

ABINGTON TOWNSHIP

NOVEMBER 18, 2020



PLANNING COMMISSION MEETING



TOWNSHIP OF ABINGTON

PLANNING COMMISSION MEETING

A G E N D A **November 18, 2020** **7:30 PM**

CALL TO ORDER

ROLL CALL *BROWN, DICELLO, ROBINSON, GAUTHIER, RUSSELL, ROSEN, COOPER, BAKER, STRACKHOUSE*

PRESENTATION

UNFINISHED BUSINESS

NEW BUSINESS

- a. Motion to consider the subdivision application for the Belmont Avenue Lot Line Consolidation located on Belmont Avenue at Artman Street and Westmont Avenue, Abington, PA.

PUBLIC COMMENT

ADJOURNMENT

BOARD POLICY ON AGENDA ITEMS

For Information Purposes Only

Board President Announcements

This item on the Board of Commissioners Agenda is reserved for the Board President to make announcements that are required under law for public disclosure, such as announcing executive sessions, or for matters of public notice.

Public Comment

Public Comment on Agenda Items is taken at the beginning of regularly scheduled Public Meetings prior to any votes being cast. When recognized by the presiding Officer, the commenter will have three minutes to comment on agenda items at this first public comment period. All other public comment(s) not specific to an agenda item, if any, are to be made near the end of the public meeting prior to adjournment. Public comment on agenda items at regularly scheduled Board of Commissioner Committee meetings will be after a matter has been moved and seconded and upon call of the Chair for public comment.

Presentations

Should the Board of Commissioners have an issue or entity that requires time to present an issue to the Board, that is more than an oral description relating to an agenda item under consideration, The Board may have that matter listed under Presentations. If nothing is listed under presentations, then there is no business to conduct in that manner.

Consent Agenda

Items of business and matters listed under the Consent Agenda are considered to be routine and non-controversial and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired by Board of Commissioner Members, that item is to be identified by the Board member and will be identified and removed from the Consent Agenda, and will be considered separately at the appropriate place on the Agenda.

Unfinished Business

Items for consideration as unfinished business are matters that have been considered for action at a public Board Meeting and have not been tabled to a date certain or voted upon.

New Business

Items for consideration as new business are matters that have been considered for action at the Board Committee Meeting. It is Board practice to not introduce new business at Board Committee Meetings.

BOARD POLICY ON PUBLIC PARTICIPATION

For Information Purposes Only

The Township shall conduct business in accordance with the Commonwealth of Pennsylvania Laws governing the conduct of public meetings and only establish guidelines that shall govern public participation at meetings consistent with the law.

Each commenter shall:

- Direct their comments to the Presiding Officer;
- Speak from the podium or into a microphone designated by the presiding officer;
- State their name for the record;
- Either orally or in writing provide their address for the record;
- Have a maximum of three minutes to make their comments. Each commenter when speaking to a specific agenda item, is to keep their comments relative to that identified agenda item;
- Speak one time per agenda item;
- When commenting on non-agenda items, the commenter is to keep their comments related to matters of the Township of Abington, Montgomery County, Pennsylvania.
- State a question to the Presiding Officer after all commenters have spoken, and;
- Be seated after speaking or upon the request of the presiding officer;
- Not engage in debate, dialogue or discussion;
- Not disrupt the public meeting, and;
- Exercise restraint and sound judgement in avoiding the use of profane language, and the maligning of others.

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT TITLE: BELMONT AVENUE LOT LINE CONSOLIDATION

APPLICANT NAME: KYLE DOUGHERTY

TO BE COMPLETED BY THE TOWNSHIP

Submission Information:

Application Number: SD-20-01

Date Complete: 9/16/2020

Received By: A. Montgomery

90 Day Date: Waived

File Date: 9/9/2020

Ward No. 15

REQUIRED MATERIAL FOR ALL SUBDIVISION/LAND DEVELOPMENT APPLICATIONS:

1. This form **MUST** be completed and submitted.
2. A Subdivision/ Land Development Application **MUST** include all of the items listed in the application checklist in Section V to be considered complete.
3. Incomplete application will **NOT** be placed on the Planning Commission agenda. Incomplete applications will be returned to the applicant.
4. Complete applications must be received at least 45 DAYS (see schedule) prior to the Planning Commission meeting at which it will be heard.
5. Ten (10) full size paper copies, and one (1) 11x17 reduced copy of the plans, plus three (3) copies of each report or study are to be submitted in the initial submission of the complete application. A digital copy of all submitted documents must be included with the application.

***It is highly encouraged to submit applications in a digital format**

I. CONTACT INFORMATION

**Applicant
Information**

Kyle Dougherty

Name
3028 Raymond Avenue, Abington, PA 19001

Address
215-767-1527

Phone Fax
kyledoc5@gmail.com

Email Address

**Property
Owners
Information
(if different
than applicant)**

Same

Name

Address

Phone Fax

Email Address

**Architect/
Planner**

Name

Address

Phone Fax

Email Address

**Engineer/
Surveyor**

Charles E. Shoemaker, Inc. c/o Gary Tilford, PLS

Name
1007 Edge Hill Road, Abington PA 19001

Address

Engineer/
Surveyor
Cont'd

215-887-2165
Phone
215-576-7791
Fax
gtilford@ceshoemaker.com
Email Address

Attorney

Thomas Bowman, Esquire
Name
1156 Easton Road, Roslyn, PA 19001
Address
215-886-7489
Phone
Fax
tbowman1999@aol.com
Email Address

II. PROJECT INFORMATION

Application Type:

<input checked="" type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Minor Land Develop.	<input type="checkbox"/> Preliminary Major SD & LD
<input type="checkbox"/> Preliminary Major Subdivision	<input type="checkbox"/> Prelim. Major Land Develop.	<input type="checkbox"/> Final Major SD & LD
<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Final Major Land Develop.	

Full street address of the property: Belmont Avenue, TPN: 30-00-03664-00-5 & 30-00-03660-00-9

Tax Parcel No.: See above County Deed Book No.: 6183 Page No.: 00336

Description of Proposed Work: Consolidation of two undersized parcels to create one single-family building lot

Total Tract Acreage: 0.2984 Ac. Project Acreage: 0.2984 Ac.

Zoning District: R4 Existing Number of Lots: Two Proposed Number of Lots: One

Existing Sewer Flows: Zero Proposed Sewer Flows: 265 gal/day (1 EDU)

Proposed Land Use:

<input checked="" type="checkbox"/> Single Family Detached	<input type="checkbox"/> Single Family Attached	<input type="checkbox"/> Single Family Semi-Detached
<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Office
<input type="checkbox"/> Other (Describe): _____	<input type="checkbox"/> Industrial	

III. REVIEW

Please complete the following section by circling a response:

- Have you met with the Zoning Officer regarding this plan? Yes No
- Are there known variances/any zoning relief necessary for this project? Yes No
- If YES, have you submitted an application to the Zoning Hearing Board? Yes No
- Has this plan been heard by the Zoning Hearing Board? Yes No

*Please be advised that if any variances are found to be necessary during the course of the review of this plan, you will be required to go to the Zoning Hearing Board prior to proceeding to the Planning Commission. In addition, you will be requested to grant the Township a waiver to the 90-day action period or an immediate denial of this application will be made, and you will be required to resubmit the application.

It is recommended that ALL Land Development and Major Subdivision applications have a pre-submission meeting to discuss the project prior to full application submittal.

Minor Subdivision applications may request a pre-submission meeting; if one is desired.

Meetings are held the fourth Tuesday of each month beginning at 9:30 a.m. at the Township Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

Applicant signature _____ Date

To schedule a pre-submission meeting, please contact the office of the Township Manager at 267-536-1003 or email tcastorina@abingtonpa.gov

IV. WAIVERS

List of Requested Waivers: Attach separate sheet if required.

Section/Requirement:

Relief Requested:

Sec. 146-11.A.(4)

PROPERTY IDENTIFICATION PLAN

Sec. 146-11.B.(3)

EXISTING FEATURES PLAN

Sec. 156-11.B.(7)

EXISTING FEATURES PLAN

Sec. 146-11.F.a.

