

The stated meeting of the Planning Commission of the Township of Abington was held on Tuesday, September 27, 2016 at the Township Administration Building, Abington, PA., with Chairperson, Ms. Strackhouse presiding.

CALL TO ORDER: 7:30 p.m.

ROLL CALL: Present: DiCELLO, COOPER, ROSEN, WEGGEL,
SPEARMAN, RUSSELL, GAUTHIER, STRACKHOUSE

Also Present: Director of Code Enforcement MATTEO
Planning & Zoning Official PENECALE

PLEDGE OF ALLEGIANCE

Agenda Item PC1 – Application of Robert Morris, applicant, owner for the property located at 1511 Susquehanna Road and 1112 Rydal Road:

Joseph Kuhls, Attorney representing the applicant, 1800 Pennbrook Parkway, Suite 200, Lansdale, PA., 19446, introduced Nick T. Rose, P.E. Protract Engineering, Inc. PO Box 58, Hatboro, PA., 19040 and the owner Robert Morris.

The parcel at the corner of Rydal and Susquehanna Roads is approximately 4.2 acres in size and the applicant proposes to relocate existing property lines to create a third lot that will contain the existing carriage house that would be demolished and a new single family dwelling constructed.

The applicant is in compliance with all zoning requirements of Abington Township's zoning ordinance and the applicant is in receipt of Township staff review letter dated, August 10, 2016 and the MCPC review letter dated, September 27, 2016.

There has been revisions made to the plan pursuant to the two review letters and the applicant will comply with majority of the items listed.

Mr. Rose presented the revised plan showing and "L" shaped property with an existing dwelling on the hill and the third lot has an existing carriage house located in the right-of-way on Susquehanna Road. The plan is to demolish the carriage house and replace it with a building compliant with setback requirements. Also, the driveway that comes off of Susquehanna Road will remain and service the new house.

Ms. Strackhouse asked for any comments/questions by members of the Planning Commission.

Ms. Stackhouse asked for any comments/questions by members of the Planning Commission.

Ms. Gauthier questioned whether the applicant complied with the comment made by the Fire Marshal as listed in staff review letter.

Mr. Rose replied yes.

Mr. Kuhls referred to staff review letter dated, August 10, 2016 and noted that the applicant will comply with all comments as listed. In regards to Item 19; there has been a new note added to the plan that all flow from Lot #1 will be contained within Lot #1.

Mr. Rose added that the concern was that the water would flow down onto Lot #2 and we will put in a seepage pit to stop it.

Ms. Gauthier said where the driveway crosses the other property line, what will be done there for stormwater runoff?

Mr. Rose replied right now, stormwater is already collected in a series of inlets and there is an onsite system that will be abandoned, but possibly used for stormwater or we will put in a new one to be used for stormwater.

Mr. Kuhls continued there are waivers requested by the applicant as listed in staff review letter that Township staff supports with the exception of Soil Erosion Control Plan, which has been removed and the applicant will comply.

Mr. Penecale said the applicant would like to plant street trees within the front yard setback, but farther back on the property.

Mr. Rosen expressed concern about sight line and/or egress and ingress. What would be minimum distance from the right-of-way?

Mr. Penecale replied would 25 feet be acceptable?

Mr. Rosen agreed.

Mr. Penecale said he will add to the waiver list that the applicant will be planting the required street trees; however, they seek approval to plant the trees within the front yard setback area and not within five feet of the front property line, and that the Planning Commission recommends that the trees not be planted within 25 feet of the front property line.

Mr. Kuhls referred to the MCPC review letter dated, September 27, 2016 and the applicant has addressed all comments listed.

Mr. Russell said we will now have three lots; two of them will have a driveway dumping out onto Susquehanna, and since Lot #3 will be reconfigured anyways, could the driveway be placed across the top of Lot #3 to get it off of Susquehanna Road?

Mr. Kuhls replied he does not believe there is any way to improve the internal circulation or the ingress/egress of these three properties. He requested a favorable recommendation of the plan as well as approval of waivers requested.

Mr. Spearman noted there is a copy of the opinion and order of the ZHB of the application for a dimensional variance that was denied.

Mr. Kuhls explained that that applicant has been forced to comply with the zoning ordinance, although, we were hopeful that a minor variance might appeal to a slightly different plan that could have been more desirable, but the ZHB denied it.

Mr. Weggel referred to Item 14 of staff review letter and questioned whether the Director of the W.W.T.P has reviewed and responded to this plan.

Mr. Penecale replied yes. We are still waiting for the applicant's submission of an ACT 537 mailer to see how it is calculated for increase of flow.

Mr. Rosen questioned what happens if the applicant does not get an exemption.

Mr. Penecale replied they cannot record their subdivision plan.

Ms. Strackhouse asked, before the carriage house is demolished, would there be an opportunity to go in and do photography documentation.

Mr. Kuhls agreed to cooperate with that.

Ms. Strackhouse asked for any public comments. There were none.

Mr. Rosen made a MOTION, seconded by Mr. Russell to recommend approval of the application of Robert Morris for properties located at 1511 Susquehanna Road and 1112 Rydal Road subject to compliance with conditions listed in Township staff letter dated, August 10, 2016 and compliance with the MCPC's review letter dated, September 27, 2016 as well as to recommend approval of all waivers as listed and that the applicant submit either a planning module or exemption mailer for approval from DEP.

MOTION was ADOPTED 8-0.

Respectfully submitted,

Liz Vile, Recording Secretary