

The stated meeting of the Code Enforcement and Land Development Committee of the Board of Commissioners of the Township of Abington was held on Wednesday, June 1, 2016 at the Township Administration Building, Abington, PA., with Commissioner Sanchez presiding.

CALL TO ORDER: 7:48 p.m.

ROLL CALL: Present: Commissioners SANCHEZ, MARKMAN, DiPLACIDO, ZAPPONE, GILLESPIE

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

Also Present: Commissioners LUKER, KLINE, MYERS, HECKER, FARREN, ROTHMAN, SCHREIBER, BOWMAN, SPIEGELMAN, KALINOSKI

MINUTES: Commissioner Sanchez made a MOTION, seconded by Commissioner Gillespie to approve the minutes of the May 2, 2016 Code Enforcement and Land Development Committee Meeting.

MOTION was ADOPTED 5-0.

Subdivision SD-16-04 – Kurt & Donna Werner and Joseph and Betsy Schofield – 1943 and 1935 Acorn Lane, Abington, PA

Commissioner Sanchez made a MOTION, seconded by Commissioner Gillespie to approve the subdivision application of Kurt & Donna Werner and Joseph and Betsy Schofield owners of the properties located at 1943 and 1935 Acorn Lane, Abington, PA. The applicants propose to relocate the shared property line adding 11,130 square feet to 1943 Acorn Lane. 1935 Acorn Lane will be decreased in lot area from 38,063 square feet to 26,933 square feet in size and the 1943 Acorn Lane property will increase in size from 31,819 square feet to 42,949 square feet. No construction is proposed and no new building lots will be created by this application. The property is zoned in the (R-3) Residential District in Ward No. 10 of the Township of Abington.

This motion is subject to the following conditions:

1. Upon approval of this plan, the applicants 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.
2. The applicants will place concrete monuments as noted on the plan. This is a requirement of the subdivision process.
3. The items listed in the Staff Review letter dated, May 12, 2016 becomes 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.

Commissioner Sanchez called on the applicant to present their plan.

Nick T. Rose, P.E., ProTract Engineering, Inc. PO Box 58, Hatboro, PA., 19040, representing the applicant, presented the plan to the Board. The applicant proposes to relocate the shared property line adding 11,130 square feet to 1943 Acorn Lane. No new construction is proposed and no variances are needed.

Mr. Matteo added that the application is code compliant.

Commissioner Sanchez asked for any comments from Commissioners.

Commissioner Hecker commented that this property is located in his ward and he is in full support of it.

Commissioner Kline questioned whether there is a need for a waiver on the irregular lot shape.

Mr. Matteo replied no, because the lot is 100 feet in depth.

Commissioner Farren questioned whether any physical structure (fence or wall) that needs to be moved on the property.

Mr. Rose replied there is no physical structure that needs to be moved on the property.

Commissioner Sanchez asked for any public comments. There were none.

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MOTION was ADOPTED 5-0.

Commissioner Sanchez asked for any general comments relating to Code Enforcement and Land Development.

Lora Lehmann, 1431 Bryant Lane, commented that she feels warning letters should be sent out on a regular basis to property owners who have blighted or vacant properties.

ADJOURNMENT: 7:58 p.m.

Respectfully submitted,

Michael LeFevre, Township Manager

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