STORMWATER MANAGEMENT PLAN

Sec. 146-11.L.

ARCHITECTURAL PLAN

Sec. 146-24.4.A.

STREET PAVEMENT WIDENING

Sec. 146-27.1.

SIDEWALK AND CURB

V. SUBMISSION

APPLICATION CHECKLIST

The applicant is responsible for the submission of a complete application. This checklist will aid both the applicant and staff in ensuring that all applications are complete. The following is a per item submission checklist for all Subdivision, Land Development and Conditional Use Applications for the Township of Abington.

- Application Form: completed and signed by the owner/applicant
- 10 (ten) copies of the proposed plan, folded to legal file size. Plan should not be smaller than 1" = 50' and not exceed a sheet size of 24" x 36"
- One (1) reduced copy of the proposed plan, no larger than 11"x17"
- Two (2) sets of tentative architectural plans for all applications proposing construction or land development
- One (1) copy of the Recreation Facilities Plan (if required by §146-40)
- Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department Two
- (2) copies of Sewage Facilities Planning Module Applications
- Letter of Water availability from AQUA PA
- One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
- One (1) Digital copy of all submitted documents
- Application Fee: Check made payable to the Township of Abington
- Escrow Fee: Check made payable to the Township of Abington. Separate check from application fee

VI. SIGNATURE

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct, and complete.



Signature of Applicant

9/3/2020

Date

Signature of Property Owner (if different than applicant)

Date

THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

Application Fee Amount: \$ 300.00 Check No.: # 106

Review Escrow Fee Amount: \$ 2,500.00 Check No.: # 107

DECISION INFORMATION

Approval Denial Decision Date: _____

Comments/Conditions:

**PLANNING PROCESS EXTENSION AGREEMENT
FOR**

Kyle J. Daugherty - Lot Line Consolidation
PROJECT NAME

The Pennsylvania Municipality Planning Code (MPC) and the Abington Township Subdivision and Land Development Ordinance state that action must be taken by the Township within ninety (90) days after a complete application is filed with the Township. In the Township, complicated, unique, and community impactful projects have or may require additional time in order to complete a thorough review before being considered for approval. As such, an applicant may voluntarily waive the timing requirement at any time, but is encouraged to submit this waiver with the completed application.

I, the applicant, hereby voluntarily waive the timing requirement as set forth in the MPC (Section 53 P.S. 10508) and the Abington Township Subdivision and Land Development Ordinance (Section 146-13). Applicant acknowledges that this waiver can be revoked at any time upon written notice to the Township Manager. The time limitations set forth in 53 P.S. 10508 and Section 146-13 of the Abington Township Code shall be calculated from the date that the written revocation is received by the Township Manager.

Signed: Kyle Daugherty
Applicant

Date: 9/3/2020

Received: Mary M. Montgomery
Township

Date: 9/16/2020

**ESCROW AGREEMENT FOR PROFESSIONAL REVIEW FEES
FOR SUBDIVISION/LAND DEVELOPMENT APPLICATIONS**

The undersigned hereby agrees to post an escrow to cover the costs of the review of subdivision and land development applications by the Township’s Planner, Engineer, and Solicitor. The amount of said escrow shall be according to the attached “Schedule of Fees” and shall be posted at the time of initial submission of an application to the Township. Said fees shall be placed in an escrow account and any balance remaining shall be returned to the applicant subsequent to the receipt of final approval.

The applicant is advised that the “Schedule of Fees” represents only an estimate of the costs associated with plan review. The completeness and quality of the submission, the complexity of the project, the number of revisions and other factors may cause costs to exceed the established escrow amounts. If during the course of a subdivision/land development review an escrow amount falls to 10% of the original escrow amount or \$250, whichever is greater, the Township may require the posting of additional escrow.

NOTE: NO FINAL APPROVALS, CONSTRUCTION, BUILDING OR OCCUPANCY PERMITS SHALL BE ISSUED UNTIL ALL OUTSTANDING PROFESSIONAL REVIEW FEES HAVE BEEN SATISFIED.

Signed: 
Applicant

Date: 9/3/2020

CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS
1007 EDGE HILL ROAD
ABINGTON, PENNSYLVANIA 19001

August 28, 2020
Revised: November 5, 2020

Amy Montgomery
Director of Engineering & Code
Abington Township
1176 Old York Road
Abington, PA 19001

RE: REQUESTED WAIVERS
Kyle J. Dougherty Application
Lot Line Consolidation Plan
Belmont Avenue, Roslyn, PA

Dear Ms. Montgomery:

On behalf of Kyle J. Dougherty, we are requesting consideration of the following waivers in connection with the proposed minor subdivision plan to consolidate two parcels. The proposed subdivision is intended to create one zoning compliant single-family residential building parcel. No public improvements are proposed. Belmont Avenue comes to a dead end at Roslyn Park. The roadway fronting the site has a paved cartway width of twenty feet with no curb or sidewalk. The Applicant wishes to maintain the current conditions and request waiver of pavement widening, curb and sidewalk.

WAIVER LIST:

1. Section 146-11.A.(4)

IDENTIFICATION PLAN: From the requirement to include all tax parcel numbers, owner's names, lot acreage surrounding site within 400 feet.

2. Section 146-11.B.(3)

EXISTING FEATURES PLAN: From the requirement to include all property lines and names of owners within 400 feet.

3. Section 146-11.B.(7)

EXISTING FEATURES PLAN: From the requirement to show all underground and above ground public and private utilities within 400 feet of the site.

4. Section 146-11.F.(1)

STORMWATER MANAGEMENT PLAN: From the requirement to include stormwater calculations, drainage area plans, and facility designs. No construction is proposed with this lot consolidation plan. Stormwater management is deferred until a building permit application is presented.

CHARLES E. SHOEMAKER, INC.

ENGINEERS AND SURVEYORS
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS
1007 EDGE HILL ROAD
ABINGTON, PENNSYLVANIA 19001

Rev. November 5, 2020

Page 2

5. Section 146-11.L.

ARCHITECTURAL PLANS: From the requirement to provide architectural plans.

6. Section 146-24.D.(4)(A)

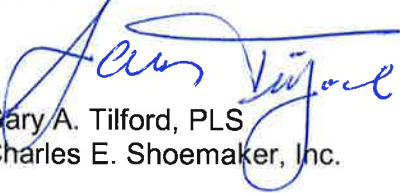
RIGHT-OF-WAY AND PAVING WIDTH: From the requirement to provide a street cartway width of 30 feet. Additional right-of-way is offered for dedication.

7. Section 146-27.1. & 6.

SIDEWALKS AND CURBS: From the requirement to install concrete sidewalk and curb along Belmont Avenue street frontage.

Please consider our request when reviewing the Minor Land Development Plan.

Sincerely,

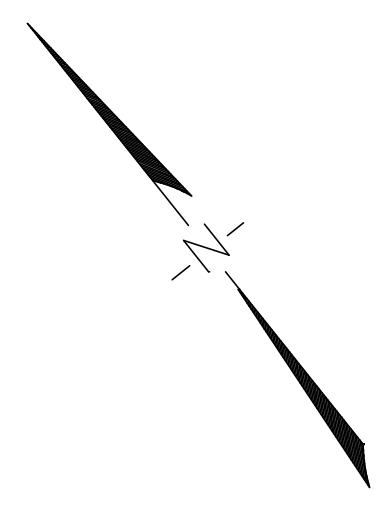


Gary A. Tilford, PLS
Charles E. Shoemaker, Inc.

cc: Kyle J. Dougherty, Applicant (via email)
Thomas Bowman, Esquire, (via email)
CES File #26568A

LEGEND

- EXISTING**
- 250- CONTOUR LINE
 - SPOT ELEVATION
 - FENCE LINE
 - FIRE HYDRANT
 - UTILITY POLE
 - GAS VALVE
 - WATER VALVE
 - SEWER CLEAN OUT
 - WATER CURB STOP
 - SANITARY SEWER
 - OVERHEAD WIRE
 - UG ELECTRIC CONDUIT
 - GAS LINE
 - WATER LINE
 - SANITARY SEWER LATERAL
 - WATER SERVICE
 - TRAFFIC SIGN
 - DIVIDUOUS TREE
 - EVERGREEN TREE



ROSLYN PARK

CERTIFICATIONS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On the _____ day of _____, 20____, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ County, personally appeared **KYLE J. DOUGHERTY**, who acknowledged himself to be the owner of TPN 30-00-03664-00-5 & TPN 30-00-03660-00-9, and that as owner, and being authorized to do so, he executed the foregoing plan by signing that he is the owner of the designated land; that all necessary approvals of the plan have been obtained and is endorsed thereon, and desire that the forgoing plan may be duly recorded.

