satisfaction of the Board of Commissioners of the Township of Abington. Several of the conditions listed are building permit related and will be addressed at the time building permits are applied for in the event that this application is approved. Those comments will be clearly marked with a (BP) for your reference.

**Engineering Department:**

1. The sanitary sewer flows for this development flow to Abington Township's Waste water Treatment Facility. Therefore this site is not affected by the sanitary sewer moratorium imposed by the Department of Environmental Protection on increased flows through Cheltenham Township to Philadelphia's Northeast Waste Water Treatment Facility.
2. Franklin Avenue, Prospect Avenue, Washington Avenue and the surrounding streets are all owned and maintained by the Township of Abington. Any and all work within these roadways, including the right-of-way area, must be approved and permitted by Township Engineering Office prior to the start of any construction. This includes road opening permits and driveway occupancy permits. The permit has a base fee of \$65.00, plus \$1.00 per square foot of disturbed area. An escrow account may have to be established for extensive street work. **(BP)**
3. The applicant is required to install eight (8) PennDOT approved ADA Handicapped Ramps. Two (2) at the intersection of Hamilton & Washington Avenues, two (2) at the intersection of Hamilton & Franklin Avenues and four (4) at the intersection of Decatur and Franklin Avenues.





4. The plans and the storm water management report are required to be sealed by a Professional Engineer.
5. The storm water management report is adequate. The applicant has designed and proposed one (1) stone infiltration bed. The applicant is required to obtain a storm water management permit from this office. The application fee for this permit is \$250.00 and an inspection fee of \$100.00 per hour. The applicant will also need to establish and escrow in the amount of \$2,000.00 for inspections of the on-site storm water management system for the next ten years. **(BP)**
6. Additional escrows may also be required for construction costs. Please feel free to contact the Engineering Department directly to discuss these escrows. The applicant will also need to contact the Engineering Department to schedule inspections of work within the public right-of-way and the on-site storm water management system.
7. All sanitary pipe placed within the public right-of-way or street area is required to be ductile iron pipe. Plastic or PVC piping is not permitted within the public right-of-way or street area.
8. The applicant is required to contact all of the utility companies for cancellation, capping, relocations and reconnection of the existing utility services prior to demolition of the buildings and post construction. **(BP)**
9. A preconstruction meeting is required to be scheduled at least seven (7) days prior to the start of any work on this project. The meeting should include Township personnel and the construction management team. Any changes to storm water management plan after the date of approval, will require the revised plans to be resubmitted for review and approval. Any cost associated with the review are the responsibility of the developer.
10. This review encompasses only the conceptual engineering aspects for the storm water facilities shown in the plans submitted. Neither the Township of Abington {nor its representatives} can accept liability for the technical design aspects, as this is the sole responsibility of the developer's engineer. The developer is responsible for the complete operational capability of the system.
11. The applicant is required to submit a set of as-built plans and a PDF version of the as-built plans to this office.

**Waste Water Treatment Department:**

12. The flows from this development are treated by the Abington Township Waste Water Treatment Facility. The required new of EDU's are available.
13. Once the balance of the information is received on the projected flow rates a determination will be made on the ACT 537 Exemption Application.

**Public Works Department:**

14. The applicant is required to mill and overlay all disturbed streets from the nearest intersection to the disturbed area to the nearest intersection pasted the disturbed area. The applicant may contact the Public Works Department directly to discuss this issue.

**Fire Marshal's Office:**

15. All portions of the first three floors of a building must be within 150 feet of a street or approved fire access lane. These buildings are required to be fitted with an approved automatic sprinkler system. This will be for the new community building, the ten (10) and four (4) unit apartment buildings.
16. The flow rate for the sprinkler system is required to be a minimum of 1,000 gallon per minute.
17. The location of the Fire Department Connections will be determined by this Office. Please feel free to contact this office directly with any questions you may have.
18. The trash containers or enclosures are permitted to be within 15 feet of any property line or building.
19. The demolition debris is required to be secured and removed from the site on a regular basis.

**Planning & Zoning Office:**

20. This application is required to be reviewed as a Major Land Development Application due to the changes within the public right-of-way.
21. This application was granted a variance from the Zoning Hearing Board on June 16, 2015 from Section 403.3 and Section 901.8, Use H-1 of the Zoning Ordinance. The Zoning Hearing Board granted dimensional relief for setbacks and allows the non-conformities to the number of on-site parking stalls to remain.

22. The applicant is in receipt of a letter dated December 16, 2014 from George Wrigley, Director of the Waste Water Treatment Facility, stating that the increase in flows from this development will not cause a hydraulic overload.
23. This project will be served by public water. The applicant is in receipt of a letter dated October 13, 2014 from Deanna L. Ciotti, Special Services Coordinator for Aqua.
24. Soil erosion controls must be in place prior to the start of any work on the property. The soil erosion controls are required to be maintained throughout the project. A soil erosion control escrow may be required.
25. A separate permit is required to be obtained from the Engineering Office for the changes to the curb line to create the layby parking on Hamilton Avenue.
26. An ACT 537 Exception Application is required to be submitted for the increase in the number of EDU's this project will require.
27. 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 applicant is required to provide the owner's names, tax parcel number and size of all properties within 400 feet of the site.
  - B. **Section 146.11.B – Existing Features Plan:** The applicant is required to provide the size, type, depth and location of all utilities within 400 of the site. In addition, all easements and right-of-ways must be identified.
  - C. **Section 146-11.J – Recreational Facilities Plan:** The applicant has not submitted a plan that includes public recreation space on site. There are amenities on-site for the residents of these facilities, but they are not proposed to be open to the public.
  - D. **Section 146-11.K – Planning Modules:** The applicant is required to submit either a Planning Module or an ACT 537 Exemption Application to the Township of Abington for review and approval, prior to submission to DEP for approval.

- E. **Section 146-11.M – Documentation Plan:** This requirement includes the sign off blocks for the Township of Abington and Montgomery County.

