

TOWNSHIP OF ABINGTON

(2) CODE ENFORCEMENT AND LAND DEVELOPMENT COMMITTEE

**April 4, 2016
7:00 P.M.**

CALL TO ORDER

**ROLL CALL: SANCHEZ – MARKMAN – DiPLACIDO – ZAPPONE
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 February 29, 2016
Code Enforcement and Land Development Committee
Meeting**

**CE1. Zoning Text Amendment – Flood Plain Ordinance –
Ordinance No. 2117**

**Motion to adopt Ordinance No. 2117, amending Chapter
162 “Zoning,” at Section 600 “Flood Plain Conservation
Overlay District,” Subsection 5 “Definitions” for adoption
at the regularly scheduled meeting on April 14, 2016 at
7:30 PM.**

**CE2. Subdivision SD-16-01 – Daniel J. Opdyke – 821 Central
Avenue**

**Motion to approve the subdivision application of Daniel J.
Opdyke for the property located at 821 Central Avenue
and the vacant parcel known as #300011464008 fronting
on Cricket Avenue. The applicant proposes to relocate
the shared property and add 300 feet to the vacant parcel
fronting on Cricket Avenue. The vacant lot will be
increased to 7,500 square feet and 821 Central Avenue
will be reduced to 13,500 square feet. Both lots will
comply with the dimensional requirement of Section
303.3 of the Zoning Ordinance. Both parcels will be
served by public water and sewer. The property is zoned in
the R-4 Residential District in Ward No. 9 of the Township
of Abington.**

This motion is subject to the following conditions:

- 1. Sanitary sewers are available for this project at this time. An ACT 537 Exemption Application has been submitted and reviewed as part of this application.**
- 2. The Applicant is required to provide the Township with two (2) new, executed (signed, notarized and recorded) deeds. This is a requirement of the subdivision process.**
- 3. The items listed in the Staff Review letter dated February 18, 2016 become a condition of this application.**

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.C – Proposed Layout Plan**
- 4. Waiver from Section 146-11.L – Architectural Plan**
- 5. Waiver from Section 146-24.D – Right-of-Way Width**

CE3. Subdivision SD-16-02 – Nicholas and Shelley Schorsch – 1560 Warner Road

Motion to approve the subdivision application of Nicholas and Shelley Schorsch for the property located at 1560 Warner Road and the vacant parcel known as #300043660023 fronting on Mill Road. The applicants propose to relocate the shared property line and add 11,031 square feet to 1560 Warner Road. The vacant lot will be decreased in lot area from 8.11 acres to 7.86 acres in size. No construction is proposed and no new building lots will be created by this application. The properties are zoned in the (R-1) Residential District in Ward No. 1 of the Township of Abington.

This motion is subject to the following conditions:

- 1. The Applicants are required to provide the Township with two (2) new, executed (signed, notarized and recorded) deeds. This is a requirement of the subdivision process.**
- 2. The items listed in the Staff Review letter dated March 7, 2016 become a condition of this application.**

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.C – Proposed Layout Plan**
- 4. Waiver from Section 146-11.L – Architectural Plan**
- 5. Waiver from Section 146-24.D – Right-of-Way Width**
- 6. Waiver from Section 146-27 – Curb Gutter and Sidewalk**
- 7. Waiver from Section 146-38 – Street Lighting**

Code Enforcement & Land Development BOARD ACTION REQUEST

April 14, 2016

AGENDA ITEM

CE1

CODE ENFORCEMENT

TOWNSHIP MANAGER



AGENDA ITEM

me

**Zoning Text Amendment
Flood Plain Ordinance
Ordinance #2117**

OVERVIEW: The Township of Abington has been notified by FEMA that Ordinance #2102 "The Flood Plain Ordinance" adopted by the Township of Abington on February 11, 2016 is required to be amended to include a definition for New Construction. The definition is as follows:

New Construction – Structure for which the start of construction commenced on or after 3/2/2016 and includes any subsequent improvement to such structures. Any construction started after 9/30/1997 and before 3/2/2016 is subject to the ordinance in effect at the time the permit was issued, provided the start of construction was within 180 days of the permit issuance.

RECOMMENDED BOARD ACTIONS:

- Motion to adopt Ordinance No.2117, amending Chapter 162 "Zoning", at Section 600 "Flood Plain Conversation Overlay District," Subsection 5, "Definitions" for adoption at the regularly scheduled meeting on April 14, 2016 at 7:30 P.M.

NOTICE

The ABINGTON TOWNSHIP BOARD OF COMMISSIONERS will take action on the following Ordinance Amendment at its regularly scheduled meeting on April 14, 2016, 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 Section 600 (Flood Plain Conservation Overlay District) Subsection 5 (Definitions) to amend the definition of "New Construction."

The Ordinance to be considered and acted upon is the following:

**AN ORDINANCE AMENDING CHAPTER 162 – "ZONING," AT
SECTION 600 – "FLOOD PLAIN CONSERVATION OVERLAY DISTRICT,"
SUBSECTION 5 – "DEFINITIONS"**

The proposed Ordinance to be considered and acted upon on April 14, 2016, has been drafted for the health, safety and general welfare of the residents of Abington Township.

The proposed Ordinance amends Chapter 162 (Zoning) at Section 600 (Flood Plain Conservation Overlay District), Subsection 5 (Definitions) to amend the definition of "New Construction," as more specifically 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, Suite 200
Trevose, PA 19053

**TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2117

**AN ORDINANCE AMENDING CHAPTER 162 – “ZONING,” AT
SECTION 600 – “FLOOD PLAIN CONSERVATION OVERLAY DISTRICT,”
SUBSECTION 5 – “DEFINITIONS”**

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,” Section 600 – “Flood Plain Conservation Overlay District” should be amended at Subsection 5 – “Definitions” to amend the definition of “New Construction” 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,” Section 600 – “Flood Plain Conservation Overlay District” is amended at Subsection 5 – “Definitions,” to amend the definition of “New Construction” to read as follows:

“New construction - structures for which the start of construction commenced on or after 3/2/2016 and includes any subsequent improvements to such structures. Any construction started after 9/30/1977 and before 3/2/2016 is subject to the ordinance in effect at the time the permit was issued, provided the start of construction was within 180 days of permit issuance.”