My Commission Expires _____ Notary Public

CERTIFICATION OF TRUE OWNERSHIP

I, **KYLE J. DOUGHERTY** do hereby certify that the title of the property is in my name, as recorded in the office for recording of deeds in Deed Book 6183 Page 00336, Co. Parcel No. 30-00-03664-00-5-00-4 (Blk. 382, Unit 019 & No. 30-00-03660-00-9 (Blk. 382, Unit 020) .

KYLE JOHN DOUGHERTY

TOWNSHIP SIGNATURES

Approved by the Board of Commissioners of the Township of Abington this _____ day of _____, 20____.

President

Secretary

Engineer

Attest

MCPC No. **20-0XXX-OXX**

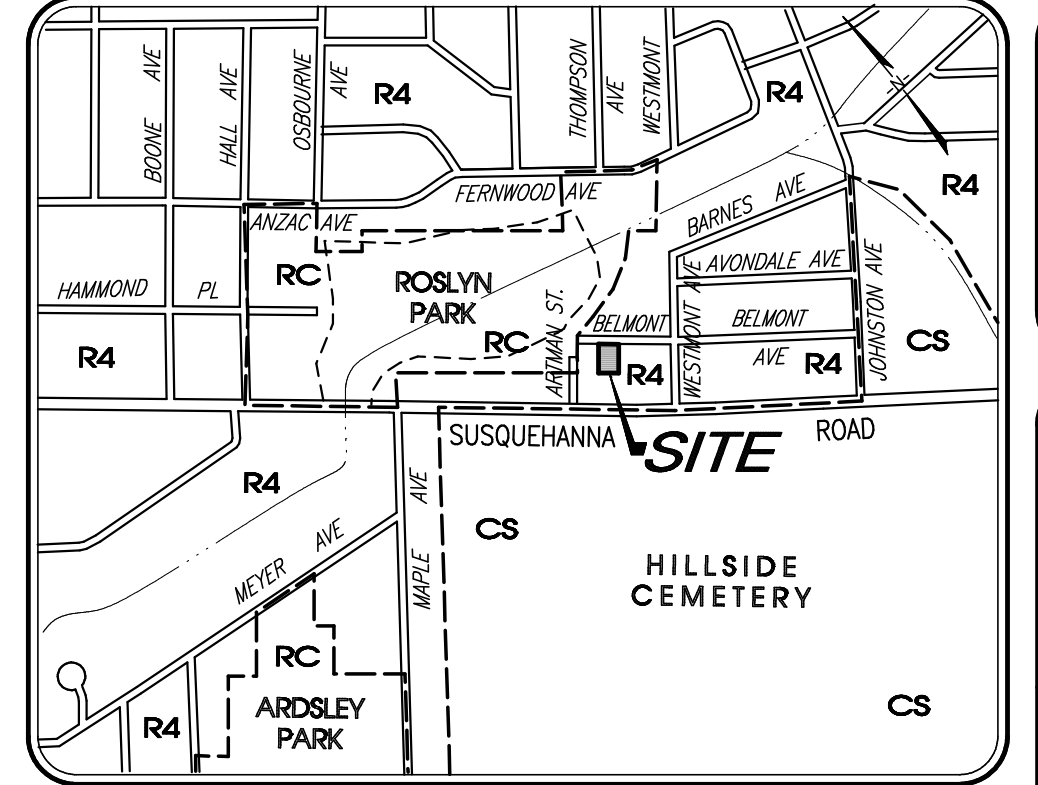
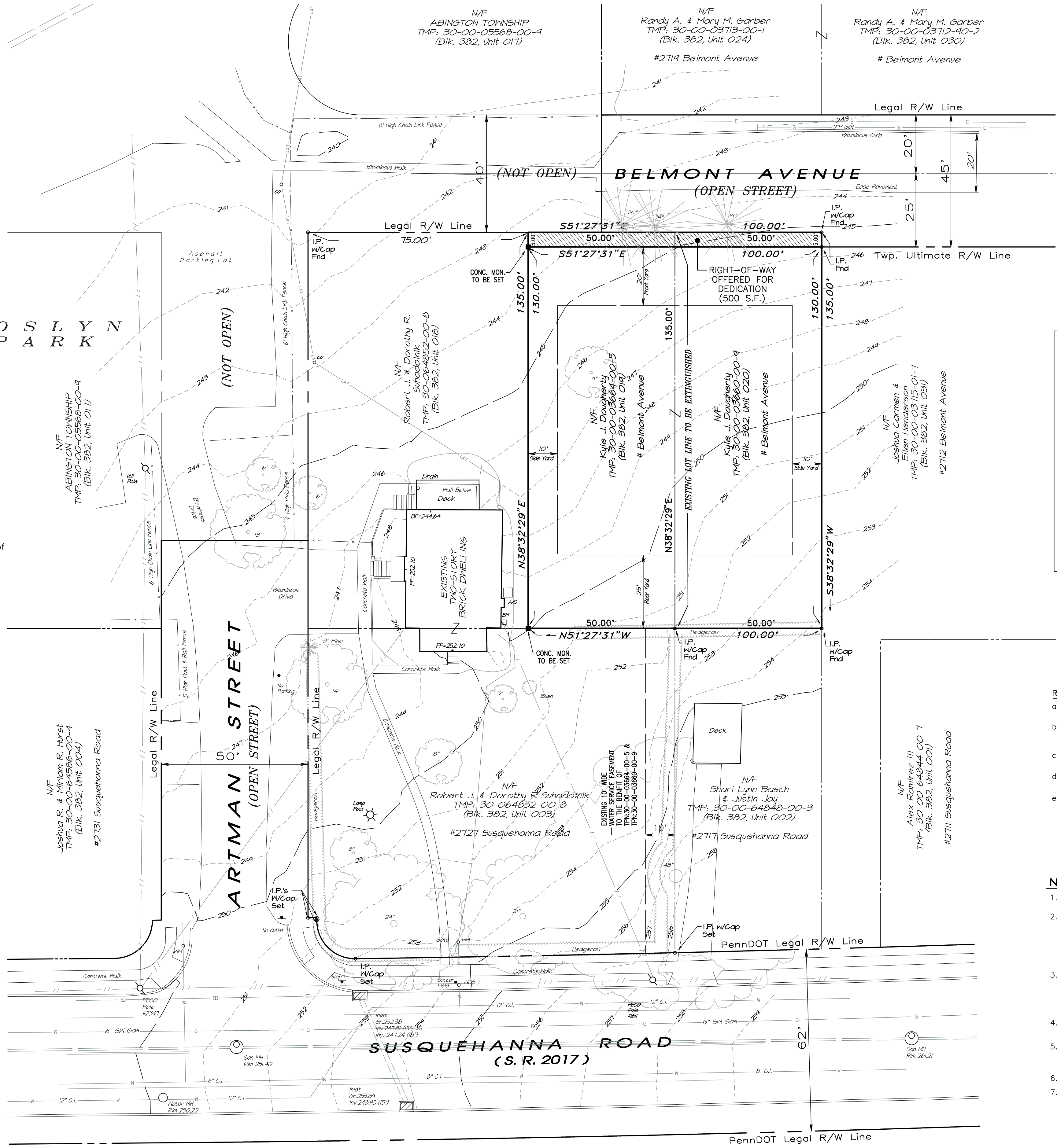
PROCESSED AND REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

For the Director
Montgomery County Planning Commission

RECORDER OF DEEDS

Recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Norristown, PA, in Plan Book _____ Page No. _____ on the _____ day of _____, 20____.