**Code Enforcement Department:**

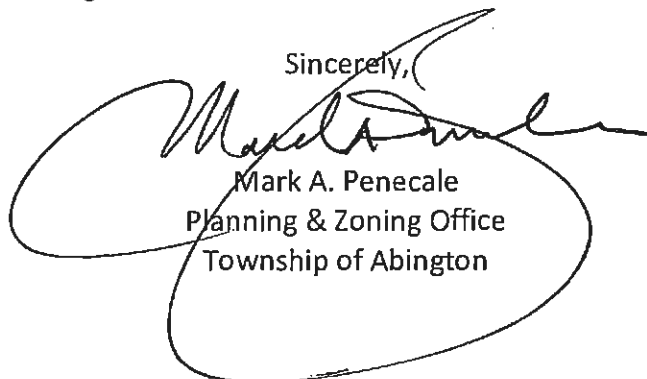
28. All construction, renovations and alterations on-site must be designed and completed as per the requirements of the PA UCC as amended by the Township of Abington. Please refer to Ordinance #1916 of the Township of Abington. **(BP)**
29. All contractors and sub-contractors are required to be registered with the Code Enforcement Office of the Township of Abington. A valid certificate of liability and worker's compensation insurance is required to be submitted with the application. **(BP)**
30. All plans for renovations, alteration and new construction are required to be signed and sealed by the design professional. These plans are required to be submitted to, reviewed and approved by a third party review agency licensed by the Department of Labor and Industry. **(BP)**

**Plumbing Department:**

31. All plumbing work proposed to be completed in relation to this project is required to comply with 2009 International Plumbing Code, as amended by the Township of Abington. **(BP)**
32. All plumbing work proposed to be completed in relation to this project is required to be submitted by a Master Plumber that is registered with this office. A valid certificate of liability and worker's compensation insurance is required to be submitted with the application. **(BP)**

If there are any questions that you have, please feel free to contact the reviewing department directly. Please make sure that any correspondences have the Planning & Zoning Office copied. All revised plans are required to be received at least 14 days prior to the scheduled meetings of the Planning Commission, Code Enforcement Committee and the Board of Commissioners of the Township of Abington. I can be reached at 267-536-1017 or by email @mpenecale@abington.org.

Sincerely,



Mark A. Penecale  
Planning & Zoning Office  
Township of Abington

Cc: Michael E. Powers, PE; Engineer for the Township of Abington  
Lawrence T. Matteo, Jr.; Director of Planning & Code Enforcement  
George Wrigley; Director of the Waste Water Treatment Facility  
Kenneth Clark; Fire Marshal, Township of Abington  
File Copy (2)

**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

September 8, 2015

REVISED

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

Re: MCPC #15-0188-001  
Plan Name: Crest Manor Redevelopment  
(3 lots/16DU/2;506 s.f. on 4.41 acres)  
Situates: Washington Ave. (W)/Hamilton Ave. (N)  
Abington Township

Applicant's Name and Address

Crest Manor Housing  
One Brewery Park  
1301 N. 31<sup>st</sup> Street  
Philadelphia, PA 19121

Contact: Kyle Speece  
Phone: 267-386-8600

Dear Mr. Penecale:

We have reviewed the above-referenced Land Development Plan in accordance with Section 502 of Act 247, "The Municipalities Planning Code," as you requested on August 6, 2015. We forward this letter as a report of our review and recommendations.

**Background**

The applicant proposes to demolish four 1-story residential buildings, two 2-story residential buildings, and the Montgomery County Housing Authority Building, and replace them with one 10-unit multifamily residential building, one 4-unit multifamily residential building, one 2-unit single-family attached residential building, a community building, and a playground. The property lies in the AO Apartment Office and R4 High Density Residential District. The applicant has received a variance for all zoning requirements. The site is served by public sewer and water. The applicant has submitted a Preliminary and Final Land Development Plan dated July 20, 2015.

**Recommendations**

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. However, in the course of our review we have identified a few issues that we believe should be resolved prior to final plan approval. Our comments are as follows:

Vehicular and Pedestrian Safety

1. Protected Bump-out – The intersection of Hamilton and Washington Avenues is offset. We recommend the applicant use vegetation and signage on a protected bump-out to visually

emphasize to westbound traffic on Hamilton Avenue the shift of the curb farther out into the travel lane and the presence of a playground.

2. Crosswalks – We recommend adding crosswalks to the two intersections adjacent to the site along Hamilton Avenue [§146-29.D].
3. Traffic Calming – We recommend that consideration be given to adding a neighborhood traffic circle to the intersection of Hamilton Avenue and Rothley Avenue. This intersection may seem somewhat confusing for those unfamiliar with it in regards to who has the right-of-way (it may appear like three roads coming together); a mini-circle could be used to calm and reduce severity of potential accidents. Traffic calming might also be considered at the offset intersection near the proposed playground.
4. Playground – The location of the proposed playground makes the safety measures above all the more important. It would be beneficial if the playground would be open to the public. Will it be?

The goals above are supported by the county's comprehensive plan, *Montco 2040: A Shared Vision*, which recommends measures to slow vehicular traffic and make roads safer for pedestrians and people on adjoining properties, and recommends providing greater transportation choices for County residents.

#### Landscaping

1. Buffer – Although the applicant has received a blanket variance for all zoning regulations, we recommend adding vegetation to gaps or areas where limited vegetation exists along property lines (such as gaps along sections of the property backing to 1646-1670 Washington Avenue, and the existing low buffer adjacent to 1673 Franklin Avenue).
2. Parking – We recommend low landscaping be used to soften the view of the strip of 9 (5+4) parking spaces on Washington Avenue.

#### Other Planning Issues

1. Street lighting – Street lighting shall be installed, or if the Township feels it is already adequate or not necessary, a waiver granted [§146-38].

Plan Information – The following information shall be shown, or a waiver granted:

1. Location, size, and type of plantings for required buffer yards [§146-11.H.]
2. Tentative architectural plans [§146-11.L]
3. Zoning District Boundaries within 400' [§146-11.A.]

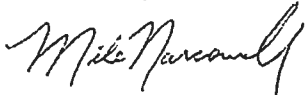
#### **Conclusion**

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Abington's planning objectives for a community with adequate pedestrian connections and traffic safety, and landscaping which helps it fit well with the surrounding community.