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 _____, 2016.

TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS

Attest:

Michael LeFevre, Secretary

By: _____
Wayne Luker, President

Mark Penecale

From: Leshner, Jon <JLeshner@montcopa.org>
Sent: Wednesday, February 24, 2016 1:10 PM
To: Mark Penecale
Cc: Larry Matteo; 'lgallagher@rudolphclarke.com'; Shaw, Drew
Subject: RE: Revised Flood Plain Text


Mark,

The changes appear to be acceptable and should satisfy FEMA requirements. I'd say go ahead with Board approval. Let me know if you have any questions. Thank you.

Best,

Jon Leshner
Senior Environmental Planner
Montgomery County Planning Commission
Phone: 610.278.3750
Fax: 610.278.3941
jlesher@montcopa.org



 Please consider the environment before printing this e-mail

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From: Mark Penecale [<mailto:mpenecale@abington.org>]
Sent: Wednesday, February 24, 2016 1:02 PM
To: Leshner, Jon
Cc: Larry Matteo; 'lgallagher@rudolphclarke.com'; Shaw, Drew
Subject: Revised Flood Plain Text

Dear Mr. Leshner,

Attached is the revised text to Abington Township flood plain ordinance. Please review the text and any comments you have, please forward to me. I have also sent this text change to Mr. Shaw for his comments. If this change is acceptable, it will be on the Board of Commissioner's agenda for approval.

Sincerely,
MAPenecale

Mark Penecale

From: Shaw, Drew <DSHAW@montcopa.org>
Sent: Wednesday, February 24, 2016 1:16 PM
To: Mark Penecale
Cc: Larry Matteo; 'lgallagher@rudolphclarke.com'
Subject: RE: Revised Flood Plain Text

I asked Jon to look over the ordinance you had sent me, before you had sent it to him. His review finds the ordinance acceptable.

Drew

Drew Shaw, AICP
Environmental Planning Section Chief
dshaw@montcopa.org
(610) 278-3733

Montgomery County Planning Commission
P. O. Box 311
Norristown, PA 19404-0311
www.planning.montcopa.org



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Senior Environmental Planner
Montgomery County Planning Commission
Phone: 610.278.3750
Fax: 610.278.3941
jlesher@montcopa.org



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Sincerely,
MAPenecale

**Code Enforcement & Land Development
BOARD ACTION REQUEST**

April 4, 2016

CE2

Agenda Item

CODE ENFORCEMENT

TOWNSHIP MANAGER



**AGENDA ITEM
Subdivision SD-16-01
Daniel J. Opdyke
821 Central Avenue**



PREVIOUS ACTION:

- Abington Township Planning Commission approved this application with the conditions and requested waivers on March 22, 2016.
- Montgomery County Planning Commission approved this application on March 8, 2016.

RECOMMENDED BOARD ACTION:

Motion to approve the subdivision application of Daniel J. Opdyke for the property located at 821 Central Avenue and the vacant parcel known as #300011464008 fronting on Cricket Avenue. The applicant proposes to relocate the shared property and add 300 feet to the vacant parcel fronting on Cricket Avenue. The vacant lot will be increased to 7,500 square feet and 821 Central Avenue will be reduced to 13,500 square feet. Both lots will comply with the dimensional requirement of Section 303.3 of the Zoning Ordinance. Both parcels will be served by public water and sewer. The property is zoned in the R-4 Residential District in Ward No. 9 of the Township of Abington.

This motion is subject to the following conditions:

1. Sanitary sewers are available for this project at this time. An ACT 537 Exemption Application has been submitted and reviewed as part of this application.
2. The Applicant is required to provide the Township with two (2) new, executed (signed, notarized and recorded) deeds. This is a requirement of the subdivision process.
3. The items listed in the Staff Review letter dated February 18, 2016 become a condition of this application.

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.C – Proposed Layout Plan
 4. Waiver from Section 146-11.L – Architectural Plan
 5. Waiver from Section 146-24.D – Right-of-Way Width
-

COMMENTS:



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 SD-16-01

Notice is hereby given that the Township of Abington will hold the following public meetings at the Abington Township Administration Building (1176 Old York Road) Planning Commission, Code Enforcement Committee and Board of Commissioners, to discuss the application of the **Daniel J. Opdyke**.

MEETINGS	DATE AND TIME
Planning Commission Committee	March 22, 2016 @ 7:30 p.m.
Code Enforcement Committee	April 4, 2016 @ 7:00 p.m.
Board of Commissioners	April 14, 2016 @ 7:30 p.m.

This is the application of **Daniel J. Opdyke**, applicant for the property located at 821 Central Avenue and the vacant parcel known as #300011464008 fronting on Cricket Avenue, Ardsley, Pa. The applicant proposes to relocate the shared property and add 300 feet to the vacant parcel fronting on Cricket Avenue. The vacant lot will be increased to 7,500 sq. ft. and 821 Central Avenue will be reduced to 13,500 square feet. Both lots will comply with the dimensional requirements of Section 303.3 of the Zoning Ordinance. Both lots will be served by public water and sewer. The property is zoned within the R-4 Residential District of Ward #9 of the Township of Abington.

