

The stated meeting of the Planning Commission of the Township of Abington was held on Tuesday, March 28, 2017 at the Township Administration Building, Abington PA., with Chairperson, Lucy Strackhouse presiding.

**CALL TO ORDER:** 7:30 p.m.

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

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

**PLEDGE OF ALLEGIANCE**

Agenda Item PC1 – Application of Steven Kozlowski, applicant for property located at 1235 Meinel Road, Huntingdon Valley, PA, 19006:

Ms. Strackhouse read agenda item PC1 into the record, and called on Mr. Penecale.

Mr. Penecale said since the last Planning Commission meeting, several other meetings were held with the applicant and Township staff, and from the last Planning Commission meeting, there were 12 items that needed to be addressed before the plan could move forward.

The first item was a request by a resident about the relocation of the stormwater connection point from the detention basins to the right-of-way of proposed new roadway as opposed to being located between proposed Lots 1 and 2.

The original plan submitted to the Township had the stormwater going in that direction as Township Engineer and Director of Wastewater Treatment Plant instructed to use existing shorter-run easements due to that fact it is a greater gravity feed in that direction. So the plan was not amended to relocate that run back down Meinel to the double wall inlet.

The applicant was asked to identify any additional trees proposed to be removed in the wooded areas behind Lots 2 and 3 and also Lot No. 4 and that was done and a site inspection was completed. With the removal of the trees that are marked, that will stay within compliance of the zoning ordinance that says “at least 25% of existing tree canopy will remain.” In addition to the trees that will remain, there are street trees being proposed to makeup additional landscaping onsite.

There was an inspection done by the applicant on the existing fence to determine what needs to be repaired and replaced and the applicant is committed to repairing and replacing the fence as needed.

A review was done by BCM Engineering on revised stormwater management plan and a report was submitted and the revisions to that report were not done from a sizing standpoint, they were done at the Township's request so that the rain gardens do not cross property lines. Those plans met with BCM Engineering's approval.

Mr. Wrigley, Director of Wastewater Treatment Plant, weighed in on the applicant's Act 537 Exemption mailer noting there is adequate capacity within Township's sanitary sewer line to support proposed six new homes. The Township is requesting a favorable recommendation by the Planning Commission on that application that is part of this land development plan.

The applicant was asked to install an additional street light, and he met with Mr. Micciolo, Director of Public Works Department, and he was not in agreement that the light needed to be installed at the intersection since there is one within 50 feet of the intersection, but requested that a light be installed in the area of either side of the street between Lots 1 and 2 or between Lots 5 and 6 that the street light to be installed in that area to add light to the center of the roadway. So there would be light at the intersection; one at the midway point and one at the back end of the bulb. The applicant agreed.

Montgomery County Planning Commission requested that sidewalks be installed on at least one side of the proposed new roadway, but the applicant is still requesting a waiver from installation of sidewalks on the new roadway.

Montgomery County Planning Commission also requested that a crosswalk be installed at the intersection of the proposed new roadway and Meinel. He spoke with Mr. Micciolo and he was not in favor of crosswalks on residential streets, only when residential streets are connected to commercial thruways. The issue is maintenance of crosswalks and the addition of six new homes would not generate enough foot traffic to warrant a crosswalk.

Sheet No. 2 of 17 of the plan shows a proposed deck for Lot No. 1 encroaching in the steep slope area at 120 sq. ft. and there is no need for ZHB relief. It is not actually going to be in 120 sq. ft., but just the footers that support the deck will encroach into steep slope, and that will be looked at further during building permit stage.

The applicant was asked to follow-up with the Montgomery County Conservation District on the Soil Erosion Control Plan and a letter has been received from the MCCD and, due to changes to the rain gardens, they have requested additional revisions.

The list of waivers is still valid, and there was a note from Mr. Wrigley that there is still one existing manhole not located that is behind Lot No. 3. It will need to be located before any building permit is issued. A condition can be placed on the plan that the manhole needs to be located prior to recording.

