

ABINGTON TOWNSHIP

JANUARY 19, 2021



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A **January 19, 2021** **7:00 PM**

Join by computer, tablet or Zoom application: <https://zoom.us/j/97813570465>

Join by telephone: 1-929-436-2866

Meeting ID: 978-1357-0465

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Barbara Wertheimer, Zoning Hearing Board Chairperson

Jose Casalina, Zoning Hearing Board Vice Chairperson

Michael O'Connor, Zoning Hearing Board Secretary

John DiPrimio, Zoning Hearing Board Member

Laura Hanes, Zoning Hearing Board Member

Joseph Kuhls, Esq., Zoning Hearing Board Solicitor

REORGANIZATION BUSINESS

- a. Joseph Kuhls will call for nominations of Chairperson of the Zoning Hearing Board for the calendar year 2021.

Mr. Kuhls will close the nominations, request a second and call for the vote. Once the vote has been recorded, the newly elected Chairperson will take control of the meeting.

The newly elected Chairperson will call for nominations of the Vice Chairperson for the calendar year 2021.

The Chairperson will close the nominations, request a second and call for the vote. The vote will be recorded.

The newly elected Chairperson will call for nominations of the Secretary of the Zoning Hearing Board for the calendar year 2021.

The Chairperson will close the nominations, request a second and call for the vote. The vote will be recorded.

ORDER & OPINION

- a. **20-19: Kevin & Nicole Hollenbeck**, 1908 Paper Mill Road, Huntingdon Valley, PA 19006
- b. **20-21: Fairview Street Trust**, Parcel # 300019020003, Fairview Avenue Lot, Willow Grove, PA 19090

CONTINUED APPLICATION

NEW APPLICATION

- b. **21-01:** This is the application of **Aqua Pennsylvania, Inc.**, owner and applicant of the property addressed as 315 Chelsea Avenue, Glenside, PA 19038. The applicant seeks a Special Exception pursuant to Section 1906.A of the Abington Township Zoning Ordinance to construct an addition to the property to house a PFAS treatment system to the existing well station. Variances are also requested from Section 2103, Use A-13.2 for the 6 foot high fence proposed within the front yard setback area and from Section 2601.J-1 to install a roof mounted exhaust fan that will be visible from the adjoining residential use. Finally, the applicant requests a variance from the landscaping requirements of Section 2403.B-4.a-(4) and seeks to install an alternative landscaping buffer pursuant to Section 2403.B-4.a-(5) of the Zoning Ordinance. The property is zoned within the R-4 Residential District of Ward # 6 of the Township of Abington.

- c. **21-02:** This is the application of **Philadelphia Presbytery Homes, Inc.**, owner of the roughly 32 acre senior housing community commonly referred to as the Rydal Waters development located off of Old York Road, Abington, PA 19001 under Parcel # 300065100936. The owner seeks variances from Sections 1503, 1504.A and 2103.A, Use A-13.6 & A-13.7 of the Abington Township Zoning Ordinance to install a 4-foot-high fence proposed along the north border of the property. The variances are sought as fences are not permitted to be installed within the Riparian Corridor Conservation District as is proposed and due to the fact that the material of the fence would be galvanized chain-link where the Ordinance requires chain-link fencing to be vinyl coated. The property is zoned within the Senior Neighborhood Residential District of Ward # 7 of the Township of Abington.

ADJOURNMENT

NOTE

- a. The next scheduled meeting of the Zoning Hearing Board will be held via Zoom on Tuesday, February 16, 2021 with a 7:00 p.m. start time.

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.

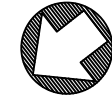
BOARD POLICY ON PUBLIC PARTICIPATION

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.



TAX MAP ID 30137 016
PARCEL 30-00-60736-00-2
318 RUSCOMBE AVE

TAX MAP ID 30137 015
PARCEL 30-00-60728-00-1
314 RUSCOMBE AVE

TAX MAP ID 30137 013
PARCEL 30-00-60724-00-5
308 RUSCOMBE AVE

TAX MAP ID 30137 012
PARCEL 30-00-69960-00-3
3053 WALNUT AVE

TAX MAP ID 30137 007
PARCEL 30-00-08144-00-7
319 CHELSEA AVE

TAX MAP ID 30137 010
PARCEL 30-00-08136-00-6
309 CHELSEA AVE

TAX MAP ID 30137 011
PARCEL 30-00-08132-00-1
3057 WALNUT AVE

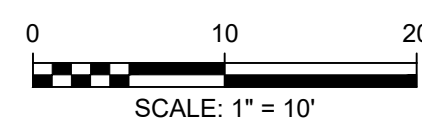
TAX MAP ID 54068 046
PARCEL 54-00-04141-00-8
322 CHELSEA AVE

TAX MAP ID 54068 040
PARCEL 54-00-04132-00-8
MONTGOMERY COUNTY HOUSING AUTHORITY

TAX MAP ID 54068 054
PARCEL 54-00-11008-02-6
MONTGOMERY COUNTY HOUSING AUTHORITY

SURVEY NOTES:

1. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED IN THE FIELD BY MOTT MACDONALD ON AUGUST 16, 2018, AND UPDATED DECEMBER 2, 2020.
2. THE HORIZONTAL COORDINATE SYSTEM IS THE PENNSYLVANIA SOUTH STATE PLANE COORDINATE SYSTEM (NAD83) AND VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88); BOTH ESTABLISHED BY DIFFERENTIAL GPS ON AUGUST 16, 2018 FROM THE LEICA SMARTNETINGS CORS NETWORK.
3. PROPERTY BOUNDARY SHOWN HEREON FOR PARCEL 30-00-08140-00-2 IS BASED ON THE RECORD DESCRIPTION CONTAINED IN A DEED BETWEEN THE PHILADELPHIA SUBURBAN WATER COMPANY, SUCCESSOR TO AQUA PENNSYLVANIA, AND LEWIS E. & SUKI WEISS, DATED FEBRUARY 11, 1960 AND RECORDED IN MONTGOMERY COUNTY ON FEBRUARY 25, 1960 IN DEED BOOK 3038 PAGE 252. BOUNDARIES FOR ADJACENT LOTS ARE APPROXIMATE AND SHOWN IN ACCORDANCE WITH THE MONTGOMERY COUNTY DIGITAL PROPERTY RECORDS SEARCH GIS MAPPING.
4. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS, UTILITY MARKING FOUND IN THE FIELD AND/OR INFORMATION SUPPLIED BY THE UTILITY COMPANIES. SINCE NO PHYSICAL LOCATION OF THE UNDERGROUND FACILITIES HAVE BEEN MADE BY THE UNDERSIGNED, NO GUARANTEE IS BEING MADE FOR THEIR COMPLETENESS OR ACCURACY.
5. THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO MAKE ANY DETERMINATION AS TO THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AND/OR HAZARDOUS MATERIALS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED HEREON, NOR SHOULD IT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS AND/OR HAZARDOUS MATERIALS IS PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS SEPARATE AND APART FROM THIS SURVEY.