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: Michael LeFevre, Township Manager  
Mark J. Buchvalt, R.P.E., T & M Associates, Applicant's Engineer  
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

Attachments: Copy of Plan





*Aerial Photo of Site. Source: Pictometry, 2015; Image Capture Date: April 17, 2014*



*Offset Intersection at Hamilton Avenue and Washington Avenue*



*One area for potential landscape buffer enhancement*



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

June 16, 2015

Sean P. Kilkenny, Esq.  
The Law Offices of Sean Kilkenny, LLC  
17 E. Airy Street  
Norristown, PA 19401

Re: **Application No. 15-06 – Montgomery County Housing Authority  
Washington Avenue, Franklin Avenue and Prospect Avenue**

Dear Mr. Kilkenny:

At the stated meeting of the Abington Township Zoning Hearing Board, Tuesday, June 16, 2015, your application for dimensional variances from Section 403.3 and Section 901.8, Use H-1 of the Zoning Ordinance of Abington Township and any other relief as may be required to develop the plan as submitted was **APPROVED**. The properties involved in this application are known as, 1602, 1604, 1606, 1608, 1620, 1622, 1626, 1628, 1634, 1636, 1640, and 1642, Washington Avenue; 1601, 1603, 1607, 1609, 1613, 1615, 1621, 1623, 1627, 1629, 1635, 1639, 1641, 1645, 1647, 1651, 1653, 1659, 1661, 1665, 1667 Franklin Avenue; 1713, 1715, 1721, 1723, 1729 and 1731 Prospect Avenue.

The properties involved in the application are zoned in the (AO) Apartment/Office and (R-4) Residential Districts in Ward No. 5 of the Township of Abington.

Sincerely,

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

c: Commissioner Wayne C. Luker  
Van B. Strother, Community Development Director  
Joel A. Johnson, AICP, P.H.M., Executive Director  
Kyle F. Speece, Pennrose  
Zoning Hearing Board  
Bruce Eckel, Esq.  
Code Enforcement Department  
Tax Office





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

John DiPrimio, Chairman  
Linda J. Kates, Vice Chairperson  
Michael O'Connor, Member  
Barbara M. Wertheimer, Member  
Gertrude M. Hackney, Esq.  
Bruce J. Eckel, Esq, Solicitor

**DECISION**

15-06 – Application of Montgomery County Housing Authority, owners of the properties at 1602, 1604, 1606, 1608, 1620, 1622, 1626, 1628, 1634, 1636, 1640 & 1642 Washington Avenue. 1601 1603, 1607, 1609, 1613, 1615, 1621, 1623, 1627, 1629, 1635, 1639, 1641, 1645, 1647, 1651, 1653, 1659, 1661, 1665, 1667 Franklin Avenue. 1713, 1715, 1721, 1723, 1729, 1731 Prospect Avenue. The applicants have requested a dimensional variances from Section 403.3 and Section 901.8, Use H-1 of the Zoning Ordinance of the Township of Abington and any other relief as may be required to develop the plan as submitted. The properties are zoned in the (AO) Apartment/Office and (R-4) Residential District in Ward No. 5 of the Township of Abington.

First Hearing Date: May 21, 2015

Decided: June 16, 2015

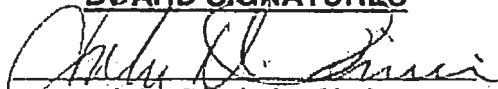
Copy Mailed: June 17, 2015

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

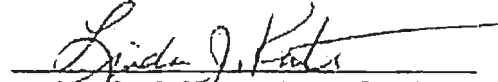
**BOARD SIGNATURES**

**VOTE**

**CONDITIONS**

  
John DiPrimio, Chair

Aye:   
Nay:

  
Linda J. Kates, Vice Chair


Aye:   
Nay:

  
Michael O'Connor

Aye:   
Nay:

  
Barbara M. Wertheimer, Esq.

Aye:   
Nay:

  
Gertrude M. Hackney, Esq.

Aye:   
Nay:

**DATED: June 16, 2015**

**There is a 30-day period after the date of a decision for an aggrieved person to file an appeal in court to contest an approval or denial by the Zoning Hearing Board. (Applicants that take action on a Zoning Hearing Board approval during the 30-day appeal period do so at their own risk.)**

**(All applicable permits must be secured from Abington Township within six (6) months of this decision or this decision becomes null and void.)**



October 13, 2014

Mark J. Buchvalt, P.E.  
T&M Associates  
74 West Broad Street  
Suite 240  
Bethlehem, PA 180184

Re: Water Availability  
Franklin, Washington and Prospect Ave housing authority properties  
Abington Twp, Montgomery County

In response to your request, this letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc. service territory.

Domestic water service is available to this property, and will be provided in accordance with Aqua Pennsylvania, Inc. Rules and Regulations. For further details, visit [www.aquaamerica.com](http://www.aquaamerica.com).

***With regard to our capacity for domestic and fire service for this area, flow data information can be obtained upon written request to Ms. Lisa Thomas-Oliva of our Control Center. Ms. Thomas-Oliva can be reached at (610) 645-1067. Her fax number is (610) 645-1162.***

Should you have any further questions or need to request an application for service, contact me at (610) 541-4160.

Regards,

Deanna L. Ciotti  
Special Services Coordinator-New Business Applications  
Aqua Pennsylvania, Inc  
700 W Sproul Rd  
Springfield, PA 19064  
O: 610.541.4160



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

December 16, 2014

T & M Associates  
74 West Broad Street  
Suite 240  
Bethlehem, PA 18018

RE: Crest Manor, Abington Township, PA - Sanitary Sewer Availability

Gentlemen,

The above referenced property is proposing improvements to several properties or the land development of several parcels serviced by the Abington Township sanitary wastewater collection and treatment system. The potential additional sanitary wastewater from new homes in this area will be conveyed to the Abington Township Wastewater Treatment Facility through the Sandy Run Interceptor, both of which have adequate existing capacity. The projected increase in wastewater flows will not create a hydraulic overload within the next five years.

Please note that Abington Township may charge plumbing inspection and permitting fees if underground sewer pipe systems are installed. A typical single family residence would incur an annual fee of approximately \$290.00, which is billed along with the annual property tax billing.