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

Mark A. Penecale
Planning & Zoning Officer

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



Township of Abington

MAN 3120

APPLICATION FOR APPROVAL OF PLAN

RECEIVED
FEB 02 2016

Submission Date _____
BY: _____

Application No. SD-16-01

To the Board of Commissioners of the Township of Abington:

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

[Signature] 1-27-16
(Signature of Applicant)

[Signature] 1/27/16
(Signature of Land Owner)

Title of Plan Submitted: MINOR SUBDIVISION - 821 CENTRAL AVE.

A. Plan Type:

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

B. Plan Identification:

Plan Dated: MARCH 25, 2013

Engineer: CHARLES E. SHOEMAKER, INC.

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

APPLICANT INTENDS TO DIVIDE A 5' X 60' PARCEL OF LAND FROM PREMISES AT 821 CENTRAL AVENUE + COMBINE WITH A PREMISES ON CRICKET AVENUE, RESULTING IN TWO LOTS, ONE CONTAINING AN EXISTING DWELLING AND THE OTHER A 7,500 S.F. VACANT LOT.

C. Property Identification:

Address / Location 821 CENTRAL AVENUE + CRICKET AVENUE
Between streets SPEAR AVENUE and LINCOLN AVENUE

D. Applicant Identification:

Applicant: DANIEL J. OPDYKE

Address 311 ARBOUR GREEN COURT
HATFIELD, PA 19440

Phone 215-630-1585

Land Owner: CHRISTOPHER P, ALICE M. + NANCY A. OPDYKE

Address 821 CENTRAL AVENUE
ARDSLEY, PA 19038

Phone 215-630-1585

Equitable Land Owner: _____

Address _____

Phone _____

Architect: _____

Address _____

Phone _____

Engineer: CHARLES E. SHOEMAKER, INC. - JOHN T. REILLEY, PLS

Address 1007 EDGE HILL ROAD
ARLINGTON, PA 19001

Phone 215-887-2165

Attorney: _____

Address _____

Phone _____

IMPROVEMENTS PROPOSED UNITS EST. COST.

Streets	_____	_____
Street Widening	_____	_____
Street Signs	_____	_____
Street Lighting	_____	_____
Curbs	_____	_____
Sidewalks	_____	_____
Storm Sewers	_____	_____
Water Supply	_____	_____
Fire Hydrants	_____	_____
Sanitary Sewers	_____	_____
Monuments	<u>2</u>	<u>\$350.00</u>
Shade Trees	_____	_____
Open Space	_____	_____
Park Land	_____	_____
Other	_____	_____

Total:

Fees received from applicant:

Application Fee

300.00

Check # 6787 Rec 882172

Review Escrow

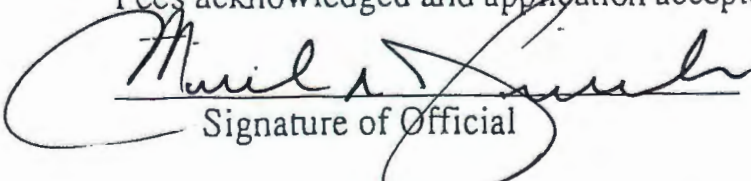
2500.00

Check # 6788 Rec 882173

Total

2,800.00

Fees acknowledged and application accepted as complete:


Signature of Official

RECEIVED
FEB 08 2016
Date

Township of Abington

APPLICATION FOR MODIFICATION OF PLAN

RECEIVED

Submission Date FEB 02 2016

Application No. SD-16-0

To the Board of Commissioners of the Township of Abington:

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

Nancy G. O'Sullivan 1-27-16
(Signature of Applicant)

Nancy G. O'Sullivan 1/27/16
(Signature of Land Owner)

Title of Plan Submitted: MINOR SUBDIVISION - 821 CENTRAL AVE.

A. Plan Type:

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

Regulation Topic	Section #	Extent of Modification Requested
<u>OWNERS W/IN 400'</u>	<u>146-11.A.4</u>	<u>IMMEDIATELY ADJOINING OWNERS SHOWN</u>
<u>ELEVATIONS</u>	<u>146-11.A.7</u>	<u>NO ELEVATIONS SHOWN</u>
<u>PROPERTIES W/IN 400'</u>	<u>146-11.B.3</u>	<u>IMMEDIATELY ADJOINING PROPERTIES SHOWN</u>
<u>UTILITIES W/IN 400'</u>	<u>146-11.B.7</u>	<u>UTILITIES ALONG SITE FRONTAGE SHOWN</u>
<u>CONTOURS</u>	<u>146-11.B.8</u>	<u>NO CONTOURS SHOWN</u>
<u>PROPOSED DEVELOPMENT</u>	<u>146-11.C.6-11</u>	<u>NO DEVELOPMENT PROPOSED WITH APPLICATION</u>
<u>GRADING</u>	<u>146-11.D</u>	<u>NO GRADING PROPOSED</u>
<u>ARCHITECTURAL</u>	<u>146-11.I</u>	<u>NO BUILDING PROPOSED</u>

Fees acknowledged and modification request received:

Nancy G. O'Sullivan
Signature of Official

RECEIVED

FEB 02 2016
Date

BY: *[Signature]*

Township of Abington Planning Commission Recommendation Form

Application Number: SD-16-01

Date: March 22, 2016

Applicant's Name: Daniel J. Opdyke

Applicant's Address: 311 Arbour Court, Hatfield, Pa. 19440

Recommendation: APPROVED DENIED VOTE: 7 of 7

Over View: This is the application of **Daniel J. Opdyke**, applicant for the property located at 821 Central Avenue and the vacant parcel known as #300011464008 fronting on Cricket Avenue, Ardsley, Pa. The applicant proposes to relocate the shared property and add 300 feet to the vacant parcel fronting on Cricket Avenue. The vacant lot will be increased to 7,500 sq. ft. and 821 Central Avenue will be reduced to 13,500 square feet. Both lots will comply with the dimensional requirements of Section 303.3 of the Zoning Ordinance. Both lots will be served by public water and sewer. The property is zoned within the R-4 Residential District of Ward #9 of the Township of Abington.