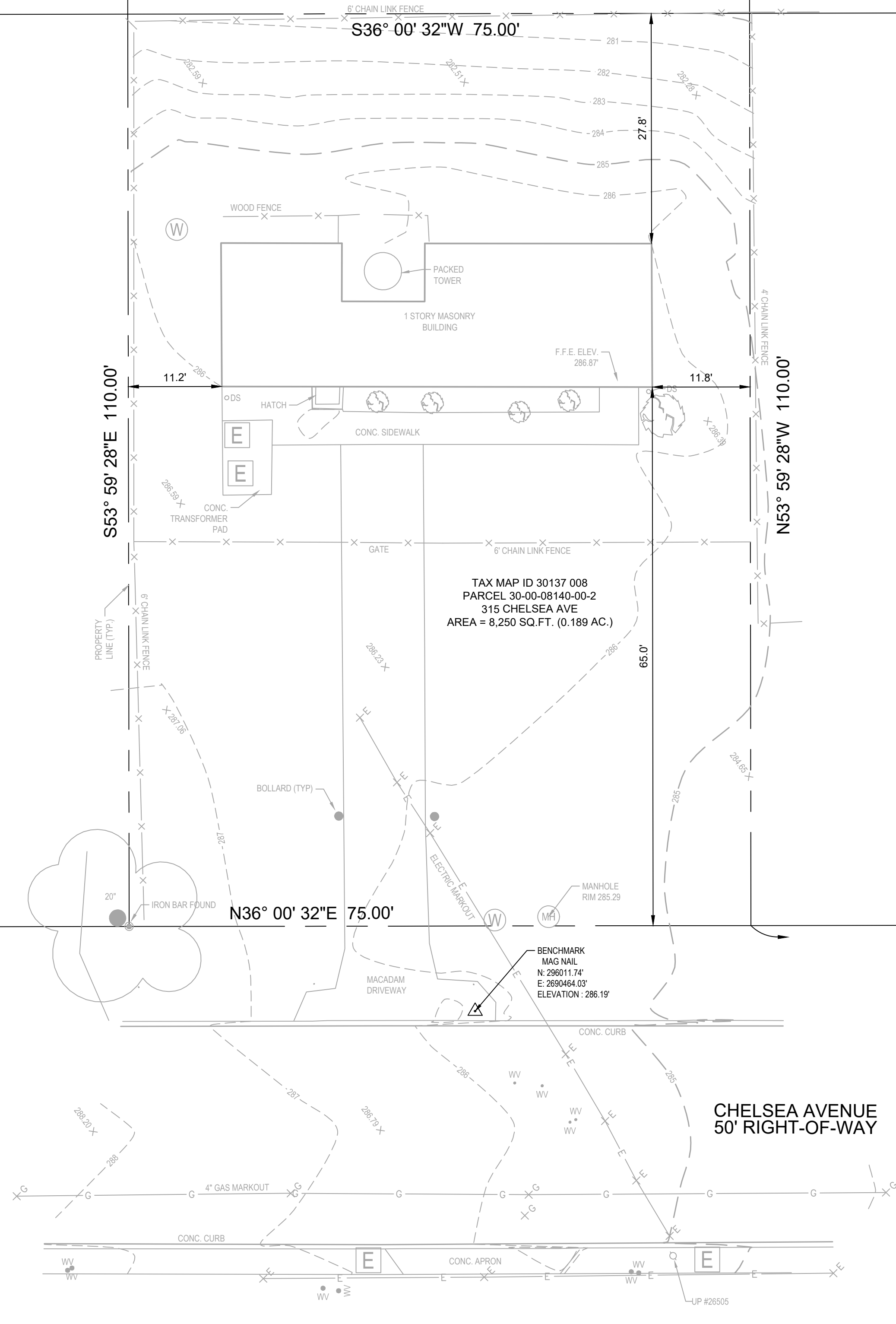


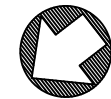
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 111 Wood Avenue South Iselin NJ 08830-4112 United States of America T +1 (800) 832 3272 F +1 (973) 376 1072 www.mottmacamericas.com	Client	AQUA PENNSYLVANIA, INC. 762 WEST LANCASTER AVENUE BRYN MAWR, PA 19010				THOMAS DAVID STRONG PA PROFESSIONAL LAND SURVEYOR LIC. No. SU054191E Date 12/02/2020		Field	R. ANDREWS	Eng check		Title EXISTING CONDITIONS SURVEY NORTH HILLS WELL PARCEL ID 30-00-08140-00-2 ABINGTON TOWNSHIP MONTGOMERY COUNTY, PA
	Drawn	R. ANDREWS	Coordination		Dwg check	W. DIBARTOLO	Approved	T. STRONG				
	Scale at ARCH D	1"=10'	Status	PRE	Rev	Rev0	Security	STD				
	Project Number	402365	B/O	1	Total	1	Drawing Number					
Rev	Date	Drawn	Description	Ch'k'd	App'd							