Staff review letter provided by the MCPC is still valid and the only other item is the street trees, and the MCPC is in favor of allowing the waiver to move the street trees back from the front yard setback and that they not be planted five feet from the curb line. Also the MCPC asked that additional street trees be planted along the frontage of Meinel, and the applicant agreed.

Mr. Kozlowski agreed to comply with Township staff's recommendation in regards to stormwater management plan.

Ms. Strackhouse asked for any comments from members of the Planning Commission.

Mr. DiCello asked about impact to shrubbery during construction.

Mr. Penecale replied there is a job completion escrow attached to all land development plans and the applicant will submit a list of projected costs for the installation of any public improvements. For this plan, it will be the new roadway, stormwater management system, sidewalk, street lighting and landscaping.

Ms. Gauthier questioned whether a covenant is required.

Mr. Kozlowski replied there is a covenant required per NPDES permit.

Ms. Strackhouse noted the MCPC recommended sidewalks to be installed on one side of the cul-de-sac as there are sidewalks on Meinel Road.

Mr. Kozlowski replied he is still requesting a waiver from installation of sidewalks and he will be providing handicapped curbing at the beginning of the cul-de-sac on each side.

Mr. Rosen was in favor of installation of sidewalks on both sides.

Ms. Gauthier was in favor of installation of sidewalks on both sides.

Ms. Robinson was in favor of installation of sidewalks on both sides.

Mr. Cooper was in favor of installation of sidewalks on one side.

Mr. DiCello was not in favor of installation of sidewalks.

Ms. Strackhouse was not in favor of installation of sidewalks.

Mr. Weggel was not in favor of installation of sidewalks.

Mr. Spearman was not in favor of installation of sidewalks.

Consensus by Planning Commission was that a crosswalk is not needed.

Leslie Cunningham, Civil Engineer with Cornerstone Consulting 213 W. Main St. Lansdale, PA. 19446, representing the applicant, said the applicant is working with the Montgomery County Conservation District on the soil erosion plan and NPDES permit and will comply.

Ms. Strackhouse asked for any public comments.

Stephen Moss, 1226 Oliver Road, asked for the location of proposed street lights.

Mr. Kozlowski replied one will be located in the area of the cul-de-sac and the second one will be located between Lots 5 and 6 or between Lots 1 and 2.

Mr. Moss requested that a light not be installed near his backyard.

Damiano Ditri, 1215 Meinel Road, commented that he does not want to see sidewalks on one side. It should be all or nothing.

Jacqueline Meyers, 552 Hoyt Road, expressed concern about flooding to her home and how will this new plan affect her property. She also expressed concern about the residents being responsible for the maintenance of the detention basin.

Mr. Penecale said the largest piece of the detention basin will be underneath public roadway, so if it is approved and built and the street is dedicated to the Township, the Township will be responsible for the maintenance of that detention basin.

The rain gardens are the responsibility of the property owners and they are an above-grade basin and maintenance would be to clean out debris and replace vegetation as needed and that keeps the basins working.

Ms. Strackhouse asked that the engineer's report be provided to Mrs. Meyers.

Mr. Penecale replied it will be a Right To Know request from Township Manager's Office. All reports submitted by the applicant to BCM Engineers are available to residents.

Mr. DiCello asked for further explanation on discharge from the site pre and post development for the residents to understand.

Ms. Cunningham replied as a requirement for an NPDES permit; stormwater flow needs to be retained onsite and rain gardens are designed for the 100-year storm and the overflow from rain gardens will be routed into the detention basin, which is also designed for the 100-year storm. Flow from the site is reduced.

Nate Shugerman, 1245 Meinel Road, commented that on Page 3 of the plan dated 2-8-17, does not show the pipe taking surface water away from Lot No. 1, which may have been omitted. Also, is all surface water on this property supposed to be managed by the detention basin?

Ms. Strackhouse replied yes.

Ms. Gauthier added that Page 3 shows Lot No. 4 has three inlet pipes.