Comments:

1. Sanitary sewers are available for this project at this time. An Act 537 Exemption Application has been submitted and review as part of this application.
2. If this application is approved, the applicant is required to provide the township with two (2) new, executed (signed, notarized and recorded) deeds. This is a requirement of the subdivision process. The Township Engineer will not sign the plans without the required deeds.
3. The items listed within the Staff Review letter dated February 18, 2016 become a condition of this application if approved by 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.C – Proposed Layout Plan** – The plan is required to include first floor elevations, all existing utilities and all improvements on the site. Staff supports this request. Yes {X} No { }
- D. **Section 146-11.L – Architectural Plan** – The applicant is required to submit tentative architectural plans. Lot #2 is proposed for resale and the design of the home is not known at this time. Staff supports this waiver request. Yes {X} No { }
- F. **Section 146.24.D – Right-of-Way Width** – The applicant requests approval to have the right-of-way widths remain as plotted. Staff supports this request. Yes {X} No { }

Comments:

MAPenecale
3/22/2016



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

Mr. Daniel Opdyke
311 Arbour Green Court
Hatfield, Pa. 19440

February 18, 2015

Re: Staff Review Comments on Application SD-16-01 for the property located at 821 Central Avenue, Ardsley, Pa. 19038.

Dear Mr. Opdyke,

This letter is written to inform you that the staff of the Township of Abington has reviewed the application and the plans submitted for the proposed lot line adjustment subdivision plan filed for the property located at 821 Central Avenue, Ardsley, Pa. 19038. The plan proposes to relocate the existing shared property line between the properties located at 821 Central Avenue and parcel #300011464008 fronting on Cricket Avenue. The proposed lot line adjustment will bring the vacant lot fronting on Cricket Avenue into conformance with the dimensional requirements of Section 304.3 of the Zoning Ordinance of the Township of Abington. 821 Central Avenue has a non-conforming side yard of 6.9 feet that will remain unchanged. This application was reviewed as a preliminary as a final minor subdivision application. Several of the conditions listed below are building permit related and will be clearly marked within this letter with a (BP). These comments are required be addressed at the time a building permit is submitted for review. All other comments must be addressed to the satisfaction of the Board of Commissioners of the Township of Abington.

Code Enforcement Department:

1. Construction of a single family dwelling is not shown on the plan submitted for review. In the event that construction is proposed at some point, the applicant is required to submit sealed architectural plans that comply with the residential construction code adopted by the Township of Abington at the time of submission. (BP)
2. All contractors and sub-contractors working on this site are required to be registered with Attorney General's Office of the Commonwealth of Pennsylvania. (BP)
3. Separate permits are required for all electrical, heating, air conditioning and the construction of any structures. (BP)

Plumbing Inspector's Office:



4. No plumbing work is proposed in connection with this application at this time. However, all plumbing work proposed in the future is required to be applied for and completed by a Master Plumber that is registered with this office. (BP)
5. All plumbing work must be designed and installed to comply with the Plumbing Code adopted by the Township of Abington at the time the application is submitted for review. (BP)

Fire Marshal's Office:

6. No comment has been provided by this office at this time.

Engineering Office:

7. The sanitary sewers connection for the vacant parcel fronting on Cricket Avenue is available, however an ACT 537 Exemption Application is required to be submitted for the application. Flow from this proposal are processed by Abington Township's Waste Water Treatment Facility.
8. Upon approval of this plan, the applicant shall provide the township with two (2) new executed (signed, notarized and recorded) deeds; one for each property. This is a requirement of the subdivision process. The Township Engineer will not sign the final plan unless this is completed.
9. The plans do not indicate any proposed concrete monuments. The plans should show concrete monuments at the two (2) new property corners along the new property line. Iron pins are not permitted. Upon approval of this plan, the applicant shall install the concrete monuments. This is a requirement of the subdivision process.
10. The plan submitted does not include any detail related to the required on-site storm water management system. This office is aware no construction is proposed at this time, however, the plan should still show an area for this use.
11. Any construction proposed with this development is required to design and install an on-site storm water management system. The office is tasked with the review and the approval of storm water management permits. Please feel free to contact this office directly for plan requirements and application fees.
12. This office request that all signature blocks be placed near the bottom of the sheet.

Planning Zoning Office:

13. An ACT 537 Exemption Application has been filed for this application. The application will be reviewed by both the Abington Township Planning Commission and the Director of Waste Water Treatment Facility. The EDU for this project is available.
14. The property consists of 4 separate parcels all contained within 1 deed. If this application is approved, the three parcels fronting on Central Avenue will be reduced to one parcel. The lot fronting on Cricket Avenue will have a separate parcel number.
15. No construction is proposed at this time. Therefore no architectural plans have been submitted. It is my understanding that the proposed new lot will sold to a developer at a later date.
16. The applicant has submitted a letter of availability from both Aqua and PECO.
17. It will be very difficult to design and place an on-site storm water management system until the total square footage of all proposed impervious coverage is known. I would suggest that in order to address Review Comment #10 from the Engineering Office of the Township of Abington, a system be design to accommodate the maximum permitted impervious coverage allowed within the R-4 Residential District of 55% of the total lot area or in this case 4,125 square feet. I would also suggest that the on-site storm water management system be placed within the front yard setback area. This would allow full use of the rear yard area once a proposed single family dwelling is placed.
18. This application is required to obtain the following waivers from the Subdivision & Land Development Ordinance of the Township of Abington.
 - A. **Section 146-11.A - Property Identification Plan** – The plan is required to supply the tax parcel information, owner’s name & lot area for all properties within 400 feet of the site(s) involved in this application. Staff supports this request.
 - B. **Section 146-11.B – Existing Features Plan** – The plan is required to plot the location of all utilities on the sites and within 400 feet of the properties involved in this application. Staff supports this request.
 - C. **Section 146-11.C – Proposed Layout Plan** – The plan is required to plot the location of all existing utilities, to include the size, type and depth of all existing improvements proposed to remain and be removed. Staff supports this request.
 - D. **Section 146-11.L – Architectural Plan** – An architectural plan is required to be submitted with this subdivision plan. Staff supports this request.
 - E. **Section 146-24.D – Right-of-Way Width** – The applicant requests approval to have the existing right-of-way widths remain as plotted. Staff supports this approval.