WALNUT AVENUE
50' RIGHT-OF-WAY

CHELSEA AVENUE
50' RIGHT-OF-WAY

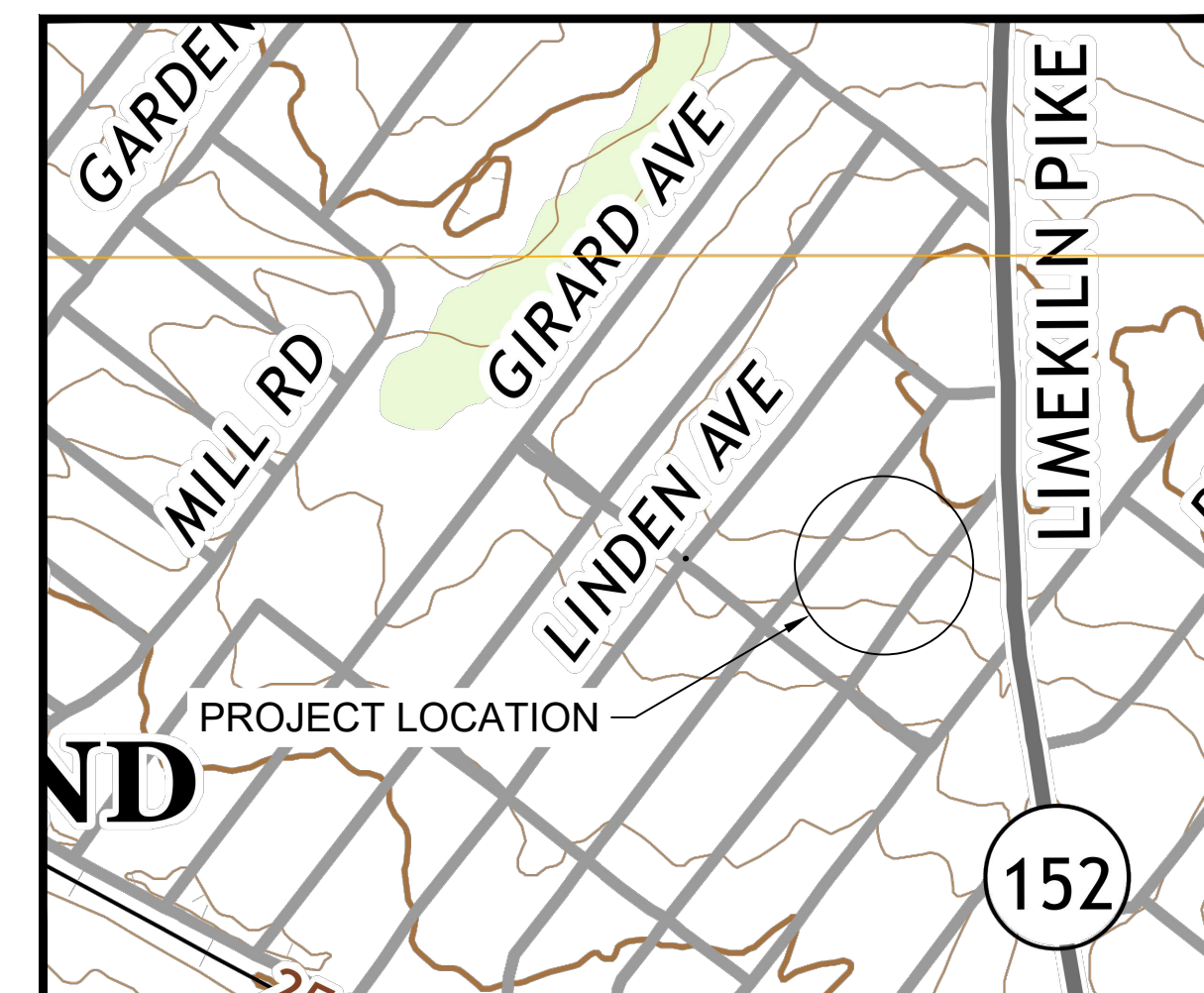
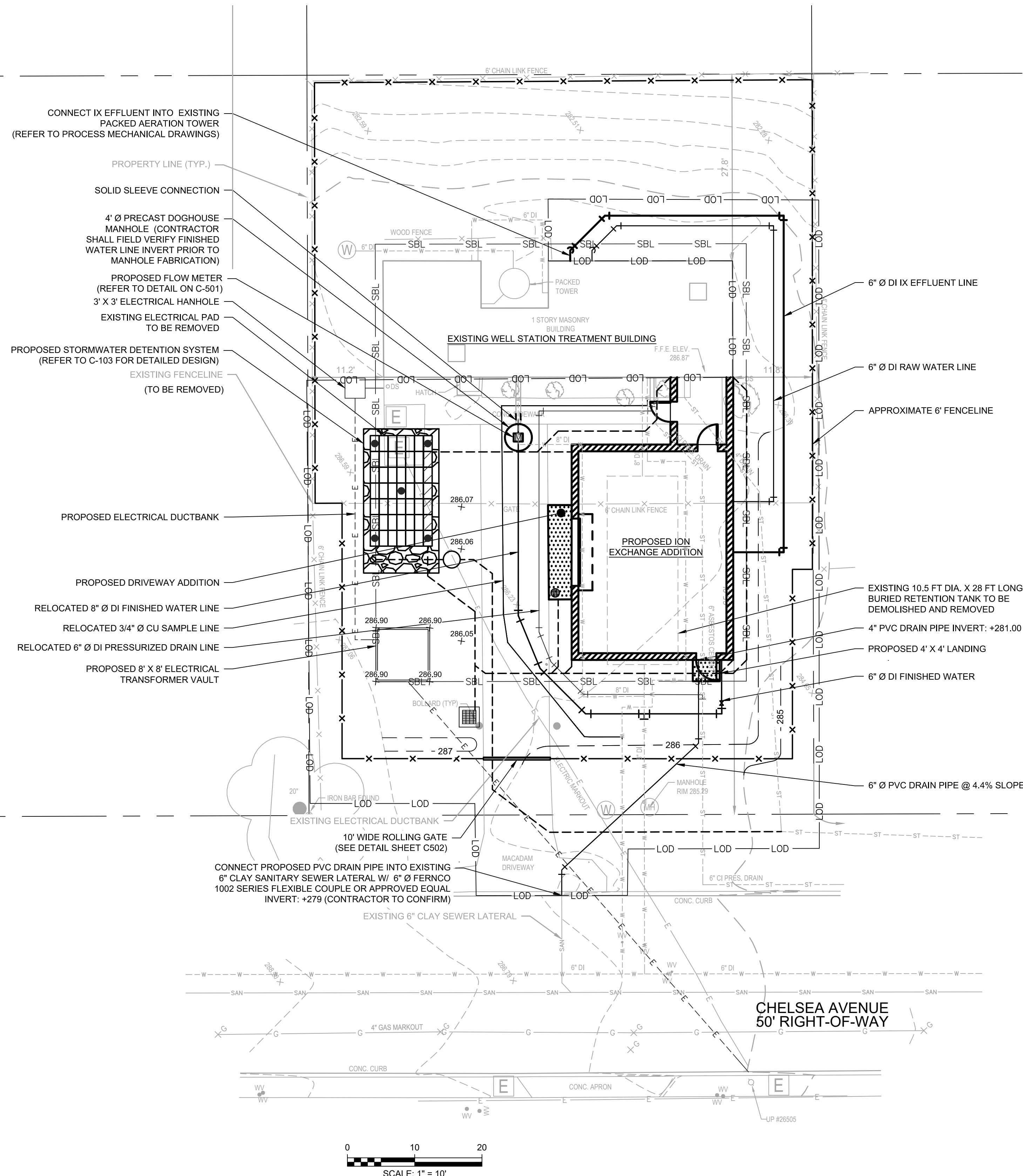