Sincerely,

George Wrigley  
Director, Abington Wastewater Utilities Department

pc: Mark Penecale, Abington Township Planning & Zoning Officer  
Michael E. Powers, P.E., Abington Township Engineer  
Van B. Strother, Abington Community Development



**SEWAGE FACILITIES PLANNING MODULE  
APPLICATION MAILER**



**pennsylvania**  
DEPARTMENT OF ENVIRONMENTAL  
PROTECTION

For more information, visit DEP's website at  
[www.depweb.state.pa.us](http://www.depweb.state.pa.us), keyword: Act 537.



## INSTRUCTIONS FOR COMPLETING SEWAGE FACILITIES PLANNING MODULE APPLICATION MAILER

(remove before sending mailer to the approving agency (the Department of Environmental Protection (DEP) or delegated local agency))

Please read the following instructions carefully before completing the application mailer. This information will be used to determine if sewage facilities planning is necessary for your project, and, if it is, which forms are appropriate.

Act 537 Sewage Facilities' planning is the duty of local municipalities. The responsibility of meeting the sewage disposal needs of the municipality rests with the municipality. Each municipality is required to have an Act 537 Official Sewage Facilities Plan to adequately address these needs. Adoption by resolution of a planning module is the vehicle for legally amending the municipality's Official Plan. It is imperative that the municipality receives all of the information required in order to make informed decisions.

Upon completion, submit this Mailer / Application form to the approving agency (DEP or delegated local agency). Additionally, provide a copy of the completed form to the County Health Department having jurisdiction over the area in which the proposed project is located.

Unless your project qualifies for one of the planning exemptions provided in Act 537, a package of sewage facilities planning forms appropriate for the project will be sent to the return address indicated on the mailer, or instructions for obtaining the appropriate forms from DEP's website ([www.depweb.state.pa.us](http://www.depweb.state.pa.us)) will be issued. Each form includes detailed instructions that explain the use of the form and how to complete it. The package of completed forms and its supporting documentation is called a **sewage facilities planning module**, or "planning module." Once the planning module is complete, it must be submitted to the municipality in which the project is located for review and, if acceptable, adoption.

After adoption by the municipality, complete planning modules are submitted to either DEP or, if appropriate, to the delegated agency for review and final action. Some municipalities (or groups of municipalities working together) have requested and received DEP approval to review and take final action on planning modules. These are known as **delegated agencies**. To find out if your project is located in an area served by a delegated agency, contact the municipality or DEP's regional office serving your area.

Please note that both DEP and delegated agencies are required by law to charge fees for the review of planning modules. The fees DEP must charge are set by law in Act 537, while delegated agencies may set fees which can be the same or different from those in Act 537. For more information on review fees for your particular project, see the planning module documents or contact the approving agency (DEP or delegated agency) serving the area of your project.

NOTE: DEP will provide all planning module forms, however, if your project is a **minor subdivision** (defined as a subdivision of 10 lots or less, intended for single family residential homes served by individual onlot sewage disposal systems) you may also contact the municipality in which your project is located for a "Component 1" minor subdivision planning module form.

1. Print the name of the proposed development and name, address, telephone number and email address of the person who is proposing the project. If planning module components are to be sent to a different person or address, include this information on the front of the mailer in the return address block.
2.
  - a. Enter the county in which the project is located.
  - b. Enter the municipality in which the project is located.
  - c. Enter the road or address (if available) or street coordinates (example - west side of T-235, 1 mile south of intersection of Rt 15 and T-235).
  - d. Enter the appropriate tax parcel identification number (if available) of the parcel proposed for subdivision.
  - e. Enter the name of the U.S. Geological Survey (USGS) 7.5-minute quadrangle map which contains the project area, and the location of the project area on that map in inches up and over from the lower right corner of the map to the approximate center of the project. (Example - Centerville West quad, 7 inches up and 2.5 inches over from lower right corner of map.) Alternatively, include an original or a copy of the USGS quad map with the project area outlined on it.
  - f. If the proposed project is located within a special protection watershed, (i.e., watersheds with a stream classification of High Quality or Exceptional Value), check "yes." If not located in special protection watershed, check "no."
3. Check the box that best describes the intended use of the proposed land development project. **Residential** refers to single-family lots. **Multi-residential** includes apartments, condos, etc. **Commercial** includes retail centers, office

parks, industrial development, etc. **Institutional** refers to schools, hospitals and the like. **Brownfield Site Redevelopment** refers to projects proposing to recycle land. Some developments will involve more than one type of use, or will not fit comfortably into any of the classifications given. If this is the case, choose more than one category or explain under **Other**.

4.
  - a. Enter the number of single family residential lots or Equivalent Dwelling Units (EDUs) proposed. An EDU is defined as that part of a multi-family dwelling or nonresidential project with flows equal to 400 gallons per day (gpd) (the assumed flow, for planning purposes, of a single family residential lot). To determine the number of EDUs, divide the proposed sewage flow of the project by 400 gpd.
  - b. Enter the total number of lots created from this parcel of land since May 15, 1972, including the lots being proposed at this time. (Onlot disposal proposals only.)
  - c. Enter the total project acreage and the acreage of any remaining land (land not proposed for development but under the same ownership and adjacent to the project area).
5. Enter the proposed total sewage flow from the project in gpd. See Title 25 of the Pennsylvania Code, Chapter 73, Section 73.17, ([www.pacode.com](http://www.pacode.com)), or DEP's *Domestic Wastewater Facilities Manual*, DEP ID: 362-0300-001 available on DEP's website at [www.depweb.state.pa.us](http://www.depweb.state.pa.us), keyword: wastewater.
6. Choose the category (a, b, c or d) that describes the method of sewage disposal planned to serve the project and enter the information requested. Since this information could have an effect on the planning requirements for your project, be as accurate as possible. If more than one method of sewage disposal is planned, or if an interim method is planned, indicate it here.
  - a. **Sewerage System**  
 If an existing system is being extended to serve the proposed project, or if lots are to connect directly to an existing sewage collection system, check all boxes that describe the project. Write in the names of the existing collection systems that will be used, the interceptor sewer which will be used for conveyance and the treatment facility where the sewage flows will be treated. Include the National Pollutant Elimination Discharge System (NPDES) permit number for the treatment facility, where applicable.
  - b. **Construction of Sewage Treatment Facility (with stream discharge or with spray irrigation as final disposal option)**  
 Check the box corresponding to the chosen final disposal option (stream discharge or spray irrigation field). This category does **NOT** include individual residence spray irrigation systems (IRSIS) which are considered onlot sewage disposal systems ((c), below). For stream discharges, name the receiving waterbody. If the proposed facility is intended to replace an existing, malfunctioning onlot system, check the box marked "repair."
  - c. **Onlot Sewage Disposal Systems (individual, community, or large-volume)**  
 Check the box corresponding to the type of onlot sewage disposal systems proposed to serve the project. An **individual onlot sewage disposal system** is a system of piping, tanks or other facilities used for collecting, treating and disposing of sewage into a subsurface absorption area. This category also includes IRSIS. A **community onlot system** is a facility either publicly or privately owned which will collect and dispose of sewage from two or more lots or EDUs into a subsurface absorption area. A **large-volume onlot system** is an individual or community onlot system which is designed to treat flows in excess of 10,000 gpd.  
 The approving agency must be notified at least 10 days in advance of all soil testing activities (including those related to planning exemption requests - see 7(b)(5)(v)), so that its staff have the option of observing the tests.
  - d. **Retaining Tanks (holding tanks or privies)**  
 If retaining tanks are proposed as the method of sewage disposal, enter the number of holding tanks or privies which are proposed to serve the project.
7. Check this box if you desire to obtain your sewage facilities planning module forms from DEP's website. You will be provided with appropriate instructions, website addresses and DEP coding information in a letter rather than a package of paper forms.