LOCATION MAP
SCALE: 1" = 800'

'R4' HIGH DENSITY RESIDENTIAL DISTRICT

REGULATION	Z.O. SEC. No.	REQUIRED	EXISTING	PROPOSED
SEC. 602				
LOT AREA, Min.	7,500 S.F.	Each Parcel	13,000 S.F.	Combined Parcel
LOT WIDTH @ BSBL, Min.	50 FT.		50.0 FT.	100.0 FT.
LOT DEPTH	100 FT.		135.0 FT.	130.0 FT.
BUILDING SETBACKS:				
FRONT YARD, Min.	20 FT.		20 FT.	20 FT.
SIDE YARD, Min.	10 FT.		10 FT.	10 FT.
REAR YARD, Min.	25 FT.		25 FT.	25 FT.
LOT COVERAGE:				
BUILDING COVER, Max.	40 %		0.0 %	0.0 %
IMPERVIOUS COVER, Max.	55 %		0.0 %	0.0 %
GREEN AREA, Min.	45 %		100.0 %	100.0 %
BUILDINGS:				
BUILDING HEIGHT, Max.	35 FT.		--	--
BUILDING LENGTH, Max.	100 FT.		--	--
RESIDENTIAL DWELLING SEPARATION, Min.	20 FT.		--	--
DIMENSIONAL STANDARDS:				
SEC. 603				
SIDE YARD, Min. (1)	20 FT.	N/A	N/A	N/A

(1) For every permitted use other than a dwelling unit or community service use, there shall be a minimum of two side yards, neither of which shall be less than 20 feet in width.

* EXISTING NON-CONFORMING CONDITION

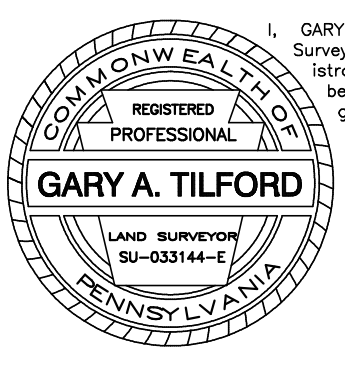
REFERENCE PLANS:

- Plan of Lots of Glenside Park, prepared by James Cresson, CE, Norristown, Pa., dated July 12, 1924.
- Plan of Subdivision made for George T. Popper, prepared by Richard G. Rauch, Registered Surveyor, Abington, Pa. dated August 2, 1994 and last revised October 18, 1994.
- Plan of Property made for William Hammond, Anzac Springs, Roslyn, prepared by William T. Muldrew, Civil Engineer, Jenkintown, Pa., dated June 27, 1921.
- Pennsylvania Department of Transportation plans for L.R. 46101, Sec. 2, Sheet 16 of 35.
- Boundary & Topographical Plan of 2727 Susquehanna Road prepared for Michele Baratta dated April 4, 2019 and last revised December 5, 2019.

NOTES

- Boundary information shown taken from deeds and plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during April, 2019.
- Topographic information shown taken from field surveys performed by Charles E. Shoemaker, Inc. during April, 2019.
- Horizontal Datum based on NAD 1983, SPC83 Pennsylvania (South), Geoid Model g2003u08 using Boyd Instrument virtual network system.
- Vertical Datum based on NAVD 1988, using Boyd Instrument virtual network system.
- Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., phone No. 1-800-242-1776
- The subject parcel is served by public water by AQUA PA and public sanitary sewer disposal by the Abington Township Wastewater Department.
- Site area is designated in Zone X, areas determined to be outside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 294 of 451, Map No. 42091C0294G, effective March 2, 2016.
- There are no identified or mapped wetlands within the subject premises.
- The area between the present Legal R/W line and the Township Ultimate R/W line is hereby offered for dedication in perpetuity to the agency having jurisdiction at the time of formal dedication.

PROFESSIONAL LAND SURVEYOR'S CERTIFICATION:



I, **GARY A. TILFORD**, a registered professional Land Surveyor in the Commonwealth of Pennsylvania, Registration No. 033144-E, do hereby certify to the best of my knowledge, the existing features, topography, metes and bounds shown on this plan are in accordance with the minimum standards of practice for Professional Land Surveyors in the Commonwealth of Pennsylvania as adopted by the Pennsylvania Society of Land Surveyors in July of 1996 (or as subsequently adopted).

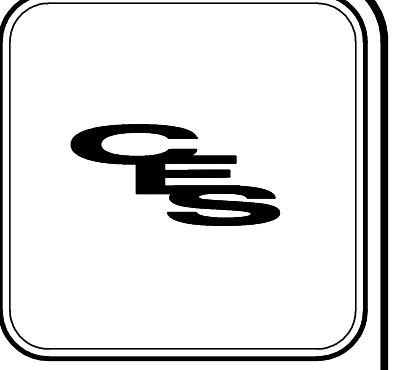
(Signature of Registered Professional Land Surveyor) (Date)

SITE AREAS

AREA TO THE TITLE LINE
PARCEL: 30-00-03664-00-5
(Block 382, Unit 019)
6,750 S.F. or 0.1550 Acres

PARCEL: 30-00-03660-00-9
(Block 382, Unit 020)
6,750 S.F. or 0.1550 Acres

COMBINED PARCEL AREA
13,000 S.F. or 0.2984 Acres



OWNER OF RECORD
KYLE JOHN DOUGHERTY
3028 BAYMOND AVENUE
ABINGTON, PA. 19001

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165
E-MAIL: staff@ceshoemaker.com

DATE	NO.	REVISION	BY

LOT LINE CONSOLIDATION PLAN
or
BELMONT AVENUE
TPN: 30-00-03664-00-5 & TPN: 30-00-03660-00-9
Prepared for
KYLE J. DOUGHERTY
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: AUGUST 17, 2020
DWG NO.: A-1-1852
JOB NO.: **26568 A**
SHEET NO.: **1 of 1**



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY
INNOVATIVE ENGINEERING

Fountainville Professional Building
1456 Ferry Road, Building 500
Daylestown, PA 18901
215-345-9400
Fax 215-345-9401

2756 Rimrock Drive
Stroudsburg, PA 18360
570-629-0300
Fax 570-629-0306

Mailing:
P.O. Box 699
Bartonsville, PA 18321

559 Main Street, Suite 230
Bethlehem, PA 18018
610-419-9407
Fax 610-419-9408

www.bjengineers.com

October 19, 2020

Mr. Richard Manfredi, Manager
Abington Township
1176 Old York Road
Abington, PA 19001

**SUBJECT: BELMONT AVENUE LOT LINE CONSOLIDATION
MINOR SUBDIVISION/ LOT LINE CONSOLIDATION PLAN REVIEW NO. 1
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
PROJECT NO. 2026025R**

Dear Mr. Manfredi:

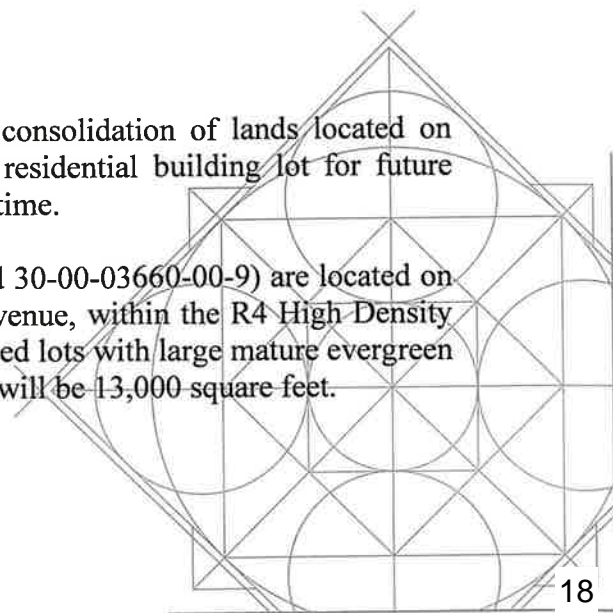
Pursuant to the Township’s request, we have completed our first review of the Minor Subdivision/ Lot Line Consolidation Application for the Belmont Avenue Lot Line Consolidation. The submitted information consists of the following items:

- Township of Abington SD/LD Review Application #SD20-01
- Township of Abington Planning Process Extension Agreement
- Township of Abington Escrow Agreement for Professional Review Fees for Subdivision/Land Development Applications
- Cover letter, dated August 28, 2020, prepared by Charles E. Shoemaker, Inc.
- Requested Waivers letter, dated August 28, 2020, prepared by Charles E. Shoemaker, Inc
- Sanitary Sewer Availability letter, dated August 27, 2020, prepared by Township of Abington Wastewater Department,
- Minor Subdivision/Lot Line Consolidation Plan (Sheet 1 of 1) prepared by Charles E. Shoemaker, Inc., dated August 17, 2020.