ZONING INFORMATION			
ZONE R-4: MEDIUM - HIGH DENSITY RESIDENTIAL DISTRICT			
DIMENSIONAL REGULATIONS	REQUIRED	PROPOSED	
MIN. LOT AREA	7,500 SF	8,250 SF	
MIN. LOT WIDTH	50'	75'	
MIN. LOT DEPTH	100'	110'	
MIN. FRONT YARD SETBACK	20'	20'	
MIN. SIDE YARD SETBACK	10'	11.2'	
MIN. REAR YARD SETBACK	25'	27.8'	
MAX. BUILDING COVERAGE	40%	20.4%	
MAX. IMPERVIOUS SURFACE COVERAGE	55%	32.4%	
MIN. GREEN AREA	45%	65.4%	
MAX. BUILDING AREA	40%	20.4%	
MAX. BUILDING HEIGHT	35'	25.3'	
MAX. BUILDING WIDTH	100'	52'	

REQUESTED ZONING RELIEF

- REQUESTING WAIVER OF SIDEWALK/CURB REQUIREMENTS AS NO PROPERTIES ON THE SIDE OF THE STREET WHERE THE PROJECT IS LOCATED HAS SIDEWALKS OR CURBS.
- REQUESTING A SPECIAL EXCEPTION FOR CONSTRUCTION AT THE WELL STATION IN A R-4 ZONING AREA. COMPLIES WITH E-17 IN COMPREHENSIVE USE MATRIX.
- REQUESTING THE USE OF A MODIFIED LIMITED AREA LANDSCAPING BUFFER AT THE WELL STATION DUE TO SPACE CONSTRAINTS.
- REQUESTING WAIVER OF THE SHADE TREE REQUIREMENTS DUE TO SPACE CONSTRAINTS.
- REQUESTING WAIVER FOR THE PROPERTY PERIMETER FENCING FOR SECURITY REASONS. 6' TALL CHAINLINK FENCE IS REQUIRED.
- REQUESTING WAIVER FOR MECHANICAL EQUIPMENT SCREENING REQUIREMENTS DUE TO STRUCTURAL CAPACITY OF EXISTING WELL STATION ROOF.



SOURCE: USGS GERMANTOWN QUADRANGLE

LOCATION PLAN



LEGEND

	EXISTING PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING TREE LINE
	EXISTING FENCE
	EXISTING ELECTRICAL CONDUIT
	EXISTING STORM DRAIN LINE
	EXISTING WATER LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED FENCE
	TEMPORARY FENCE
	LIMIT OF DISTURBANCE
	SETBACK LINE
	PROPOSED PAVEMENT AND SIDEWALK

NOTES:

GENERAL NOTES:

- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED IN THE FIELD BY MOTT MACDONALD ON AUGUST 16, 2018, AND UPDATED DECEMBER 2, 2020.
- THE HORIZONTAL COORDINATE SYSTEM IS THE PENNSYLVANIA SOUTH STATE PLANE COORDINATE SYSTEM (NAD83) AND VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88); BOTH ESTABLISHED BY DIFFERENTIAL GPS ON AUGUST 16, 2018 FROM THE LEICA SMARTNET/NGS CORS NETWORK.
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.I. 835, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 30, 2017, PENNSYLVANIA ACT 187.
- ALL BURIED DUCTILE IRON (DI) PIPING SHALL BE THICKNESS CLASS 52 DUCTILE IRON CEMENT MORTAR LINED WITH ASPHALTIC EXTERIOR COATING. BURIED PIPING SHALL BE RESTRAINED USING FIELD LOK GASKETS. ALL FITTINGS SHALL BE MECHANICAL JOINT WITH MEGALUG RETAINER GLANDS. PIPING AND FITTINGS SHALL BE IN ACCORDANCE WITH ANSI/AWWA C151/A21.5, C110/A21.10 AND C104/A21.4.
- THE EXISTING AND PROPOSED IMPERVIOUS AREAS ARE AS FOLLOWS:

EXISTING LOT SIZE (SQ. FT.)	8,250
EXISTING IMPERVIOUS AREA (SQ. FT.)	1,820
ADDITIONAL PROPOSED IMPERVIOUS AREA (SQ. FT.)	990
EXISTING IMPERVIOUS TO BE REMOVED (SQ. FT.)	140
TOTAL PROPOSED IMPERVIOUS AREA (SQ. FT.)	2,670
PERCENT (%) IMPERVIOUS AREA (PRE-IMPROVEMENTS)	22.1
PERCENT (%) IMPERVIOUS AREA (POST-IMPROVEMENTS)	32.4
- TEMPORARY CONSTRUCTION FENCE SHALL BE 8 FT. BY 10 FT. PANELS SUPPORTED WITH SANDBAGS. UPON COMPLETION OF CONSTRUCTION, THE TEMPORARY FENCE SHALL BE REMOVED.
- EQUIPMENT PERIMETER FENCE SHALL INCLUDE PRIVACY SCREEN.
- PROPOSED USE: UTILITY

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M M
MOTT MACDONALD

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 www.mottmacamericas.com

Client	AQUA PENNSYLVANIA, INC. 762 WEST LANCASTER AVENUE BRYN MAWR, PA 19010				
Rev	Date	Drawn	Description	Ch'k'd	App'd

JASON R. MARIE
 PA PROFESSIONAL ENGINEER Lic. No. PE-077159

Date: _____

Project Number: **507402365** B/O: **3** Total: **56**

Designed	D. HARZINSKI	DJH	Eng check	
Drawn	D. HARZINSKI	DJH	Coordination	
Dwg check			Approved	
Scale at ANSI D	1" = 10'	Status	PERMIT	Rev
Drawing Number	C101		Security	STD

Title: **AQUA PENNSYLVANIA, INC.
 NORTH HILLS WELL
 PFAS TREATMENT SYSTEM
 SITE PLAN**

Zoning Hearing Board Application

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4



This application must be accompanied by a minimum of ten (10) copies of the plot plan of the property, prepared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site. The plan may not be more than one (1) year old.

The Undersigned herein makes application for:

- Request for Variance from the Zoning Ordinance.
- Request for a Special Exception as provided by the Zoning Ordinance.
- Appeal from the actions of the Zoning Officer.

1. Name and address of the owner of the land: Phone number: 610-645-4204
 Joseph G. Thurwanger - VP Planning and Engineering
 Aqua Pennsylvania
 762 W. Lancaster Ave.
 Bryn Mawr PA 19010

2. Name and address of the applicant: Phone number: 610-645-4204
 Joseph G. Thurwanger - VP Planning and Engineering
 Aqua Pennsylvania
 762 W. Lancaster Ave.
 Bryn Mawr PA 19010

3. Name and address of the attorney: Phone number:
 Not Applicable. Not Applicable.

4. If the applicant is not the owner of the property, list the applicant's interest in filing this application.
 Example: equitable owner, agent, lessee, etc.
 Not Applicable.

5. Description of the property:
 Address/location 315 Chelsea Ave, Glenside, PA 19038

Present use Existing well station owned by Aqua Pennsylvania, Inc.

Proposed improvement A building addition to the new well station to house PFAS-removal equipment and related site improvements (stormwater, etc.)

Zoning Hearing Board Application

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4



6. State briefly the reasons for which the proposed improvements or use does not meet the requirements of the Zoning Ordinance, and the nature of relief you are seeking:

Please see attached explanation.

7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:

Please see attached explanation.

8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application.

Please see attached explanation.

9. List any and all prior Zoning Hearing Board action regarding the property. List the date, case number and the nature of the zoning relief granted.

Not Applicable.

10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision: A minimum of eight (8) copies are required to be submitted.

Not Applicable.

Joseph H. Munirong

Signature of Applicant

Joseph H. Munirong

Signature of Owner

Internal Validation:

Date Received:

RECEIVED
DEC 29 2020

Fee Paid: \$1,500.00

Case: 21-01

BY: *[Signature]*
.....

[Signature]

Signature of the Zoning Officer

Rec # 20210138
ck # 993387

6. State briefly the reasons for which the proposed improvement or use does not meet the requirements of the Zoning Ordinance, and the nature of relief you are seeking.
1. **Special Exception Request:** The well station is located in zoning district R-4 which requires a special exception per the Zoning Ordinance's Comprehensive Use Matrix (E-17).
 2. **Landscaping Requirements:** Due to limited site footprint, very high and high buffer requirements are not able to be met. Additionally, a modified limited area buffer is being requested due to building setback location and underground piping constraints. Aqua Pennsylvania requests an alternate buffer allowance due to the size and complexity of the lot.
 3. **Fencing Requirements:** Aqua Pennsylvania, Inc. requires 6-foot high chain link fence at well stations per Aqua Pennsylvania security requirements. The proposed 6-foot high fence is also within the 20-foot front yard setback area.
 4. **Mechanical Equipment Screening Requirement:** Additional loading on existing roof should be minimized for structural integrity. This constraint will make it difficult to screen equipment from adjacent residential uses.
7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based.
1. **Section 1906.A - Expansion of a Nonconforming Use, Special Exception Request:** Abington Township's Zoning Ordinance Comprehensive Use Matrix Code E-17 (page 350 in ordinance).
 2. **Section 2403.B-4.a-(4) - Buffers and Screens (Very High Intensity Buffer Requirement) and Section 2403.B-4.a-(5) - Buffers and Screens, Limited Area Buffers, Landscaping Requirements:** Figure 24.5 of Abington Township's Zoning Ordinance (page 262 in ordinance) and Limited Area Buffer Requirements (page 263 in ordinance). Aqua Pennsylvania requests an alternate buffer allowance due to the size and complexity of the lot.
 3. **Section 2103, Use A-13.2 - Fences and Walls, Fencing Requirements:** Abington Township's Zoning Ordinance (page 264 of ordinance) Buffer Material. The proposed 6-foot high fence is also within the 20-foot front yard setback area.
 4. **Section 2601.J-1 - Mechanical Equipment Standards, Mechanical Equipment Screening Requirement:** Additional loading on existing roof should be minimized for structural integrity. This constraint will make it difficult to screen equipment from adjacent residential uses.
8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application.
1. **Special Exception Request:** The well station is eligible for a special exception for "Utility Use" based on the Township's Comprehensive Use Matrix. The well station has been in operation since the 1960s and is a permitted entry point by the Pennsylvania Department of Environmental Protection.
 2. **Landscaping Requirements:** The existing and proposed buildings are located less than 12' from the property boundary on the side yards and cannot meet the very high or high intensity buffer requirements. Due to underground piping for the well station, the full requirements of the limited area buffer cannot be met. A modified limited area buffer is proposed for the front and "front" portions of the side yards.
 3. **Fencing Requirements:** On limited area buffers, fencing is required to be wood or simulated wood. For security, Aqua Pennsylvania, Inc. requires that all fencing be 6-foot high chain link fence.
 4. **Mechanical Equipment Screening Requirement:** The new roof exhaust fan is being provided to improve the ventilation in the existing chemical room in order to meet current code requirements. The fan's penthouse enclosure and roof curb will provide some sound attenuation. Data for the proposed fan indicate that the noise level at a distance of 5 ft from the fan will be approximately 43 dB and therefore will not exceed the 55 dB maximum allowable at the property line. The roof fan will be mounted on the existing building's roof in a location that is centered behind the new building addition, so the fan will be screened