If there are any questions pertaining to the comments listed above, I would ask that you contact the reviewing department directly or I can be reached at 267-536-1017. This application is scheduled to be reviewed by the Planning Commission of the Township of Abington on Tuesday, March 22, 2016.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Penecale", is written over a large, faint circular stamp or watermark.

Mark A. Penecale
Planning & Zoning Officer

Cc: Lawrence T. Matteo, Jr.; Director of Planning & Code Enforcement
Michael E. Powers; Abington Township Engineer
Bruce Hentschel; Abington Township Building Inspector
Ken Clark; Abington Township Fire Marshal
File Copy (2)

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**
JOSH SHAPIRO, CHAIR
VALERIE A. ARKOOSH, MD, MPH, VICE CHAIR
JOSEPH C. GALE



**MONTGOMERY COUNTY
PLANNING COMMISSION**
MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

March 8, 2016

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

Re: MCPC #16-0035-001
821 Central Avenue – Daniel Opdyke
Situate: Central Avenue (east)/north of Spear Street
Abington Township

Dear Mr. Penecale:

We have reviewed the above-referenced minor subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 5, 2016. We forward this letter as a report of our review.

BACKGROUND

Daniel Opdyke, the applicant, proposes to subdivide a lot of 0.60 acres into two lots. Proposed Lot 1 would be 13,500 square feet and proposed Lot 2 would be 7,500 square feet. Proposed Lot 1 is currently the site of a two-story frame dwelling and detached frame garage. The property has dual frontage on Central Avenue and Cricket Avenue. The property lies in the R4 High Density Residential District. Both proposed lots are served by public sewer and water.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Abington Township may wish to consider prior to final plan approval. Our comments are as follows.



REVIEW COMMENTS

LANDSCAPING

- A. Shade Trees [§146-39.A] – One additional shade tree is required on the Central Avenue frontage.

PLAN INFORMATION

- A. Cartway width shall be provided [§146-11].

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal and we believe that our suggestion will better achieve the Township's planning objectives for residential neighborhoods.

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
mncowich@montcopa.org - 610-278-5238

- c: Daniel Opdyke, Applicant
- John T. Reilly, R.P.L.S., Charles E. Shoemaker, Inc., Applicant's Land Surveyor
- Lucy Strackhouse, Chair, Township Planning Commission
- 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

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



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

April 25, 2013

Mr. John T. Reilly
Charles E. Shoemaker, Inc.
1007 Edge Hill Road
Abington, PA 19001

Re: Sewer availability for 821 central Avenue Subdivision

Dear Mr. Reilly:

This letter is to confirm that there is sanitary sewer service and capacity available to connect to the Abington Township sanitary sewer system for the above mentioned subdivision. This flow goes to our Wasterwater Treatment Plant.

Very truly yours,

Michael E. Powers
Township Engineer

MEP/ctt



1. Development Information

Name of Development 821 Central Avenue Minor Subdivision
Developer Name Daniel J. Opdyke
Address 311 Arbour Green Court
Hatfield, PA 19440
Telephone # (215) 630-1585
Email _____

2. Location of Development

a. County Montgomery
b. Municipality Abington Township
c. Address or Coordinates 821 Central Avenue
Ardsley, PA 19038
d. Tax Parcel # 30-00-07800-009
e. USGS Quad Name Germantown
inches up 22 1/2" over 4 1/4"
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 2 lot, single family subdivision, one dwelling to remain, one new dwelling proposed.
 Commercial Institutional
Describe _____
 Brownfield Site Redevelopment
 Other (specify) _____

4. Size

a. # of lots 2 # of EDUs 1
b. # of lots since 5/15/72 1
c. Development Acreage 0.17 Ac.
d. Remaining Acreage 0

5. Sewage Flows 400 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 Sewage system
Interceptor Name Sandy Run
Treatment Facility Name Abington Twp. WWTP
NPDES Permit # 762-S-2

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)

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

(Signature of Municipal Official) / Date

Michael LeFevre / Twp. Mgr.
Name (Print) / Title

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

Telephone # 267-536-1000



Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010

www.aquaamerica.com

April 29, 2013

John T. Reilley, PLS
Charles E. Shoemaker, Inc.
1007 Edge Hill Road
Abington, PA 19001

Re: Water Availability
Cricket Avenue
Bristol Township, Bucks County, Pennsylvania

Dear Mr. Reilley:

This letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc.'s service territory. Service would be provided in accordance with Aqua Pennsylvania Inc.'s Rules and Regulations.

Please contact Deanne L. Ciotti, Aqua Pennsylvania Inc.'s New Service Representative at 610-541-4160 for further information on service alternatives that will meet your domestic and fire service needs. Ms. Ciotti will provide you with the appropriate service applications.

Please note that if any additional public hydrants are required, or any need to be relocated, for this project that it will be handled separately by me with the issuance of a Fire Hydrant Agreement or Relocation Agreement for execution. If required, please forward a drawing with the hydrant dimensioned in both directions showing any utilities that could be encountered by us in running the hydrant lead pipe. Similarly this also applies for our existing mains on a parcel, except that your firm would be required to prepare a drawing for us.