8. Requests for Planning Exemption under the Sewage Facilities Act

You may request to be exempt from Act 537 planning requirements. Effective December 15, 1995, certain classes of subdivisions are no longer subject to the planning requirements of the Sewage Facilities Act. Completing Section 8 will help you and the approving agency determine if your project fits into one of these categories.

a. Protection of rare, endangered or threatened species.

DEP's technical guidance document "Policy for Pennsylvania Natural Diversity Inventory (PNDI) Coordination During Permit Review and Evaluation," (400-0200-001) requires DEP to ensure that requests for authorizations, are coordinated with the Department of Conservation and Natural Resources' (DCNR) Pennsylvania Natural Diversity Inventory (PNDI).

Conducting a search of the PNDI database and providing a copy of a "PNDI Project Environmental Review Receipt" for the proposed project and, if potential impacts are identified by the search, clearance or recommendation letters from the jurisdictional agency responsible for the particular species identified by a search, satisfies this requirement.

To avoid project delay, self-explanatory, self-conducted "PNDI Project Planning Environmental Review" searches are initiated at [www.naturalheritage.state.pa.us](http://www.naturalheritage.state.pa.us). This interactive, online search will ask questions about the proposed project and provide the appropriate receipt, instructions or additional information regarding coordination with jurisdictional agencies.

As an alternative to the self-conducted search, project sponsors may request DEP staff to conduct the search by providing a completed "PNDI Project Planning & Environmental Review Form" (PNDI Form). The form is available at [www.naturalheritage.state.pa.us](http://www.naturalheritage.state.pa.us). Individuals making this request should be aware that, due to the nature of the search software, DEP staff may need to contact them for additional information to successfully complete the search and that exclusive of any other items, their sewage planning exemption request is considered incomplete by DEP, until the appropriate receipt, clearance or recommendation letters are received.

For more information, see the "Policy for Pennsylvania Natural Diversity Inventory (PNDI) Coordination During Permit Review and Evaluation," (400-0200-001), available online in the eLibrary at DEP's website address [www.depweb.state.pa.us](http://www.depweb.state.pa.us).

b. Attach a plot plan for the proposed project. The plan must depict anticipated lots to be created, either estimated sewer line runs (public sewer proposals), or site suitability test locations and Site Investigation and Percolation Test Reports (onlot proposals).

c. Projects proposing use of onlot sewage disposal systems

(1) Information Required from the Municipality

The municipality in which the project is located (identified in Item 2.b. of the mailer) should determine if the municipality's Official Sewage Facilities Plan shows that the area planned for the project is to be served by onlot sewage disposal systems. If it is, the municipality should indicate this by having an authorized municipal official sign and date the form in the space provided. The official's name and title should be printed on the line below.

(2) Information Required from the Municipal Sewage Enforcement Officer (SEO)

The municipality's SEO must conduct personally, observe or otherwise confirm in a manner approved by DEP, site testing on each proposed lot in the subdivision (including any remaining land) to determine that separate sites are available for both a permitted primary onlot sewage disposal system and a replacement system (to be used if the original system fails in the future). If the SEO finds that each lot has been tested properly and fulfills these criteria, the SEO must indicate this by signing and dating the form in the space provided. His/her name and certification number should be printed on the line below.

(3) Information Required from the Applicant

The person proposing the subdivision, or his/her authorized agent, must determine if each lot in the subdivision (including the remaining land, if any) is at least one (1) acre in size. If they are, the applicant or his/her agent must indicate this by signing and dating the form in the space provided.

(4) Determinations Made by the Approving Agency

When the above listed information is received, the approving agency will determine the following:

- (a) If the geology of the project area is conducive to nitrate-nitrogen contamination of groundwater (determined from the topographic map location information); or
- (b) If elevated levels of nitrate-nitrogen are known to exist within one-quarter (1/4) mile of the proposed development (determined from agency groundwater sampling records in existence at the time of the application); or
- (c) If the area proposed for development is within an identified High Quality (HQ) or Exceptional Value (EV) watershed (determined from the topographic map location).

Following this investigation, the approving agency will render a decision on the exemption request within 10 working days of receiving the request for exemption. Both the applicant and municipality will be notified of the decision. If the request cannot be granted, the person named in the return address block will receive the proper planning module component forms (or instructions to obtain them from the DEP website) along with the notification of the decision, including the reason(s) that the request cannot be granted.

d. Projects proposing use of public sewerage facilities (i.e., ownership by municipality or authority)

(1) Information Required from the Municipality

The municipality in which the proposed project is located (identified in Item 2.b. of the mailer) will determine the following from written documentation requested and obtained by the applicant from the facility permittee. ***This documentation MUST also be sent to the approving agency (DEP or delegated local agency) for evaluation.***

- (a) Certification from the permittees of the collection, conveyance and treatment facilities proposed for use that capacity is available in these facilities to receive and treat the sewage flows from the proposed project; and
- (b) That these added flows will not cause an overload or 5-year projected overload in the facilities.