from view from the front of the property. The unscreened roof fan will be visible from the adjacent residential properties but will be less obtrusive than the existing air stripper tower.

Our reasons for requesting a waiver from the screening requirement are as follows:

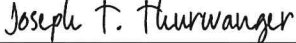
- a. The options for screening the roof fan will have a large footprint due to the need to provide adequate maintenance clearance around the fan. The screening will look out of proportion with the rest of the existing building and is therefore expected to have a greater negative aesthetic impact than providing no screening.
- b. We want to minimize additional loads on the existing roof structure.

AQUA PENNSYLVANIA, INC.

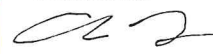
CERTIFICATE OF INCUMBENCY

I, Christopher P. Luning, the duly appointed Secretary of **Aqua Pennsylvania, Inc.**, a Pennsylvania corporation (the "Corporation"), am delivering this Secretary's Certificate in support of the Corporation's Zoning Application for North Hills Well Station submitted to Abington Township and I hereby certify, on behalf of the Corporation and not in my individual capacity, as follows:

Incumbency. Each of the persons named below is, as of the date below, a duly elected, qualified and acting director and/or officer of the Corporation, holding the office set forth opposite his or her name and is authorized to execute all documents relating to the transactions contemplated by the resolutions of the directors and stockholders and the signature set forth opposite his or her name is genuine.

<u>Name</u>	<u>Title</u>	<u>Signature</u>
Joseph G. Thurwanger	Vice President Planning and Engineering	DocuSigned by:  271394A42C0048D...

IN WITNESS WHEREOF, the undersigned has executed this Secretary's Certificate on December 29, 2020.

DocuSigned by:

 C22F8BF2FB014E2...