Ms. Cunningham referred to the plan showing the drainage area going to each inlet. The first inlet on Lot No. 3 collects water from the site and we do not need to route everything through the detention basin because the detention basin holds back additional water to make up for the runoff that goes to the manhole.

Ms. Strackhouse added that BCM Engineers reviewed and approved the stormwater management plan.

Mr. Penecale said Sheet 5 of 17 of the revised plan shows the overflow from the rain garden on Lot No. 1 that runs out to proposed new street and connects into two proposed inlets on the street and then runs to the basin.

Lot No. 2 has a rain garden in the front yard that is piped directly to the stormwater management system in the street.

Lot No. 3 has a rain garden where there is an inlet in the front yard and takes it to the system in the street.

The only two rain gardens that are not going directly to the street is behind Lot No. 3, which is rain garden #4 and that has an inlet that goes down to the tie-in within the existing easement and then that line runs thru rain garden #3, which is behind Lot No. 2 and takes it the same manhole.

Mr. Shugarman asked is there an anticipated completion date.

Mr. Kozlowski replied no.

Mr. Weggel asked will this be a phased development or will all six homes be built at the same time?

Mr. Kozlowski replied all site improvements will be done at one time and then all utilities will be in place and the rain gardens will be built as the homes are built.

Ms. Gauthier clarified that the cul-de-sac will have a 30-foot wide cartway and parking will not be restricted on either side, and if so, that is why sidewalks would be beneficial in this particular development.

Mr. Penecale replied that is correct.

Ms. Gauthier continued that regarding the underground detention basin; the Township agrees to take dedication of it and it will be maintained by the Township. Is that correct?

Mr. Penecale replied that is correct. Today's standards are that flow rates need to be less post-construction than pre-construction. Staff is in favor of the waiver of the sidewalks as the 30-foot wide cartway allows for ample room for pedestrian and a vehicle to operate without having a sidewalk.

Waivers requested by the applicant are as follows:

Section 146-11.A – Property Identification Plan – waiver was granted by a vote of 8-0.

Section 146.11.B – Existing Features Plan – waiver was granted by a vote of 8-0.

Section 146.11.C – Proposed Layout Plan – waiver was granted by a vote of 8-0.  
Applicant still needs to identify one manhole when found of its location.

Section 146-11.G – Utility Plan – The applicant needs to provide a street name.

Mr. Kozlowski replied he is working on a list of street names and he does not have one yet.

Waiver was granted by a vote of 8-0.

Section 146.11.H – Landscape Plan – the applicant will provide a proposed planting list of shade trees and mark where the trees will be planted and the waiver does not include the number of trees to be planted - waiver was granted by a vote of 8-0 subject to approval by the Shade Tree Commission.

Section 146.11.I – Phasing Plan – no phased development is proposed and it will be a continuous build out - waiver was granted by a voted of 8-0.

Section 146.11.L. - Architectural Plan – waiver was granted by a vote of 8-0.

Section 146-39 – Street Trees – the applicant has requested a waiver strictly for the planting of the trees within five feet above the public right-of-way. They have not asked for a waiver of planting of trees – waiver was granted by a vote of 8-0.

Section 146.9.B – Plan Categories – waiver was granted by a vote of 8-0.

Ms. Gauthier made a MOTION, seconded by Mr. Rosen to recommend approval of Act 537 Exemption mailer.

MOTION was ADOPTED 8-0.

Section 146-27 – Sidewalks – waiver request was granted by a vote of 7-1. Ms. Gauthier opposed.

Mr. Rosen made a MOTION, seconded by Mr. Weggel to approve the application of Steven Kozlowski, applicant for property located at 1235 Meinel Road, Huntingdon Valley, PA 19006 as well as a recommendation of approval of the Act 537 Exemption mailer and subject to items contained in Township Staff Review letter dated, January 10, 2017 and that the Township notify all future property owners of the Best Management Practices for maintenance of onsite rain gardens.

MOTION was ADOPTED 8-0.

**ADJOURNMENT:** 8:47 p.m.

Respectfully submitted,

Liz Vile, Recording Secretary