If the facilities proposed for use are owned and operated by an authority, or authorities, then attach a letter from each to the mailer.

If this written certification has been submitted by the applicant, an authorized municipal official should sign and date the form and print his/her name and title and the municipality name in the spaces provided.

NOTE: Since planning is a municipal responsibility, sewer authorities involved should make required information available but should **NOT** sign the mailer as the authorized municipal official.

(2) Determinations Made by the Approving Agency

When the above listed information is received by the approving agency, the approving agency will determine the following (from DEP records):

- (a) That the existing collection, conveyance and treatment facilities are in compliance;
- (b) That the existing facilities have no existing or 5-year projected overload;
- (c) That the municipality has a currently approved Official Sewage Facilities Plan which is being implemented; and
- (d) That the project does not propose service by facilities needing a new or modified permit from DEP under the Clean Streams Law.

Following this investigation, the approving agency will render a decision on the exemption request within 10 working days of receiving the request for exemption. Both the applicant and the municipality will be notified of the decision. If the request cannot be granted, the person named in the return address block will receive the proper planning module component forms (or instructions to obtain them from DEP's website) along with the notification of the decision, including the reason that the request cannot be granted.

If unsure of which local DEP office to contact, the following DEP regional offices will assist you in determining the appropriate local DEP office that serves your specific municipality.

If you need more information or assistance, please contact your local DEP office.

## **DEP REGIONAL OFFICES**

### **Southeast Region**

2 E. Main St.  
Norristown, PA 19401  
Main Telephone: 484-250-5900  
24-Hour Emergency: 484-250-5900

**Counties:** *Bucks, Chester, Delaware, Montgomery and Philadelphia*

### **Southwest Region**

400 Waterfront Drive  
Pittsburgh, PA 15222-4745  
Main Telephone: 412-442-4000  
24-Hour Emergency: 412-442-4000

**Counties:** *Allegheny, Armstrong, Beaver, Cambria, Fayette, Greene, Indiana, Somerset, Washington and Westmoreland*

### **Southcentral Region**

909 Elmerton Ave.  
Harrisburg, PA 17110  
Main Telephone: 717-705-4700  
24-Hour Emergency: 1-877-333-1904

**Counties:** *Adams, Bedford, Berks, Blair, Cumberland, Dauphin, Franklin, Fulton, Huntingdon, Juniata, Lancaster, Lebanon, Mifflin, Perry and York*

### **Northwest Region**

230 Chestnut St.  
Meadville, PA 16335-3481  
Main Telephone: 814-332-6945  
24-Hour Emergency: 1-800-373-3398

**Counties:** *Butler, Clarion, Crawford, Elk, Erie, Forest, Jefferson, Lawrence, McKean, Mercer, Venango and Warren*

### **Northeast Region**

2 Public Square  
Wilkes-Barre, PA 18711-0790  
Main Telephone: 570-826-2511  
24-Hour Emergency: 570-826-2511

**Counties:** *Carbon, Lackawanna, Lehigh, Luzerne, Monroe, Northampton, Pike, Schuylkill, Susquehanna, Wayne and Wyoming*

### **Northcentral Region**

208 W. Third St., Suite 101  
Williamsport, PA 17701  
Main Telephone: 570-327-3636  
24-Hour Emergency: 570-327-3636

**Counties:** *Bradford, Cameron, Clearfield, Centre, Clinton, Columbia, Lycoming, Montour, Northumberland, Potter, Snyder, Sullivan, Tioga and Union*

1. Development Information

Name of Development Crest Manor Re-Development Project

Developer Name Crest Manor Housing LP

Address c/o Pennrose Properties LLC  
1301 North 31<sup>st</sup> Street, Philadelphia, PA 19121

Please send all forms and correspondence to:

T&M Associates

attn: Mark Buchvalt

74 West Broad Street, Suite 530

Bethlehem, PA 18018

Telephone # 610-625-2999

Email mbuchvalt@landmassociates.com

2. Location of Development

a. County Montgomery County

b. Municipality Abington Township

c. Address or Coordinates Project bound by Franklin,  
Washington, Hamilton Avenue and Portion along  
Prospect

d. Tax Parcel # Block 130 Unit 1 and Blok 127 Unit 54

e. USGS Quad Name Hatboro, PA  
inches up \_\_\_\_\_ over \_\_\_\_\_  
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 46 Unit Affordable Housing Re-Development  
Project

Commercial  Institutional

Describe \_\_\_\_\_

Brownfield Site Redevelopment

Other (specify) \_\_\_\_\_

4. Size

a. # of lots 2 # of EDUs Less than 1

b. # of lots since 5/15/72 \_\_\_\_\_

c. Development Acreage 4.41 total ac.

d. Remaining Acreage 0

5. Sewage Flows 100 increase gpd

6. Proposed Sewage Disposal Method (check applicable boxes)

a.  Sewerage System

Existing (connection only)  New (extension)

Public  Private

Pump Station(s)/Force Main  Gravity

Name of existing system being extended  
Abington Township Authority

Interceptor Name \_\_\_\_\_

Treatment Facility Name Abington Treatment  
Plant

NPDES Permit # \_\_\_\_\_

- b.  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)

- c.  Onlot Sewage Disposal Systems  
(check appropriate box)
- Individual onlot system(s) (including IRSIS)
- Community onlot system
- Large-Volume onlot system
- d.  Retaining tanks

Number of Holding Tanks \_\_\_\_\_

Number of Privies \_\_\_\_\_

7.  Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

a. 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 \_\_\_\_\_

b.  Plot Plan Attached  Site Reports Attached

c. 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)



Return Correspondence/Forms to:

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DEPARTMENT OF ENVIRONMENTAL PROTECTION

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DEP USE	
<b>Components Sent</b>	
Onlot Disposal	<input type="checkbox"/>
Collection and Treatment	<input type="checkbox"/>
Planning Agency Review	<input type="checkbox"/>
Exempt from Planning	<input type="checkbox"/>
Code	_____
Date	_____

"Fold Here"

---



## Mark Buchvalt

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**From:** Mark Buchvalt  
**Sent:** Thursday, September 03, 2015 2:37 PM  
**To:** 'jveneziale@pa.gov'  
**Cc:** 'Mark Penecale'; 'George Wrigley'  
**Subject:** Crest Manor Abington  
**Attachments:** AbingtonCrestManorSanitary.pdf

John,

The Montgomery County Housing Authority is working on a re-development project in Abington Township. Generally, the project entails renovations of their existing units, with some demolition and re-construction of new units. Overall the project will go from 40 to 46 units, but due to the renovations there will be a change in unit bedroom types so the increase will not simply be 6 additional units. There is an existing maintenance building and community building which are simply being re-built in one smaller building.