Flow data information may be obtained from our Production Department so that you may determine the adequacy of our supply for your project needs. Please fax a written request to Lisa Thomas Oliva at 610-645-1162 containing the address, street, cross street and municipality and all pertinent contact information.

If I can be of further assistance, you may contact me at (610) 645-4230.

Sincerely,

Gary J. Horne
New Business Representative





**Code Enforcement & Land Development
BOARD ACTION REQUEST**

April 4, 2016

CE3

Agenda Item

CODE ENFORCEMENT

TOWNSHIP MANAGER



**AGENDA ITEM
Subdivision SD-16-02
Nicholas & Shelley Schorsch
1560 Warner Road**

Handwritten initials or signature in blue ink.

PREVIOUS ACTION:

- Abington Township Planning Commission approved this application with the conditions and requested waivers on March 22, 2016.
- Montgomery County Planning Commission approved this application on March 22, 2016.

RECOMMENDED BOARD ACTION:

Motion to approve the subdivision application of Nicholas & Shelley Schorsch for the property located at 1560 Warner Road and the vacant parcel known as #300043660023 fronting on Mill Road. The applicants propose to relocate the shared property line and add 11,031 square feet to 1560 Warner Road. The vacant lot will be decreased in lot area from 8.11 acres to 7.86 acres in size. No construction is proposed and no new building lots will be created by this application. The properties are zoned in the (R-1) Residential District in Ward No. 1 of the Township of Abington.

This motion is subject to the following conditions:

1. The Applicants are required to provide the Township with two (2) new, executed (signed, notarized and recorded) deeds. This is a requirement of the subdivision process.
2. The items listed in the Staff Review letter dated March 7, 2016 become a condition of this application.

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.C – Proposed Layout Plan

4. Waiver from Section 146-11.L – Architectural Plan
 5. Waiver from Section 146-24.D – Right-of-Way Width
 6. Waiver from Section 146-27 – Curb Gutter & Sidewalk
 7. Waiver from Section 146-38 – Street Lighting
-

COMMENTS:



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 SD-16-02

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 **Nicholas & Shelley Schorsch**.

MEETINGS	DATE AND TIME
Planning Commission Committee	March 22, 2016 @ 7:30 p.m.
Code Enforcement Committee	April 4, 2016 @ 7:00 p.m.
Board of Commissioners	April 14, 2016 @ 7:30 p.m.

This is the application of **Nicholas & Shelley Schorsch**, owners of the property located at 1560 Warner Road and the vacant parcel known as #300043660023 fronting on Mill Road, Meadowbrook, Pa. The applicant's proposes to relocate the shared property line and add 11,031 feet to 1560 Warner Road. The vacant lot will be decrease in lot area from 8.11 acres to 7.86 acres in size. No construction is proposed and no new building lots will be created by this application. The properties are zoned within the R-1 Residential District of Ward #1 of the Township of Abington.

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

Mark A. Penecale
Planning & Zoning Officer

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

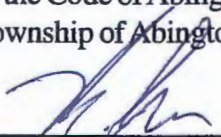


Township of Abington
APPLICATION FOR APPROVAL OF PLAN

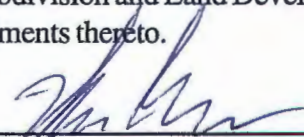
Submission Date 2/24/16 Application No. SD-16-02

To the Board of Commissioners of the Township of Abington:

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



Signature of Applicant



Signature of Land Owner

Title of Plan Submitted: Plan of Lot Line Change Prepared for Tax Block 32 Units 10 & 55

A. Plan Type:

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

B. Plan Identification:

Plan Dated: 2/19/16 Engineer: Nick T. Rose, P.E., ProTract Engineering, Inc.

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

11,031 square feet of land to be transferred from Unit 55 to Unit 10. No development or construction proposed, no new lots proposed.

C. Property Identification:

Address/Location 1560 Warner Road and Mill Road, Meadowbrook PA 19046

between streets Moredon Road and Valley Road

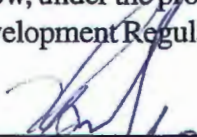
(continued on next page)

Township of Abington
APPLICATION FOR MODIFICATION OF PLAN

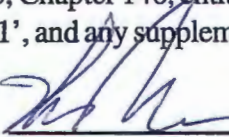
Submission Date 2/24/16 Application No. SD-16-02

To the Board of Commissioners of the Township of Abington:

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



 Signature of Applicant



 Signature of Land Owner

Title of Plan Submitted: Plan of Lot Line Change Prepared for Tax Block 32 Units 10 & 55

A. Plan Type:

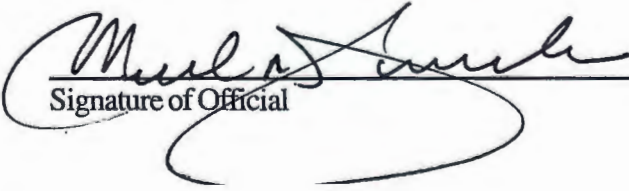
- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Preliminary Major SD & LD

- Minor Land Development
- Pre Major Land Development
- Final Major Land Development
- Final Major SD & LD