Christopher P. Luning, Secretary



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AQUA PENNSYLVANIA, INC.
 NORTH HILLS WELL
 PFAS TREATMENT SYSTEM

Drawing Title	B/O	Total
PHOTO-REALISTIC RENDERING	1	2



WEST ELEVATION



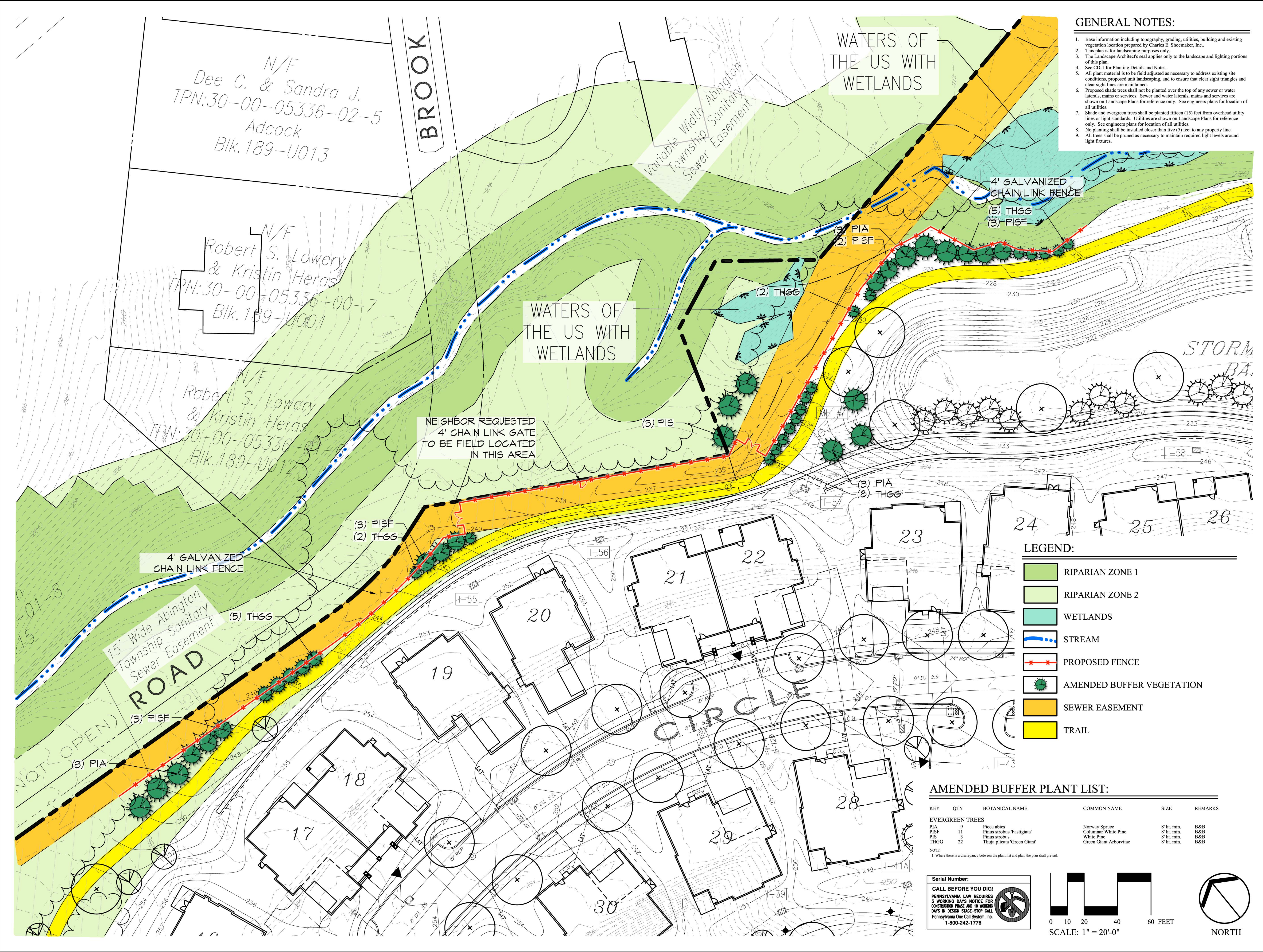
EAST ELEVATION

This document is issued for the party which commissioned it and for specific purposes connected with the captioned project only. It should not be relied upon by any other party or used for any other purpose. We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.



AQUA PENNSYLVANIA, INC.
NORTH HILLS WELL
PFAS TREATMENT SYSTEM

Drawing Title	B/O	Total
MODEL RENDERINGS	2	2



- GENERAL NOTES:**
1. Base information including topography, grading, utilities, building and existing vegetation location prepared by Charles E. Shoemaker, Inc.
 2. This plan is for landscaping purposes only.
 3. The Landscape Architect's seal applies only to the landscape and lighting portions of this plan.
 4. See CD-1 for Planting Details and Notes.
 5. All plant material is to be field adjusted as necessary to address existing site conditions, proposed unit landscaping, and to ensure that clear sight triangles and clear sight lines are maintained.
 6. Proposed shade trees shall not be planted over the top of any sewer or water laterals, mains or services. Sewer and water laterals, mains and services are shown on Landscape Plans for reference only. See engineers plans for location of all utilities.
 7. Shade and evergreen trees shall be planted fifteen (15) feet from overhead utility lines or light standards. Utilities are shown on Landscape Plans for reference only. See engineers plans for location of all utilities.
 8. No planting shall be installed closer than five (5) feet to any property line.
 9. All trees shall be pruned as necessary to maintain required light levels around light fixtures.

LEGEND:

- RIPARIAN ZONE 1
- RIPARIAN ZONE 2
- WETLANDS
- STREAM
- PROPOSED FENCE
- AMENDED BUFFER VEGETATION
- SEWER EASEMENT
- TRAIL

AMENDED BUFFER PLANT LIST:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
EVERGREEN TREES					
PIA	9	<i>Picea abies</i>	Norway Spruce	8' ht. min.	B&B
PISF	11	<i>Pinus strobus 'Fastigiata'</i>	Columnar White Pine	8' ht. min.	B&B
PIS	3	<i>Pinus strobus</i>	White Pine	8' ht. min.	B&B
THGG	22	<i>Thuja plicata 'Green Giant'</i>	Green Giant Arborvitae	8' ht. min.	B&B

NOTE: 1. Where there is a discrepancy between the plant list and plan, the plan shall prevail.

Serial Number:

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
Pennsylvania One-Call System, Inc.
1-800-242-1776

SCALE: 1" = 20'-0"

0 10 20 40 60 FEET

GLACKIN THOMAS PANZAK
LAND PLANNING
LANDSCAPE ARCHITECTURE

Glackin Thomas Panzak, Inc.
Paoli Executive Green I
Suite 300
41 Leopard Road
Paoli, Pennsylvania 19381
610.408.9011
Fax: 610.408.9477
E-mail: plans@glackinplan.com



CONSTRUCTION DOCUMENTS - AMENDED BUFFER PLAN

Rydal Waters

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT #: 17-037
DATE: 04/30/18 (jr)
REV. VE: 08/09/18 (jr)
01/18/19 (jr)
06/04/20 (mw)
06/16/20 (mw)
07/01/20 (ab)

PROJECT #: 17-037

Amended Buffer Landscape Plan

SHEET:

LP-6

Zoning Hearing Board Application

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4



This application must be accompanied by a minimum of ten (10) copies of the plot plan of the property, prepared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site. The plan may not be more than one (1) year old.

The Undersigned herein makes application for:

- Request for Variance from the Zoning Ordinance.
- Request for a Special Exception as provided by the Zoning Ordinance.
- Appeal from the actions of the Zoning Officer.

1. Name and address of the owner of the land: Phone number:
 Philadelphia Presbytery Homes, Inc. (610) 260-1135
 c/o HumanGood East
 2000 Joshua Road
 Lafayette Hill, PA 19444

2. Name and address of the applicant: Phone number:
 William F. Kerr, Jr., Esquire (610) 275-0700
 High Swartz LLP
 40 E. Airy Street
 Norristown, PA 19401

3. Name and address of the attorney: Phone number:
 William F. Kerr, Jr., Esquire (610) 275-0700
 High Swartz LLP
 40 E. Airy Street
 Norristown, PA 19401

4. If the applicant is not the owner of the property, list the applicant's interest in filing this application.
 Example: equitable owner, agent, lessee, etc.
 Attorney for Owner

5. Description of the property:

Address/location Old York Road, Abington, PA

Present use Rydal Waters - Housing for Seniors

Proposed improvement Installation of 4' high fencing as indicated on attached Plans.

Zoning Hearing Board Application

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4



- 6. State briefly the reasons for which the proposed improvements or use does not meet the requirements of the Zoning Ordinance, and the nature of relief you are seeking:
A portion of the proposed fencing is to be located within riparian buffer areas; fencing is considered a structure by the Township Zoning Ordinance; and structures are not permitted in riparian buffers.

- 7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:
Section 1503
Section 1504.A
Section 2103.A, Use A-13.6 and A-13.7

- 8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application.
Fence was requested by neighbors of the Rydal Waters complex. Proposed location is adjacent and/or in the vicinity of walking trail for the complex.