Upon completion there will be (6) additional One Bedroom Units, (2) Additional 2 Bedroom Units, and a reduction of -(2) 3 Bedroom Units. The number of existing 5 and 6 bedroom units will not change.

I spoke to the project Architect who solely designs affordable housing projects and she told me:

- 1 BR Units are almost always 1 senior resident, so 1 occupant.
- 2 BR Units are almost always a single parent and two children, so 3 occupants.
- 3 BR Units typically contain 5 occupants.

Therefore, our increase in flow is estimated to be for this project approximately:

$$\begin{aligned} &+ (6) 1 \text{ BR units: } 1 \text{ occupant} \times 50 \text{ gpd} \times 6 = +300 \text{ gpd} \\ &+ (2) 2 \text{ BR units: } 3 \text{ occupants} \times 50 \text{ gpd} \times 2 = +300 \text{ gpd} \\ &- (2) 3 \text{ BR units: } 5 \text{ occupants} \times 50 \text{ gpd} \times 2 = \underline{-500 \text{ gpd}} \\ &100 \text{ gpd increase for the project.} \end{aligned}$$

Since the increase is so negligible, and that we are going to the Abington Plant and not the Cheltenham Plant do we need to file any type of planning module paperwork? Attached is letter from Sewer Authority.

Thank-you



**MARK BUCHVÁLT, PE**  
GROUP MANAGER

74 West Broad St. Suite 530, Bethlehem, PA 18018

### 1. PROJECT INFORMATION

Project Name: **Crest Manor - 2**

Date of review: **6/30/2015 10:21:33 AM**

Project Category: **Development, Residential, Subdivision containing more than 2 lots and/or 2 single-family units**

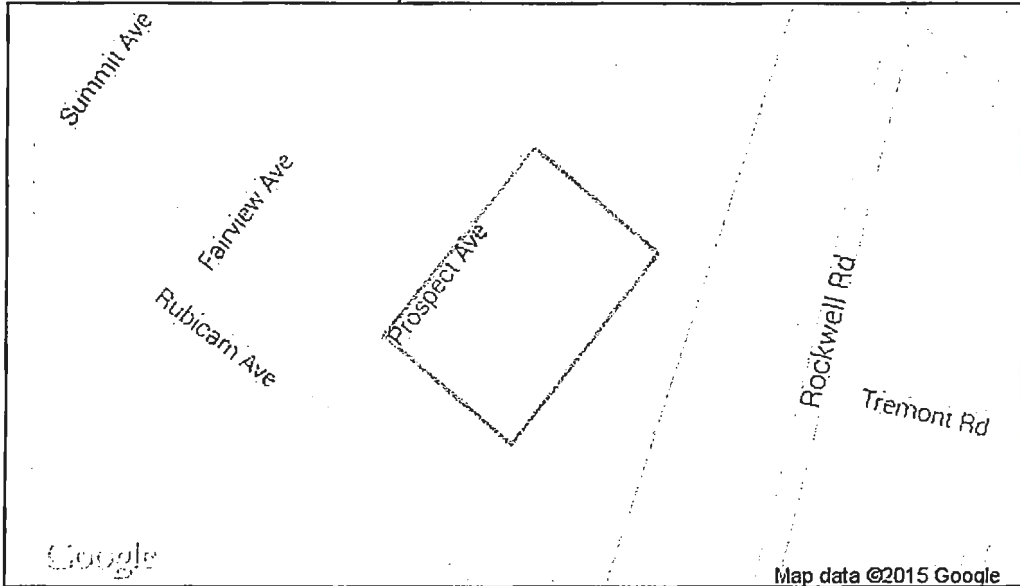
Project Area: **2.2 acres**

County: **Montgomery** Township/Municipality: **Abington**

Quadrangle Name: **HATBORO** ~ ZIP Code: **19090**

Decimal Degrees: **40.135138 N, -75.119074 W**

Degrees Minutes Seconds: **40° 8' 6 N, W**



### 2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Carbon, Chester, Cumberland, Delaware, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) must comply with the bog turtle habitat screening requirements of the PASPGP.

### 3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

#### PA Game Commission

**RESPONSE:** No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### PA Department of Conservation and Natural Resources

**RESPONSE:** No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### PA Fish and Boat Commission

**RESPONSE:** No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### U.S. Fish and Wildlife Service

**RESPONSE:** No impacts to federally listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*) is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

### 4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. For cases where a "Potential Impact" to threatened and endangered species has been identified before the application has been submitted to DEP, the application should not be submitted until the impact has been resolved. For cases where "Potential Impact" to special

concern species and resources has been identified before the application has been submitted, the application should be submitted to DEP along with the PNDI receipt. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. DEP and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <http://www.naturalheritage.state.pa.us>.

**5. ADDITIONAL INFORMATION**

The PNDI environmental review website is a **preliminary** screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page ([www.naturalheritage.state.pa.us](http://www.naturalheritage.state.pa.us)). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

**6. AGENCY CONTACT INFORMATION**

**PA Department of Conservation and Natural Resources**  
Bureau of Forestry, Ecological Services Section  
400 Market Street, PO Box 8552, Harrisburg, PA.  
17105-8552  
Fax:(717) 772-0271

**U.S. Fish and Wildlife Service**  
Pennsylvania Field Office  
110 Radnor Rd; Suite 101, State College, PA 16801  
NO Faxes Please.