<u>Regulation Topic</u>	<u>Section #</u>	<u>Extent of Modification Requested</u>
<u>Property Identification</u>	<u>146-11.A & 146-11.B</u>	<u>(Partial Waiver) To not include all properties & existing features within 400 feet of the site.</u>
<u>Street Plan</u>	<u>146-11.F.b</u>	<u>To not require profile plans, as no new streets are propos</u>
<u>Phasing Plan</u>	<u>146-11.I</u>	<u>To not require a phasing plan with defined timelines</u>
<u>Recreational Facilities Plan</u>	<u>146-J</u>	<u>To not require a recreational facilities plan</u>
<u>Architectural Plan</u>	<u>146-11.L</u>	<u>To not require tentative architectural plans (no work proposed)</u>
<u>Right of Way Width</u>	<u>146-24.D.1</u>	<u>To allow the existing cartways in lieu of the required widths</u>
<u>Curb, Gutter & Sidewalk</u>	<u>146-27</u>	<u>To not require sidewalks and curbs along Warner Road or along Mill Road</u>
<u>Street Lighting</u>	<u>146-38</u>	<u>To not require additional street lighting</u>
_____	_____	_____
_____	_____	_____




Fees acknowledged and modification request received:



 Signature of Official

RECEIVED
FEB 23 2016

Date BY: 

D. Applicant Identification:

Applicant Nicholas & Shelley Schorsch
 Address 1560 Warner Road, Meadowbrook, PA 19046 Phone c/o 646-937-6915

Land Owner same as applicant
 Address _____ Phone _____

Equitable Land Owner _____
 Address _____ Phone _____

Architect Peter S. Friedman, Esq., Friedman Schuman Attorneys at Law
 Address 101 Greenwood Avenue, Fifth Floor, Jenkintown, PA 19046 Phone 215-635-7212

Engineer Nick T. Rose, P.E., ProTract Engineering, Inc.
 Address P.O. Box 58, Hatboro, PA 19040 Phone 215-442-9230

Attorney _____
 Address _____ Phone _____

<u>IMPROVEMENTS PROPOSED</u>	<u>UNITS</u>	<u>ESTIMATED COST</u>
Streets	NONE	
Street Widening		
Street Signs		
Street Lighting		
Curbs		
Sidewalks		
Storm Sewers		
Water Supply		
Fire Hydrants		
Sanitary Sewers		
Monuments		
Shade Trees		
Open Space		
Park Lane		
Other		
Total Cost:	0.00	

.....
 Fees received from applicant:
 Check # 1019 Rec
 Check # 1020 Rec

Application Fee	<u>300.00</u>
Review Escrow	<u>2500.00</u>
Total	<u>2800.00</u>

Fees acknowledged and application accepted as complete:

Michael Schorsch
 Signature of Official

RECEIVED
 FEB 23 2016

Date _____
 BY: *MS*

Township of Abington Planning Commission Recommendation Form

Application Number: SD-16-02

Date: March 22, 2016

Applicant's Name: Nicholas & Shelley Schorsch

Applicant's Address: 1560 Warner Road, Meadowbrook, Pa. 19046

Recommendation: APPROVED DENIED VOTE: 7 of 7

Over View: This is the application of **Nicholas & Shelley Schorsch**, owners of the property located at 1560 Warner Road and the vacant parcel known as #300043660023 fronting on Mill Road, Meadowbrook, Pa. The applicant's proposes to relocate the shared property line and add 11,031 feet to 1560 Warner Road. The vacant lot will be decrease in lot area from 8.11 acres to 7.86 acres in size. No construction is proposed and no new building lots will be created by this application. The properties are zoned within the R-1 Residential District of Ward #1 of the Township of Abington.

Comments:

1. If this application is approved, the applicant is required to provide the township with two (2) new, executed (signed, notarized and recorded) deeds. This is a requirement of the subdivision process. The Township Engineer will not sign the plans without the required deeds.
2. The items listed within the Staff Review letter dated March 7, 2016 become a condition of this application if approved by 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.C – Proposed Layout Plan** – The plan is required to include first floor elevations, all existing utilities and all improvements on the site. Staff supports this request. Yes {X} No { }
- D. **Section 146-11.L – Architectural Plan** – The applicant is required to submit tentative architectural plans. Lot #2 is proposed for resale and the design of the home is not known at this time. Staff supports this waiver request. Yes {X} No { }
- E. **Section 146.24.D – Right-of-Way Width** – The applicant requests approval to have the right-of-way widths remain as plotted. Staff supports this request. Yes {X} No { }
- F. **Section 146-27 – Curb Gutter & Sidewalk** – The street is not fully improved at this time and the applicant has requested a waiver to permit the “County Lane Look” to remain. Staff supports this request. Yes {X} No { }
- G. **Section 146-38 – Street Lighting** – A waiver has been requested to allow no additional street lighting to be installed. Staff supports this request. Yes {X} No { }

Comments:

MAPenecale
3/22/2016



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

Nicholas & Shelley Schorsch
1560 Warner Road
Meadowbrook, Pa. 19046

March 7, 2016

Re: Staff Review Comments on Application SD-16-02 for the property located at 1560 Warner Road, Meadowbrook, Pa. 19046.

Dear Mr. & Mrs. Schorsch,

This letter is written to inform you that the staff of the Township of Abington has reviewed the application and the plans submitted for the proposed lot line adjustment subdivision plan submitted for your properties. The plan proposes to relocate the existing shared property line between the properties located at 1560 Warner Road and parcel #300043660023 fronting on Mill Road. The approval of this plan would transfer 11,031 square feet of lot area from the 8 acre vacant parcel to 1560 Warner Road. This application was reviewed as a preliminary as a final minor subdivision application. Several of the conditions listed below are building permit related and will be clearly marked within this letter with a (BP). These comments are required be addressed at the time a building permit is submitted for review. All other comments must be addressed to the satisfaction of the Board of Commissioners of the Township of Abington.