- 9. List any and all prior Zoning Hearing Board action regarding the property. List the date, case number and the nature of the zoning relief granted.
None.

- 10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision: A minimum of eight (8) copies are required to be submitted.
None

William F. Kerr, Jr., Esquire

William F. Kerr, Jr.

Signature of Applicant

Jennifer Kappen

Jennifer S Kappen

Signature of Owner

Internal Validation:

RECEIVED
DEC 29 2020

Date Received:

Fee Paid: \$1,500.00

BY:

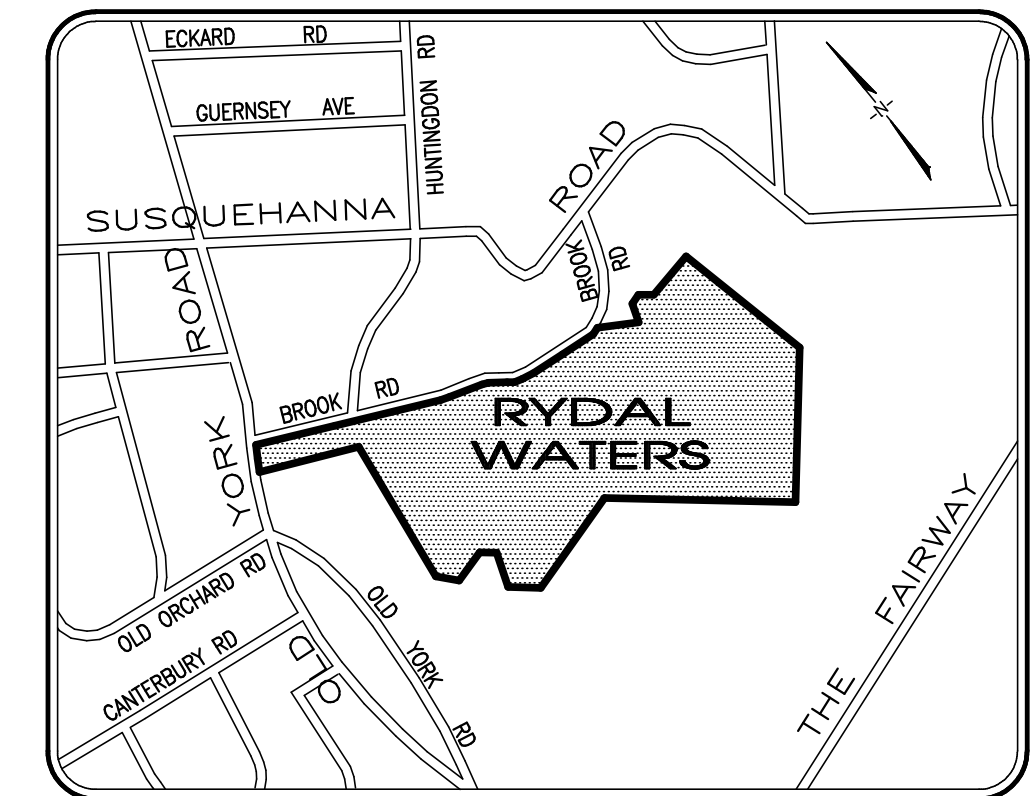
Case: 21-02

Rec # 20210146
ck # 79850

[Signature]

Signature of the Zoning Officer

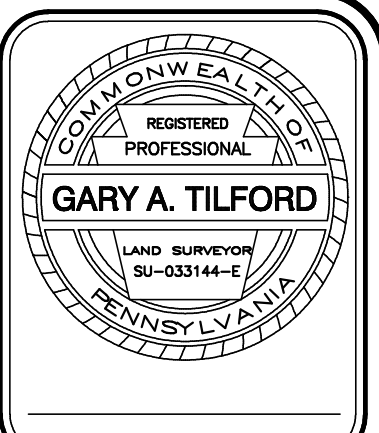
DETAIL PLANTING AREA
AMENDED BUFFER PLAN



LOCATION MAP
SCALE: 1" = 800'

LEGEND

- ZONING DISTRICT BOUNDARY
- WATERS OF THE U.S. PROPOSED UNIT No.
- PROPOSED STREET ADDRESS #1708
- FEMA 100-YR FLOOD PLAIN
- EXISTING STREAM LINE
- PROPOSED WOODLAND LINE
- RIPARIAN CONSERVATION DISTRICT BOUNDARY ZONE TWO
- RIPARIAN CONSERVATION DISTRICT BOUNDARY ZONE ONE



COUNTY PARCEL NO. 30-00-6511-93-6
BLOCK - UNIT 30-177A-08B
SITE ADDRESS OLD YORK ROAD
ABINGTON, PA 19001
DEED BOOK - PAGE 5698-01888

RECORD OWNER PHILADELPHIA PRESBYTERY HOMES, INC.
t/a PRESBY'S INSPIRED LIFE
2000 JOSHUA ROAD
LAFAYETTE HILL, PA 19444

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA 19001
PHONE: 215-897-7665, FAX: 215-576-7791
E-MAIL: charles@shoemaker.com
SCALE: 1" = 100'

DATE	NO.	REVISION	BY

AMENDED BUFFER SITE PLAN
RYDAL WATERS
PREPARED FOR
PRESBY'S INSPIRED LIFE
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: OCTOBER 8, 2020
DWG NO.: A-10-768
JOB NO.: 26393
SHEET NO.: 1 OF 1



PROPERTY DATA:

Owner: HumanGood Pennsylvania t/a Philadelphia Presbytery Homes, Inc.,
a Pennsylvania Non-Profit Corporation t/a Presby's Inspired Life
County Parcel #: 30-00-6511-93-6
Block/Unit #: 177A-08B
Address: Old York Road
Area: 1,415,536 S.F. or 32.4962 Acres

SITE AREA

Area to Original Title Lines
1,428,546 S.F. or 32.7949 Acres
Area to Dedicated Road R/W Lines
1,415,536 S.F. or 32.4962 Acres