BACKGROUND INFORMATION

The Owner/Applicant, Kyle Dougherty, is proposing a lot consolidation of lands located on Belmont Avenue in Abington, PA to create a conforming residential building lot for future development. No building or construction is proposed at this time.

The existing lots (Tax Parcel Numbers 30-00-03664-00-5 and 30-00-03660-00-9) are located on Belmont Avenue, west of the intersection with Westmont Avenue, within the R4 High Density Residential Zoning District. The two parcels are vacant, grassed lots with large mature evergreen trees along the frontage. The total lot area post consolidation will be 13,000 square feet.



Based on our review of the above information, we offer the following comments and/or recommendations for your consideration.

ZONING ORDINANCE COMMENTS

1. In accordance with Section 602 and Figure 6.1, the minimum lot area is 7,500 square feet. The existing lot areas are less than the required and are existing non-conformities. The proposed lot consolidation creates a total net lot area of 13,000 square feet and removes the existing non-conformity.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

2. In accordance with Section 146-10.B.(5), the submission type as set forth in Section 146-9.D shall be indicated on the plan.
3. In accordance with Sections 146-11.A.(4) and 146-11.B.(3), tract boundaries with tax parcel numbers, owner's names, and approximate acreage of lots surrounding and within 400-feet of the project site must be provided. Waivers are requested from Sections 146-11.A.(4) and 146-11.B.3. The Plan shows immediately adjacent property owner information but should be revised to include the area, in acres or square feet, of the immediately adjacent properties and the properties across the street.
4. In accordance with Section 146.11.A.(10), the zoning classification applicable to the tract along with all zoning boundaries that traverse or are within 400 feet of the tract, together with a citation of any variances or special exceptions which may have been granted for or affecting the site must be shown on the plans. The Plans must be revised in accordance with this Section.
5. In accordance with Section 146-11.B.(7), existing waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants, and streetlights located on and within 400 feet of the project site must be shown on the plan. A waiver is requested from Section 146-11.B.(7). An aerial photograph delineating the project site and showing existing features within 400-feet of the project site shall be provided with the requested waiver.
6. A waiver is requested from Section 146-11.F.(1) to not be required to include stormwater calculations, drainage area plans, and facility designs. No construction is proposed with this Lot Consolidation Plan. No development is proposed with this submission and the request indicates that stormwater management is deferred until a building permit application is submitted.

The waiver section shall be corrected in the Requested Waivers letter and reference Section 146-11.F.(1).

7. In accordance with Sections 146-11.K and 146-35.B.(1), an approved Sewage Facilities

Planning Module, where applicable, must be provided to the Township.

8. A waiver is requested from Section 146-11.L to not be required to provide architectural plans. No development is proposed with this submission.
9. In accordance with Section 146-11.M.(1),(b), a letter certifying the availability of a central water supply system from the appropriate utility must be provided, if applicable.
10. The Applicant is requesting a waiver from Section 146-24.D.(4)(A) to not be required to widen Belmont Avenue to a 30-foot wide cartway. The request indicates that additional right-of-way (5-foot wide) is offered for dedication. No development is proposed with this submission.

The waiver section shall be corrected in the Requested Waivers letter and reference Section 146-24.D.(4)(A).

11. Waivers are requested from Sections 146-27 and 146-27.1 to not be required to install concrete sidewalk and curb along Belmont Avenue street frontage. No development is proposed with this submission. If waivers are approved the required note in Section 146-12.E.(6) must be provided on the plan.
12. In accordance with Section 146-32.A, monuments shall be of stone or concrete and located on the right-of-way lines at corners, angle points, beginning and end of curves and as otherwise required. Monuments shall be indicated on all plans. A certified copy of this referenced information shall be given to the Township Engineer. Permanent reference monuments of concrete or durable stone 20 inches by four inches by four inches with forty-five-degree beveled edges shall be set by the subdivider/land developer or builder. The Plan must be revised to show a proposed monument where the proposed ultimate right-of-way line ties into the legal right-of way line (northwest corner).

MISCELLANEOUS COMMENTS

13. A list of requested waivers shall be provided on the plan.

14. The Abington Township Application number (SD-20-01) must be added to the Plan.

The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the nature of the comments, the receipt of a revised plan submission may generate new comments.

In order to facilitate an efficient re-review of revised plans, the Design Engineer shall provide a letter, addressing item by item, their action in response to each of our comments.

We recommend the above comments be addressed to the satisfaction of Abington Township prior to approval of the proposed Lot Consolidation Plan.

Mr. Richard Manfredi, Manager – Abington Township
Belmont Avenue Lot Line Consolidation
Minor Subdivision/Lot Line Consolidation Plan Review No. 1
October 19, 2020
Page 4 of 4

If you should have any questions regarding the above, please call me.

Sincerely,



Melissa E. Prugar, P.E.
Municipal Engineer

MEP/mes/clg

cc: Amy Riddle Montgomery, Director of Engineering – Abington Township
Shaun Littlefield, Interim Officer, Zoning– Abington Township
Michael P. Clark, Esquire, Rudolph Clarke, LLC – Abington Township Solicitor
Kyle Dougherty – Applicant/ Property Owner
Gary A. Tilford, RLA, Charles E. Shoemaker, Inc. – Applicant’s Registered Surveyor
Michael Narcowich, Montgomery County Planning Commission
Maryellen Saylor, P.E. – Boucher & James, Inc.

S:\2020\2026025R\Documents\Correspondence\Review Letters\Rev.2020.10.19_Lot Line Consolidation Plan_Review.No.1.docx

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, 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

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 23, 2020
Mr. Rich Manfredi, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: MCPC #20-0184-001
Plan Name: Kyle Dougherty Lot Line Consolidation
(1 lot comprising 0.30 acres)
Situate: Belmont Avenue at Artman Street and Westmont Avenue
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced minor subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 22, 2020. We forward this letter as a report of our review.

BACKGROUND

Kyle J. Dougherty, the applicant, proposes to combine two lots into one 0.30 acre lot through a (reverse) subdivision. The properties are located in the R4 High Density Residential District. The proposal would combine two nonconforming lots and create a lot that conforms to minimum lot size.

The plan states that it is served by public sewer and water; however, the applicant included a letter from the township's wastewater department stating that there is no existing sanitary sewer service main along Belmont Avenue adjacent to the properties, and that sanitary sewer service is available west of the parcels along Belmont Avenue and into lands owned by the township. The applicant has submitted a minor plan, dated August 17, 2020.

COMPREHENSIVE PLAN COMPLIANCE

The plan is consistent with *MONTCO 2040: A New Vision, the Comprehensive Plan for Montgomery County*. This plan designates the project area as "Suburban Residential." The proposal is also consistent with the Abington Comprehensive Plan (2007).



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 issue that the applicant and township may wish to consider. Our comments are as follows:

REVIEW COMMENTS

UTILITIES

- A. We recommend the applicant clarify the situation with public sewer service. Is the property served?