Code Enforcement Department:

1. Construction of a single family dwelling is not shown on the plan submitted for review. In the event that construction is proposed at some point, the applicant is required to submit sealed architectural plans that comply with the residential construction code adopted by the Township of Abington at the time of submission. (BP)
2. All contractors and sub-contractors working on this site are required to be registered with Attorney General's Office of the Commonwealth of Pennsylvania. (BP)
3. Separate permits are required for all electrical, heating, air conditioning and the construction of any structures. (BP)

Plumbing Inspector's Office:

4. No plumbing work is proposed in connection with this application at this time. However, all plumbing work proposed in the future is required to be applied for and completed by a Master Plumber that is registered with this office. (BP)



5. All plumbing work must be designed and installed to comply with the Plumbing Code adopted by the Township of Abington at the time the application is submitted for review.
(BP)

Fire Marshal's Office:

6. No comment has been provided by this office at this time.

Engineering Office:

7. The sanitary sewers connection for area flow to the Northeast Philadelphia Treatment Facility.
8. Upon approval of this plan, the applicant shall provide the township with two (2) new executed (signed, notarized and recorded) deeds; one for each property. This is a requirement of the subdivision process. The Township Engineer will not sign the final plan unless this is completed.
9. The plans are required to be amended to include (3) concrete monuments to be placed at the new property corners. Upon approval of this plan, the applicant shall install the concrete monuments. This is a requirement of the subdivision process.
10. The plan submitted does not include any detail related to the required on-site storm water management system for either of the two lots. Abington Township's Storm Water Management Ordinance states that the impervious surface storm water run-off must be managed on the property with an on-site storm water management system {seepage pit, rain garden, drywell, etc}. The applicant will be required to apply for storm water management from this office. Any questions related to application, inspection or escrow fees should be directed to this office.
11. This office request that all signature blocks be placed near the bottom of the sheet.

Planning Zoning Office:

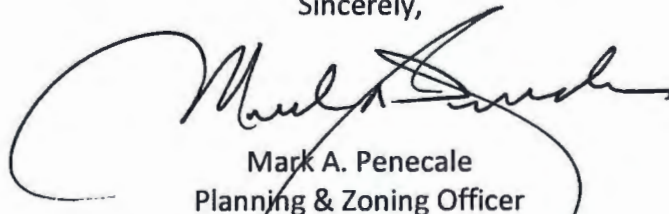
12. An ACT 537 Exemption Application has been not filed for this application. No new EDU is required at this time.
13. The property consists of 2 separate parcels. There are two existing non-conformity related to the side yard setback of 1560 Warner Road. This existing non-conforming yard dimension will remain unchanged.
14. No construction is proposed at this time. Therefore no architectural plans have been submitted.

15. This application is required to obtain the following waivers from the Subdivision & Land Development Ordinance of the Township of Abington.

- A. **Section 146-11.A - Property Identification Plan** – The plan is required to supply the tax parcel information, owner’s name & lot area for all properties within 400 feet of the site(s) involved in this application. Staff supports this request.
- B. **Section 146-11.B – Existing Features Plan** – The plan is required to plot the location of all utilities on the sites and within 400 feet of the properties involved in this application. Staff supports this request.
- C. **Section 146-11.C – Proposed Layout Plan** – The plan is required to plot the location of all existing utilities, to include the size, type and depth of all existing improvements proposed to remain and be removed. Staff supports this request.
- D. **Section 146-11.L – Architectural Plan** – An architectural plan is required to be submitted with this subdivision plan. Staff supports this request.

If there are any questions pertaining to the comments listed above, I would ask that you contact the reviewing department directly or I can be reached at 267-536-1017. This application is scheduled to be reviewed by the Planning Commission of the Township of Abington on Tuesday, March 22, 2016.

Sincerely,



Mark A. Penecale
Planning & Zoning Officer

Cc: Lawrence T. Matteo, Jr.; Director of Planning & Code Enforcement
Michael E. Powers; Abington Township Engineer
Bruce Hentschel; Abington Township Building Inspector
Ken Clark; Abington Township Fire Marshal
File Copy (2)

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**
JOSH SHAPIRO, CHAIR
VALERIE A. ARKOOSH, MD, MPH, VICE CHAIR
JOSEPH C. GALE



**MONTGOMERY COUNTY
PLANNING COMMISSION**
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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

March 22, 2016

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

Re: MCPC #16-0049-001
Block 32 Units 10 & 55 - Schorsch Property
Situate: Warner Road (W)
North of Moredon Road
Abington Township

Dear Mr. Penecale:

We have reviewed the above-referenced minor subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 26, 2016. We forward this letter as a report of our review.

BACKGROUND

Nicholas and Shelly Schorsch, the Applicants, propose a lot line change, transferring 11,031 s.f. from Unit 55 to Unit 10. After the subdivision, Unit 10 would grow to 1.47 acres, and Unit 55 would be reduced in size to 7.86 acres. Unit 10 is the site of an existing home, a detached garage, and two sheds. Unit 55 is the site of a barn. The properties lie in the R1 Low Density Residential District. Both proposed lots are served by public sewer and water. The applicant has submitted a preliminary and final plan.



RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Abington Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

PLAN INFORMATION

- A. The road layout on the Key Map doesn't seem to show the correct alignment of Warner Road.
- B. Cartway and right-of-way widths shall be provided [§146-11].
- C. For every use other than a dwelling unit, a 30' side yard shall be provided [§301.4]. However, the plans show a 20' side yard for the lot with the barn on it.
- D. The submission type as set forth in §146-9.D shall be indicated on the plan sheets, and all preliminary sheets shall be marked "not to be recorded [§146-10.B].
- E. Steep slopes shall be delineated [§146-11.B].

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal and we believe that our suggestion will better achieve the Township's planning objectives for residential neighborhoods.

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

mnarcowi@montcopa.org

610-278-5238

c: Nicholas and Shelly Schorsch, Applicants
Nicholas T. Rose, R.P.E., ProTract Engineering, Inc., Applicant's Engineer
Lucy Strackhouse, Chair, Township Planning Commission
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

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