**PA Fish and Boat Commission**  
Division of Environmental Services  
450 Robinson Lane, Bellefonte, PA. 16823-7437  
NO Faxes Please

**PA Game Commission**  
Bureau of Wildlife Habitat Management  
Division of Environmental Planning and Habitat Protection  
2001 Elmerton Avenue, Harrisburg, PA. 17110-9797  
Fax:(717) 787-6957

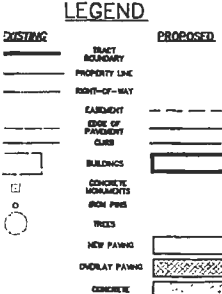
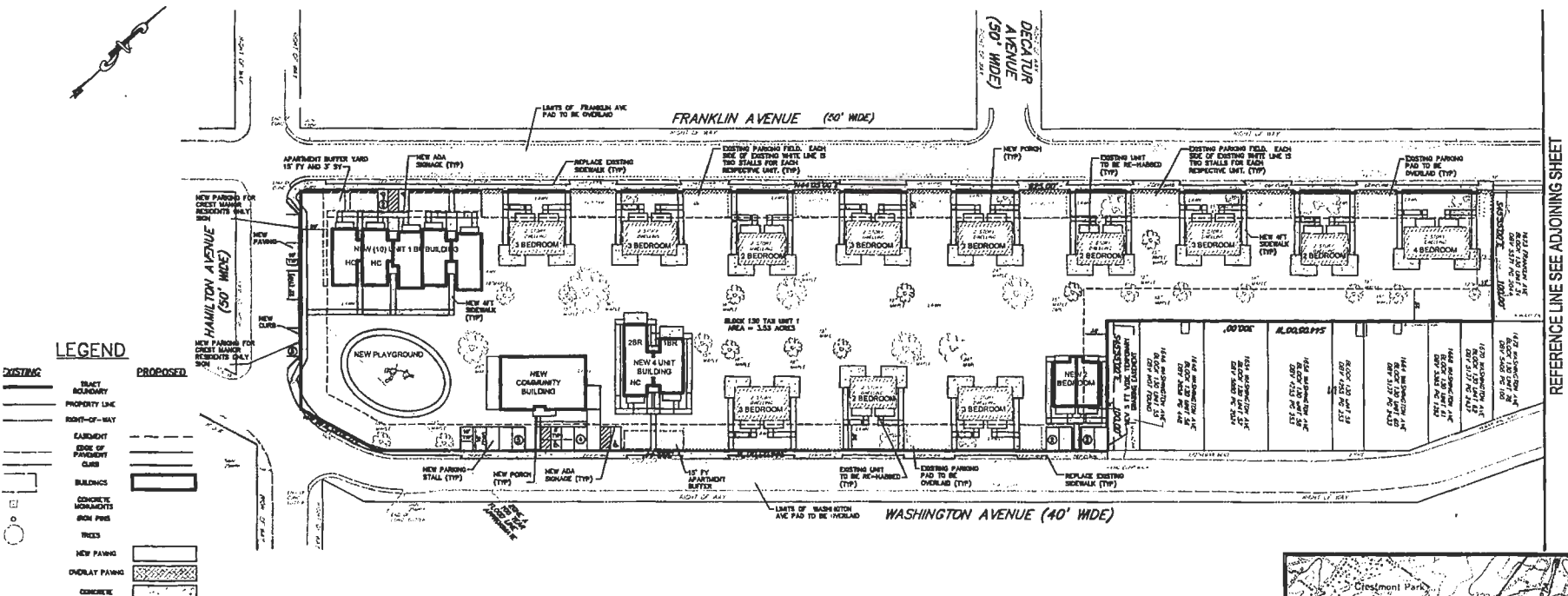
**7. PROJECT CONTACT INFORMATION**

Name: \_\_\_\_\_  
Company/Business Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone:(\_\_\_\_\_) \_\_\_\_\_ Fax:(\_\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_

**8. CERTIFICATION**

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

\_\_\_\_\_ date  
applicant/project proponent signature



### GENERAL NOTES

- All work shall be in accordance with the Pennsylvania State Code, and all other applicable codes and regulations.
- Site plan shall be prepared in accordance with the Pennsylvania State Code, and all other applicable codes and regulations.
- All proposed buildings shall be constructed in accordance with the Pennsylvania State Code, and all other applicable codes and regulations.
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### ZONING DATA

1. ZONING DISTRICT: RESIDENTIAL SINGLE-FAMILY (RS-1)

2. ZONING REGULATIONS:

- Minimum Lot Area: 10,000 sq. ft.
- Minimum Front Yard Setback: 25 feet
- Maximum Building Height: 35 feet
- Maximum Lot Coverage: 35%
- Maximum Floor Area Ratio: 0.5

### ZONING VARIANCES GRANTED

1. Variance from Minimum Lot Area: 8,500 sq. ft.

2. Variance from Minimum Front Yard Setback: 15 feet.

3. Variance from Maximum Building Height: 40 feet.

4. Variance from Maximum Lot Coverage: 45%.

5. Variance from Maximum Floor Area Ratio: 0.7.

### RECORDING ACKNOWLEDGEMENTS

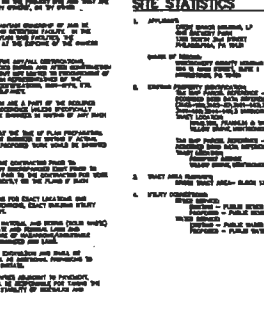
PLANNING COMMISSION: [ ]

TOWNSHIP ENGINEER REVIEW: [ ]

COUNTY ENGINEER REVIEW: [ ]

TOWNSHIP BOARD OF COMMISSIONERS APPROVAL: [ ]

COUNTY PLANNING COMMISSION: [ ]



### PRELIMINARY/FINAL PLANS - NOT FOR CONSTRUCTION

GRAPHIC SCALE: 1" = 40' R.

DATE: [ ]

REFERENCE LINE SEE ADJOINING SHEET

MARK J. BUCHVALT, P.E. LICENSED PROFESSIONAL ENGINEER

CREST MANOR RE-DEVELOPMENT HOUSING, LP

ABINGTON TOWNSHIP, MONTEGOMERY COUNTY, PENNSYLVANIA

RECORD PLAN / SITE PLAN

SHEET 1 OF 2

CREST MANOR RE-DEVELOPMENT HOUSING, LP

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