TRANSPORTATION

- A. Sidewalk. The applicant has requested a waiver from the requirement to construct a sidewalk. We recommend that either the applicant provide sidewalk, or the township and applicant consider whether a waiver might be granted, and In lieu of sidewalk, the applicant should improve the condition of the nearest portion of the existing path to the adjacent Roslyn Park (see image below).



CONCLUSION

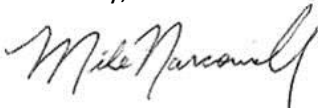
We wish to reiterate that MCPC generally supports the applicant’s proposal but we believe that our suggested revisions will better achieve the township’s planning objectives for residential development.

Please note that the review comments and recommendations contained in this report are advisory to the township and final disposition for the approval of any proposal will be made by the township.

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. Please print the assigned MCPC number (20-0184-001) on any plans submitted for final recording.

Sincerely,

A handwritten signature in cursive script that reads "Mike Narcowich".

Mike Narcowich, AICP, Assistant Section Chief: Community Planning
mnarcowi@montcopa.org
610-278-5238

c: Kyle J. Dougherty, Applicant
Gary Tilford, P.L.S., Charles E. Shoemaker, Inc.; Applicant's Representative
Lucy Strackhouse, Chair, Township Planning Commission
Amy Montgomery, P.E., Director of Engineering and Code, Abington Township
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments: A: Plan
B: Aerial Photo

ATTACHMENTS A & B

Plan - Kyle Dougherty Lot Line Consolidation

LEGEND

EXISTING

- CONCRETE LINE
- WOOD CLADDING
- FRONT YARD
- FIRE HYDRANT
- UTILITY POLE
- GRASS PLOT
- WATER TOWER
- WATER CURB STOP
- DESIGN POLE
- OVERHEAD WIRE
- UG ELECTRIC CONDUIT
- UG GAS
- WATER LINE
- SEWER TOWER LAYOUT
- WATER SERVICE
- TRAFFIC SIGN
- REBOUND TIE
- CONCRETE TIE

CERTIFICATIONS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this _____ day of _____, 20____, before me the undersigned, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, KYLE J. DOUGHERTY, who acknowledged himself to be the owner, personally appeared KYLE J. DOUGHERTY, SS: 30-00-03664-00-3 (Rk. 382, Unit 020) & KYLE J. DOUGHERTY, SS: 30-00-03664-00-4 (Rk. 382, Unit 018 & No. 30-00-03664-00-9 (Rk. 382, Unit 020)).

My Commission Expires _____ Notary Public

CERTIFICATION OF TRUE OWNERSHIP

I, KYLE J. DOUGHERTY do hereby certify that the title of the property is in my name, as recorded in the office for recording of deeds in Deed Book 6183 Page 0336, Co. Parcel No. 30-00-03664-00-3-020-4 (Rk. 382, Unit 018 & No. 30-00-03664-00-9 (Rk. 382, Unit 020)).

WILE JOHN DOUGHERTY

TOWNSHIP SIGNATURES

Agreed by the Board of Commissioners of the Township of Abington this _____ day of _____, 20____.

President _____
Secretary _____
Engineer _____

MPC No. 20-00XX-00X

PROCESSED AND REVIEWED: Approved by the Montgomery County Planning Commission on _____ at the _____ Planning Desk. Certified this date _____.

For the Director
Montgomery County Planning Commission

RECORDER OF DEEDS

Recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Harrisburg, Pa. in Plan Book _____ Page No. _____ on the _____ day of _____, 20____.

PROFESSIONAL LAND SURVEYOR'S CERTIFICATION

GARY A. TILFORD
Professional Land Surveyor
No. 10000
Exp. 12/31/2021

SITE AREAS

AREA TO THE TITLE LINE
PARCEL: 30-00-03664-00-3
(Rk. 382, Unit 018)
6,750 S.F. or 0.1550 Acres
PARCEL: 30-00-03664-00-4
(Rk. 382, Unit 020)
6,750 S.F. or 0.1550 Acres
COMBINED PARCELS AREA
13,000 S.F. or 0.2984 Acres

LOT LINE CONSOLIDATION PLAN

RELATION OF PARCELS TO THE TITLE LINE
PREPARED BY: KYLE J. DOUGHERTY
TITLE: 30-00-03664-00-3-020-4 (Rk. 382, Unit 018) & 30-00-03664-00-9 (Rk. 382, Unit 020)
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE August 17, 2020
JOB NO. A-1-1852
PARCEL 20668 A
SHEET NO. 1 of 1

OWNER OF RECORD
CHARLES E. SHOEMAKER, INC.
1000 E. STATE ST. SUITE 200
HARRISBURG, PA 17101
E-MAIL: CHARLES@SHOEMAKERINC.COM
PHONE: 717-653-1234

LEGEND

EXISTING

- CONCRETE LINE
- WOOD CLADDING
- FRONT YARD
- FIRE HYDRANT
- UTILITY POLE
- GRASS PLOT
- WATER TOWER
- WATER CURB STOP
- DESIGN POLE
- OVERHEAD WIRE
- UG ELECTRIC CONDUIT
- UG GAS
- WATER LINE
- SEWER TOWER LAYOUT
- WATER SERVICE
- TRAFFIC SIGN
- REBOUND TIE
- CONCRETE TIE

CERTIFICATIONS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this _____ day of _____, 20____, before me the undersigned, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, KYLE J. DOUGHERTY, who acknowledged himself to be the owner, personally appeared KYLE J. DOUGHERTY, SS: 30-00-03664-00-3 (Rk. 382, Unit 020) & KYLE J. DOUGHERTY, SS: 30-00-03664-00-4 (Rk. 382, Unit 018 & No. 30-00-03664-00-9 (Rk. 382, Unit 020)).

My Commission Expires _____ Notary Public

CERTIFICATION OF TRUE OWNERSHIP

I, KYLE J. DOUGHERTY do hereby certify that the title of the property is in my name, as recorded in the office for recording of deeds in Deed Book 6183 Page 0336, Co. Parcel No. 30-00-03664-00-3-020-4 (Rk. 382, Unit 018 & No. 30-00-03664-00-9 (Rk. 382, Unit 020)).

WILE JOHN DOUGHERTY

TOWNSHIP SIGNATURES

Agreed by the Board of Commissioners of the Township of Abington this _____ day of _____, 20____.

President _____
Secretary _____
Engineer _____

MPC No. 20-00XX-00X

PROCESSED AND REVIEWED: Approved by the Montgomery County Planning Commission on _____ at the _____ Planning Desk. Certified this date _____.

For the Director
Montgomery County Planning Commission

RECORDER OF DEEDS

Recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Harrisburg, Pa. in Plan Book _____ Page No. _____ on the _____ day of _____, 20____.

PROFESSIONAL LAND SURVEYOR'S CERTIFICATION

GARY A. TILFORD
Professional Land Surveyor
No. 10000
Exp. 12/31/2021

SITE AREAS

AREA TO THE TITLE LINE
PARCEL: 30-00-03664-00-3
(Rk. 382, Unit 018)
6,750 S.F. or 0.1550 Acres
PARCEL: 30-00-03664-00-4
(Rk. 382, Unit 020)
6,750 S.F. or 0.1550 Acres
COMBINED PARCELS AREA
13,000 S.F. or 0.2984 Acres

LOT LINE CONSOLIDATION PLAN

RELATION OF PARCELS TO THE TITLE LINE
PREPARED BY: KYLE J. DOUGHERTY
TITLE: 30-00-03664-00-3-020-4 (Rk. 382, Unit 018) & 30-00-03664-00-9 (Rk. 382, Unit 020)
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE August 17, 2020
JOB NO. A-1-1852
PARCEL 20668 A
SHEET NO. 1 of 1

OWNER OF RECORD
CHARLES E. SHOEMAKER, INC.
1000 E. STATE ST. SUITE 200
HARRISBURG, PA 17101
E-MAIL: CHARLES@SHOEMAKERINC.COM
PHONE: 717-653-1234

LEGEND

EXISTING

- CONCRETE LINE
- WOOD CLADDING
- FRONT YARD
- FIRE HYDRANT
- UTILITY POLE
- GRASS PLOT
- WATER TOWER
- WATER CURB STOP
- DESIGN POLE
- OVERHEAD WIRE
- UG ELECTRIC CONDUIT
- UG GAS
- WATER LINE
- SEWER TOWER LAYOUT
- WATER SERVICE
- TRAFFIC SIGN
- REBOUND TIE
- CONCRETE TIE

CERTIFICATIONS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this _____ day of _____, 20____, before me the undersigned, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, KYLE J. DOUGHERTY, who acknowledged himself to be the owner, personally appeared KYLE J. DOUGHERTY, SS: 30-00-03664-00-3 (Rk. 382, Unit 020) & KYLE J. DOUGHERTY, SS: 30-00-03664-00-4 (Rk. 382, Unit 018 & No. 30-00-03664-00-9 (Rk. 382, Unit 020)).

My Commission Expires _____ Notary Public

CERTIFICATION OF TRUE OWNERSHIP

I, KYLE J. DOUGHERTY do hereby certify that the title of the property is in my name, as recorded in the office for recording of deeds in Deed Book 6183 Page 0336, Co. Parcel No. 30-00-03664-00-3-020-4 (Rk. 382, Unit 018 & No. 30-00-03664-00-9 (Rk. 382, Unit 020)).

WILE JOHN DOUGHERTY

TOWNSHIP SIGNATURES

Agreed by the Board of Commissioners of the Township of Abington this _____ day of _____, 20____.

President _____
Secretary _____
Engineer _____

MPC No. 20-00XX-00X

PROCESSED AND REVIEWED: Approved by the Montgomery County Planning Commission on _____ at the _____ Planning Desk. Certified this date _____.

For the Director
Montgomery County Planning Commission

RECORDER OF DEEDS

Recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Harrisburg, Pa. in Plan Book _____ Page No. _____ on the _____ day of _____, 20____.

PROFESSIONAL LAND SURVEYOR'S CERTIFICATION

GARY A. TILFORD
Professional Land Surveyor
No. 10000
Exp. 12/31/2021

SITE AREAS

AREA TO THE TITLE LINE
PARCEL: 30-00-03664-00-3
(Rk. 382, Unit 018)
6,750 S.F. or 0.1550 Acres
PARCEL: 30-00-03664-00-4
(Rk. 382, Unit 020)
6,750 S.F. or 0.1550 Acres
COMBINED PARCELS AREA
13,000 S.F. or 0.2984 Acres

LOT LINE CONSOLIDATION PLAN

RELATION OF PARCELS TO THE TITLE LINE
PREPARED BY: KYLE J. DOUGHERTY
TITLE: 30-00-03664-00-3-020-4 (Rk. 382, Unit 018) & 30-00-03664-00-9 (Rk. 382, Unit 020)
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE August 17, 2020
JOB NO. A-1-1852
PARCEL 20668 A
SHEET NO. 1 of 1

OWNER OF RECORD
CHARLES E. SHOEMAKER, INC.
1000 E. STATE ST. SUITE 200
HARRISBURG, PA 17101
E-MAIL: CHARLES@SHOEMAKERINC.COM
PHONE: 717-653-1234

LEGEND

EXISTING

- CONCRETE LINE
- WOOD CLADDING
- FRONT YARD
- FIRE HYDRANT
- UTILITY POLE
- GRASS PLOT
- WATER TOWER
- WATER CURB STOP
- DESIGN POLE
- OVERHEAD WIRE
- UG ELECTRIC CONDUIT
- UG GAS
- WATER LINE
- SEWER TOWER LAYOUT
- WATER SERVICE
- TRAFFIC SIGN
- REBOUND TIE
- CONCRETE TIE

CERTIFICATIONS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this _____ day of _____, 20____, before me the undersigned, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, KYLE J. DOUGHERTY, who acknowledged himself to be the owner, personally appeared KYLE J. DOUGHERTY, SS: 30-00-03664-00-3 (Rk. 382, Unit 020) & KYLE J. DOUGHERTY, SS: 30-00-03664-00-4 (Rk. 382, Unit 018 & No. 30-00-03664-00-9 (Rk. 382, Unit 020)).

My Commission Expires _____ Notary Public

CERTIFICATION OF TRUE OWNERSHIP

I, KYLE J. DOUGHERTY do hereby certify that the title of the property is in my name, as recorded in the office for recording of deeds in Deed Book 6183 Page 0336, Co. Parcel No. 30-00-03664-00-3-020-4 (Rk. 382, Unit 018 & No. 30-00-03664-00-9 (Rk. 382, Unit 020)).

WILE JOHN DOUGHERTY

TOWNSHIP SIGNATURES

Agreed by the Board of Commissioners of the Township of Abington this _____ day of _____, 20____.

President _____
Secretary _____
Engineer _____

MPC No. 20-00XX-00X

PROCESSED AND REVIEWED: Approved by the Montgomery County Planning Commission on _____ at the _____ Planning Desk. Certified this date _____.

For the Director
Montgomery County Planning Commission

RECORDER OF DEEDS

Recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Harrisburg, Pa. in Plan Book _____ Page No. _____ on the _____ day of _____, 20____.

PROFESSIONAL LAND SURVEYOR'S CERTIFICATION

GARY A. TILFORD
Professional Land Surveyor
No. 10000
Exp. 12/31/2021

SITE AREAS

AREA TO THE TITLE LINE
PARCEL: 30-00-03664-00-3
(Rk. 382, Unit 018)
6,750 S.F. or 0.1550 Acres
PARCEL: 30-00-03664-00-4
(Rk. 382, Unit 020)
6,750 S.F. or 0.1550 Acres
COMBINED PARCELS AREA
13,000 S.F. or 0.2984 Acres

LOT LINE CONSOLIDATION PLAN

RELATION OF PARCELS TO THE TITLE LINE
PREPARED BY: KYLE J. DOUGHERTY
TITLE: 30-00-03664-00-3-020-4 (Rk. 382, Unit 018) & 30-00-03664-00-9 (Rk. 382, Unit 020)
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE August 17, 2020
JOB NO. A-1-1852
PARCEL 20668 A
SHEET NO. 1 of 1

OWNER OF RECORD
CHARLES E. SHOEMAKER, INC.
1000 E. STATE ST. SUITE 200
HARRISBURG, PA 17101
E-MAIL: CHARLES@SHOEMAKERINC.COM
PHONE: 717-653-1234

Aerial Photo – Kyle Dougherty Lot Line Consolidation



Kyle Dougherty Lot Line Subdivision
 MCPC #200184001

Montgomery
 County
 Planning
 Commission
 Montgomery County Courthouse - Planning Commission
 P.O. Box 311 • Harrisburg, PA 17104-0311
 p) 610.275.3122 • f) 610.275.3945
 www.montcopa.org/plancom
 Aerial photography provided by NearMap.





WASTEWATER DEPARTMENT

George Wrigley, Director

August 27, 2020

Mr. Kyle J. Dougherty
Belmont Avenue
Roslyn, PA 19001

RE: Vacant parcels adjacent to 2712 Belmont Ave.: Sanitary Sewer Availability

Dear Mr. Dougherty:

The Township of Abington Wastewater Utilities Department has considered your request for verification of sanitary sewer service availability for the parcel No. 30003664005 and No. 30003660009 along Belmont Avenue in Roslyn, PA. There is no exiting sanitary sewer main line along Belmont Avenue adjacent to the properties. Sanitary sewer service is available west of the parcels along Belmont Avenue and into lands owned by Abington Township. Further information regarding the proposed land development will need to be submitted with respect to sewer service design.

Should you have any questions or require any additional information, please contact me at 215-884-8329 or email at gwrigley@abingtonpa.gov.

Sincerely,

George R. Wrigley, Director

Abington Wastewater Utilities Department

pc: Ms. Amy Montgomery, PE., Abington Director of Engineering & Code Enforcement

The stated meeting of the Planning Commission of the Township of Abington was held on Tuesday, September 22, 2020 as a Zoom webinar and teleconference with Ms. Lucy Strackhouse, Chairperson presiding.

CALL TO ORDER: 7:33 p.m.

ROLL CALL: Present: BROWN, GAUTHIER, COOPER, RUSSELL, ROBINSON, BAKER, ROSEN, STRACKHOUSE
Excused: DiCELLO

Also Present: County Planner NARCOWICH
Administrative Manager WYRSTA
Commissioner WINEGRAD

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:

Mr. Rosen made a MOTION, seconded by Mr. Cooper to approve the minutes of the Planning Commission Meeting of May 26, 2020.

MOTION was ADOPTED 8-0.

Agenda Item PC1 – Consider certifying a designated area north of the intersection of Old York and Susquehanna Roads as “blighted” as defined by the Pennsylvania Urban Redevelopment Law (Act of May 24, 1945, P.L. 991, No. 385), and in need of redevelopment and to approve a redevelopment plan for that area:

Mr. Narcowich gave a power point presentation of the redevelopment area noting that the Township applied for multimodal funding back in 2015 and 2016 and was awarded approximately \$2 million dollars to make transportation improvements at this intersection such as adding a turning lane onto Susquehanna Road; realign the intersection; signalization improvements to improve traffic flow; accommodations for ADA access; improve pedestrian safety and promote transit. Also, the existing buildings are close to the street and the plan is to acquire land, demolish some of the buildings and redevelop it in a more coherent organized manner and design it to make it safer, so the general vision is for mixed use accommodating residential while promoting economic development. The Township will work with the Montgomery County Redevelopment Authority to acquire land either by agreement with property owners or by eminent domain, and tonight’s presentation will focus on determining blight certification for this redevelopment area.

Presented was the redevelopment area at Old York and Susquehanna Roads highlighting 11 properties noting that under the Urban Redevelopment Law, the Township's Planning Commission reviews the redevelopment plan and determines whether the area meets blight criteria. If it is determined as blight, the redevelopment plan will then be sent to the Montgomery County Redevelopment Authority that would prepare a redevelopment proposal that includes specifics such as land use and redevelopment details and then hold public hearings. The detailed redevelopment proposal would then be sent back the Township's Planning Commission for review and recommendation of approval, denial or to make revisions. If approval is recommended, it would then be sent to the Board of Commissioners for review and to hold a public hearing and then vote on the proposal.

Mr. Rosen clarified that the Planning Commission is only being asked to determine whether this area meets blight criteria. Is that correct?

Mr. Narcowich replied yes. Blight criteria is defined by the Pennsylvania Urban Redevelopment Law, and if this area meets one of the criteria, it will legally qualify as blight and it does meet five or six of the criteria. Proposed resolution is based on a template that the Redevelopment Authority has seen used by other municipalities.

Ms. Gauthier suggested adding a **Whereas** clause to proposed resolution to say, "The replanning and redevelopment of such areas in accordance with sound and approved plans for redevelopment will promote the health, safety, convenience and welfare of the public."

Mr. Narcowich continued that if this area is certified as blight and the redevelopment plan is approved, then certified copies of the resolution will be sent to the Montgomery County Board of Commissioners, the Abington Township Board of Commissioners, the Montgomery County Planning Commission and the Montgomery County Redevelopment Authority.

Ms. Strackhouse asked what will the next step be following approvals by the Township's Planning Commission and Board of Commissioners?

Mr. Narcowich replied if the area is certified as blight and the resolution for redevelopment plan is approved, it will be sent to the Montgomery County Redevelopment Authority to prepare a redevelopment proposal and that proposal will be sent back to the Township's Planning Commission for review.

Ms. Gauthier asked has information on costs and whether there needs to be accommodation of displaced population been provided by the Township?

Mr. Narcowich replied he is currently working on clarifying that with the Township.

Ms. Gauthier asked for that information to be part of the overall redevelopment plan.

Mr. Russell questioned whether this process is subject to NEPA (National Environmental Policy Act).

Mr. Narcowich replied there is no NEPA involvement in the redevelopment planning process.

Ms. Strackhouse noted that if any federal money is involved, it would need a Section 106, which is review of any impact to historic properties.

Ms. Gauthier added that the Old York Road Corridor Plan recommends connecting the roadway system in this area, moving the buildings back and improve the sidewalk. Also, by approving the resolution for blight certification, no zoning would be changed, and this redevelopment plan is just conceptual. Is that correct?

Mr. Narcowich replied yes, it is a conceptual plan.

Ms. Strackhouse asked for any public comments.

Lora Lehmann, resident, expressed concern about accepting a redevelopment plan that increases density and intensity because this is one of the highest crash intersections in the Township. Also, the public should decide what the zoning will be.

Joe Rozak, 1927 Susquehanna Road, said he asked to be “kept in the loop” and no one contacted him about this matter. He has lived in this area for 40 years and requested that the blight zone on the map be decreased. Also, Susquehanna Road cannot handle any more traffic because currently it backs up to Highland even with the YMCA gone.

Natalie Sherstyuk, resident of Crosswicks area, referred to the plan of the Redevelopment Authority, Section D. is a preliminary plan that includes the possibility of zoning being amended and increased maximum building height. Section E. Land Use Plan considers increase of building height from 35 ft. to 45-50 ft. and Section F. mentions proposed changes to zoning; increasing population density, and land coverage with no mention of percentage of green space, which is “nebulous” and should not be part of what is being voted on tonight.

Susan Myerov, 2205 Wisteria Avenue, asked for the differences of the MS-L and MS-H Zoning Districts.

Mr. Narcowich replied most of the differences are the permitted uses and dimensional requirements that impact density and intensity.

Ms. Strackhouse clarified that the Planning Commission is also being asked to approve a conceptual plan. Is that correct?

Mr. Narcowich replied yes, and the plan will come in the form of a redevelopment proposal and the Township will need to make necessary modifications to accommodate the plan.

Mr. Rosen commented that the Planning Commission certifies this area as blight; however, the resolution should be amended that the Planning Commission is only approving a conceptual redevelopment plan as that area will become some type of mixed use of residential and commercial, but the details are not clear.

Mr. Russell said a concept plan is the first step and then there will be a proposal, and he suggested adding to the motion that “approval is subject to a detailed proposal.”

Mr. Rosen agreed that we can approve the plan in all respects as a conceptual plan pending further review of a detailed proposal including, but not limited to: green space, height, density, intensity, architectural style, traffic circulation, land use, safety of the intersection and any necessary modifications of zoning.

Ms. Gauthier recommend adding another **Whereas** section to proposed Resolution of the Montgomery County Planning Commission Board to say, “The replanning and redevelopment of such area in accordance with sound and approved plans for the redevelopment will promote the health, safety, convenience and welfare of the public.” Also, she asked about a left turn arrow at the intersection.

Ms. Strackhouse asked for any further public comments.

Natalie Sherstyuk thanked the Planning Commission for considering the public’s input.

Lora Lehmann said she is opposed to any increase in intensity and density of this area and requested that this not be acted on tonight.

Joe Rozak commented that a left turn signal on Susquehanna Road onto Old York Road cannot be done unless the church, cemetery and Wells Fargo Bank are moved.

Mr. Rosen made a MOTION, seconded by Mr. Russell to certify designated area north of the intersection of Old York and Susquehanna Roads as blighted as defined by the Pennsylvania Urban Redevelopment Law (Act of May 24, 1945, P.L. 991, No. 385) and to approve the conceptual redevelopment plan pending further review and approval of the following elements including, but not limited to: land use, height, density, intensity, architectural style, green space, traffic circulation, safety of intersection and include the necessary modifications of zoning. Also, to recommend adding another **Whereas** section to proposed Resolution of the Montgomery County Planning Commission Board to say, “The replanning and redevelopment of such area in accordance with sound and approved plans for the redevelopment will promote the health, safety, convenience and welfare of the public.”

MOTION was ADOPTED 8-0. Mr. DiCello was absent.

Planning Commission Meeting

September 22, 2020

ADJOURNMENT: 9:05 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary