

# ABINGTON TOWNSHIP

**MAY 28, 2024**



## PLANNING COMMISSION MEETING



# TOWNSHIP OF ABINGTON

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## PLANNING COMMISSION MEETING

### **A G E N D A** **May 28, 2024** **7:30 PM**

There are three ways for the public to participate in the meeting: in-person, online or by phone. Residents who wish to attend in person can do so in the Abington Township Board Room located at 1176 Old York Road, Abington, PA 19001, 2nd Floor. Alternative means of public participation are offered for those who do not wish to or are unable to attend the meetings in person. Residents who wish to participate in the meeting remotely can access the meeting online by a computer, iPad, iPhone, or Android at <https://uso6web.zoom.us/j/83637406019>. This link will enable residents to hear the meeting and see presentations. There will be no video capabilities. Residents, who are unable to join online, can listen to the meeting by calling 1-929-436-2866 and entering the meeting ID number 836-3740-6019 when prompted.

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#### **CALL TO ORDER**

**ROLL CALL**                      *BROWN, DICELLO, ROBINSON, BAKER, STRACKHOUSE, WEATHERLY, GOLDSTONE*

#### **CONSIDER APPROVAL OF MINUTES**

- a. Consider Approving Planning Commission Minutes of April 23, 2024.

#### **PRESENTATION**

#### **UNFINISHED BUSINESS**

#### **NEW BUSINESS**

- a. Review of an Ordinance amending the code of the Township of Abington at Part II [General Legislation], Chapter 162 [Zoning], By Amending and Restating Article III [R1 Low-Density Residential District], Article IV [R2 Low-Medium-Density Residential District], Article V [R3 Medium-Density Residential District], Article VI [R4 Medium-High-Density Residential District], and the Use Matrix Appendix to refine the Provision of the E-10 [Life Care Facility (Continuing Care)] and E-12 [Nursing Home] Uses.

#### **PUBLIC COMMENT**

#### **ADJOURNMENT**

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## **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.

The stated meeting of the Planning Commission of the Township of Abington was held on Tuesday, April 23, 2024 via webinar and in-person at the Township Administration Building, Abington, PA, with Chairman Brown presiding.

**CALL TO ORDER:** 7:31 p.m.

**ROLL CALL:** Present: BROWN, DICELLO, BAKER, STRACKHOUSE, WEATHERLY  
Excused: ROBINSON

Also Present: Township Engineer Lee  
County Planner Narcowich

**PLEDGE OF ALLEGIANCE**

**CONSIDER APPROVAL OF MINUTES:**

Mr. Brown made a MOTION, seconded by Mr. Baker to approve the Planning Commission Meeting minutes of February 27, 2024.

MOTION was ADOPTED 5-0.

**PRESENTATION:** None.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

Review the Final Major Land Development Application LD-23-01 for the location at 711 Fox Chase Road, Jenkintown, PA 19046 (St. Basils):

Mr. Brown said this is a final major land development application for the location at 711 Fox Chase Road, the former St. Basil Academy School site. The applicant proposes to demolish the existing structures and construct a total of 150 age-restricted carriage homes as well as a clubhouse and pool on an existing parcel of land located within the newly created AR-Age Restricted Carriage Home Overlay District. The entire site consists of approximately 46.37 acres located within the CS-Community Service Zoning District.

Other site improvements include parking, curbing, sidewalk, landscaping, lighting, and sanitary and stormwater management facilities. Access to/from the site will be by way of one proposed entrance off Fox Chase Road. In addition, an emergency access road is proposed off Fox Chase Road on the northwestern corner of the site.

Ms. Alyson Zarro, Esquire, representing the applicant, introduced Brian Thierrin, representing Toll Brothers, Jeff Madden, PE with ESE Consultants, and Sandy Koza Traffic Engineer with McMahon Associates, and said that the preliminary plan was presented before the Planning Commission back in December 2023 and then it was presented to the Board of Commissioners in March 2024 in which they granted approval including waiver requests.

The applicant received a review letter from Pennoni Associates dated April 3, 2024, and the applicant will comply with all comments as listed.

Based on recommendations made at the last Planning Commission, the applicant shifted the sidewalk along the frontage, which is shown on the plan, and the buffer along the two property lines is the same and has been formally added to the plan.

Mr. Madden presented the plan of the intersection of Fox Chase Road showing that the sidewalk has been pushed back almost to the right-of-way along the entire frontage connecting it back down to meet the existing sidewalk against the applicant's property line. The plan also shows all improvements to the intersection, which has been forwarded to PennDOT for review.

Mr. Brown asked how wide is the sidewalk along the frontage?

Mr. Madden replied five-foot wide.

Mr. Brown asked for any comments from members of the Planning Commission.

Mr. Baker clarified that the sidewalk is continuous from south to north. Is that correct?

Mr. Madden replied yes.

Mr. Brown questioned whether the stormwater basins will be naturalized.

Mr. Madden replied the two front basins are infiltration basins and there will be a seed mix on the sides and bottom of them that is low maintenance and will not need to be weekly manicured.

Mr. Brown asked about any native plant species.

Mr. Madden replied water will be infiltrating there for a few days, so the plants will flourish in that area. The small basin in the back will be an infiltration basin and have the same seed mixture. The other two larger basins in the back will have the same seed mixture on the sides and the bottom, so it will be naturalized as much as possible. Also, there will be trees and shrubs along the perimeter of the basins.

Mr. Weatherly clarified that the basins will be naturalized, and nothing has changed from the previous plan. Is that correct?

Mr. Madden replied that is correct.

Mr. Weatherly asked about the maintenance schedule for the stormwater basins.

Mr. Madden replied everything will be detailed in the Operations and Maintenance Agreement and submitted to the Township for review. The maintenance of the basin is detailed in the post-construction stormwater management plans that will be reviewed by the Conservation District and DEP.

Mr. Baker questioned whether any changes were made to the street layout from the previous submission, and is the number of units the same?

Mr. Madden replied there has been no change to the street layout and the number of units is the same.

Mr. Weatherly asked for the status of sanitary sewer capacity for the project.

Mr. Thierrin replied a capacity agreement has been sent to Philadelphia and we are waiting for authorization.

Ms. Allison Lee noted that the applicant indicated they will comply with Township Engineer's review letter dated April 3, 2024.

Mr. Brown asked for any public comment.

Vince Kelly, resident, said St. Basils property is located directly behind his house. For the past three years, he has attended every meeting and wants to be sure there will be no last-minute revisions made to the plan as it directly affects his family. It is important that the amount of open space is maintained, and that this development is constructed appropriately.

Pierce Kerr, resident, expressed concern about seasonal maintenance of the basin, and wants to be sure that it will be maintained. Also, the last drawing included shrubs, which he does not see on the plan.

Ms. Zarro replied there are detailed landscaping plans, and the buffer and green space are shown on the plans.

Mr. DiCello asked how deep will the basins be?

Mr. Madden replied 5-6 feet deep and will drain within three days per DEP requirements, and nothing has changed from the previous submission.

Natalya DiBello, resident, asked for the number of parking spaces for each house.

Mr. Madden replied each house has two parking spaces in the driveway and there is the opportunity for two additional spaces within the garage. Also, there are approximately 35 additional spaces throughout the site for overflow parking.

Mr. Weatherly clarified that the applicant has met the required number of parking spaces per zoning regulations. Is that correct?

Mr. Madden replied that is correct.

Ms. DiBello said that since this is an age-restricted community, could a certain number of children live in this development?

Ms. Zarro replied a 55 and older community is restricted to adults over the age of 18 years old.

Ms. DiBello said then this project will not affect her school taxes. Is that correct?

Ms. Zarro replied that is correct. There will be no school-age children living in the community.

Chris Boyd, resident, said when the underground utility installation occurs during construction, is there a mitigation plan for any vermin that will be looking for somewhere else to go.

Mr. Thierrin replied when we encounter them, they will be removed or relocated properly.

Mr. Brown made a MOTION, seconded by Ms. Strackhouse to recommend approval of the Final Major Land Development Application LD-23-01 for the location at 711 Fox Chase Road, Jenkintown, PA, 19046 (St. Basils).

MOTION was ADOPTED 5-0.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** 8:09 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary

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PLANNING COMMISSION MEETING

AGENDA ITEM

May 28, 2024

AGENDA ITEM NUMBER

DATE

Administration

DEPARTMENT

FISCAL IMPACT	
Cost > \$10,000	
Yes <input type="checkbox"/>	No <input type="checkbox"/>
PUBLIC BID REQUIRED	
Cost > \$20,100	
Yes <input type="checkbox"/>	No <input type="checkbox"/>

AGENDA ITEM:

Review of the Zoning Amendments for Conditional Uses

EXECUTIVE SUMMARY:

Ordinance amending the code of the Township of Abington at Part II [General Legislation], Chapter 162 [Zoning], By Amending and Restating Article III [R1 Low-Density Residential District], Article IV [R2 Low-Medium-Density Residential District], Article V [R3 Medium-Density Residential District], Article VI [R4 Medium-High-Density Residential District], and the Use Matrix Appendix to refine the Provision of the E-10 [Life Care are Facility (Continuing Care)] and E-12 [Nursing Home] Uses.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Review of an Ordinance amending the code of the Township of Abington at Part II [General Legislation], Chapter 162 [Zoning], By Amending and Restating Article III [R1 Low-Density Residential District], Article IV [R2 Low-Medium-Density Residential District], Article V [R3 Medium-Density Residential District], Article VI [R4 Medium-High-Density Residential District], and the Use Matrix Appendix to refine the Provision of the E-10 [Life Care Facility (Continuing Care)] and E-12 [Nursing Home] Uses.



**ABINGTON TOWNSHIP**  
**MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. \_\_\_\_

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AN ORDINANCE OF THE TOWNSHIP OF ABINGTON, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF ABINGTON AT PART II [GENERAL LEGISLATION], CHAPTER 162 [ZONING], BY AMENDING AND RESTATING ARTICLE III [R1 LOW-DENSITY RESIDENTIAL DISTRICT], ARTICLE IV [R2 LOW-MEDIUM-DENSITY RESIDENTIAL DISTRICT], ARTICLE V [R3 MEDIUM-DESNITY RESIDENTIAL DISTRICT], ARTICLE VI [R4 MEDIUM-HIGH-DENSITY RESIDENTIAL DISTRICT], AND THE USE MATRIX APPENDIX TO REFINE THE PROVISION OF THE E-10 [LIFE CARE FACILITY (CONTINUING CARE)] AND E-12 [NURSING HOME] USES

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CERTIFICATION

I, RICHARD J. MANFREDI, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT I AM THE TOWNSHIP MANAGER IN ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA AND THAT ATTACHED HERETO IS A TRUE AND COMPLETE CORRECT COPY OF ORDINANCE NO. \_\_\_\_.

\_\_\_\_\_  
Richard J. Manfredi, Township Manager  
\_\_\_\_\_, 2024

ENACTED: \_\_\_\_\_

**ABINGTON TOWNSHIP**  
**MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. \_\_\_\_

---

AN ORDINANCE OF THE TOWNSHIP OF ABINGTON, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF ABINGTON AT PART II [GENERAL LEGISLATION], CHAPTER 162 [ZONING], BY AMENDING AND RESTATING ARTICLE III [R1 LOW-DENSITY RESIDENTIAL DISTRICT], ARTICLE IV [R2 LOW-MEDIUM-DENSITY RESIDENTIAL DISTRICT], ARTICLE V [R3 MEDIUM-DESNTY RESIDENTIAL DISTRICT], ARTICLE VI [R4 MEDIUM-HIGH-DENSITY RESIDENTIAL DISTRICT], AND THE USE MATRIX APPENDIX TO REFINE THE PROVISION OF THE E-10 [LIFE CARE FACILITY (CONTINUING CARE)] AND E-12 [NURSING HOME] USES

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**WHEREAS**, The Board of Commissioners of Abington Township is duly empowered by the First Class Township Code, 53 P.S. § 55101, *et seq.*, to enact certain regulations relating to the public health, safety welfare of the residents of Abington Township;

**WHEREAS**, The Board of Commissioners of Abington Township has adopted a comprehensive zoning ordinance, known as The Revised Abington Township Zoning Ordinance, as amended, in accordance with the provisions of Article VI of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, *et seq.*, which is intended to provide for the orderly development and redevelopment of Abington Township;

**WHEREAS**, the First Class Township Code and Pennsylvania Municipalities Planning Code, *supra*, authorize the Board of Commissioners to make, amend and adopt amendments to The Revised Abington Township Zoning Ordinance, as amended, that are consistent with the Constitution and laws of the Commonwealth that it deems necessary for the proper management and control of the Township and the best interests of its residents; and

**WHEREAS**, the Board of Commissioners of Abington Township has determined that certain amendments to The Revised Abington Township Zoning Ordinance, as amended, are required for the orderly administration of the laws of Abington Township; and

**WHEREAS**, the Board of Commissioners has determined that the Code of the Township of Abington should be amended to refine where the E-10 [Life Care Facility (Continuing Care)] and E-12 [Nursing Home] Uses are provided within Abington Township for the maintenance of peace, good government, health and welfare of the Township and its residents.

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**NOW, THEREFORE, BE IT HEREBY ORDAINED AND ENACTED** by the Board of Commissioners of Abington Township that the Township’s Code is amended as follows:

**SECTION 1.           Amendment to Chapter 162 [Zoning], Article III [R1 Low-Density Residential District] to remove provisions for Uses E-10 and E-12.**

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article III [R1 Low-Density Residential District] is hereby restated and amended, as follows:

Section 301. PERMITTED USES:.

By reference, Uses E-10 [Life Care Facility (Continuing Care)] and E-12 [Nursing Home] shall be marked with an “N”, corresponding to “Not Permitted” in the Comprehensive Use Matrix Appendix, as further provided in this Ordinance.

Section 302. DIMENSIONAL REGULATIONS:

The struck-through language (~~example~~) shall be deleted from Figure 3.1 as indicated:

MINIMUM LOT DIMENSIONS			
	Lot Area	Lot Width	Lot Depth
All uses except those specified below	1 Acre	200'	100'
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	5 Acres	300'	300'
MINIMUM YARD DIMENSION			
	Front	Side (2)	Rear
All uses except those specified below	50' (the front yard on one side of a corner lot may be reduced to a depth of not less than 40')	20'	30'
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	100'	50'	50'
COVERAGE			
	Maximum Building Area	Maximum Impervious	Minimum Green Area
All uses except those specified below	20%	25%	75%
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	40%	70%	30%
BUILDING			
	Maximum Height	Maximum Length	Minimum Separation for Residential Dwellings
All uses except those specified below	35'	150'	40'
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	40'	160'	30'
MINIMUM OPEN SPACE			
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	50% of gross site area		

**SECTION 2. Amendment to Chapter 162 [Zoning], Article IV [R2 Low-Medium-Density Residential District] to remove provisions for Uses E-10 and E-12.**

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article IV [R2 Low-Medium-Density Residential District] is hereby restated and amended, as follows:

Section 401. PERMITTED USES:

By reference, Uses E-10 [Life Care Facility (Continuing Care)] and E-12 [Nursing Home] shall be marked with an “N”, corresponding to “Not Permitted” in the Comprehensive Use Matrix Appendix, as further provided in this Ordinance.

Section 402. DIMENSIONAL REGULATIONS:

The struck-through language (example) shall be deleted from Figure 4.1 as indicated:

MINIMUM LOT DIMENSIONS			
	Lot Area	Lot Width	Lot Depth
All uses except those specified below	15,000 sq.ft.	100'	100'
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	5 Acres	300'	300'
MINIMUM YARD DIMENSION			
	Front	Side (2)	Rear
All uses except those specified below	40 ft (the front yard on one side of a corner lot may be reduced to a depth of not less than 30 ft)	15'	30'
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	100'	50'	50'
COVERAGE			
	Maximum Building Area	Maximum Impervious	Minimum Green Area
All uses except those specified below	25%	35%	65%
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	40%	70%	30%
BUILDING			
	Maximum Height	Maximum Length	Minimum Separation for Residential Dwellings
All uses except those specified below	35'	150'	30'
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	40'	160'	30'
MINIMUM OPEN SPACE			
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	50% of gross site area		

Note: A scrivener’s error appears in Figure 4.1, as published, labeling the uses as “E-7: Life Care Facility and E-9: Nursing Home,” which is inconsistent with the Zoning Ordinance.

**SECTION 3.            Amendment to Chapter 162 [Zoning], Article V [R3 Medium-Density Residential District] to remove provisions for Uses E-10 and E-12.**

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article V [R3 Medium-Density Residential District] is hereby restated and amended, as follows:

Section 501. PERMITTED USES:.

By reference, Uses E-10 [Life Care Facility (Continuing Care)] and E-12 [Nursing Home] shall be marked with an “N”, corresponding to “Not Permitted” in the Comprehensive Use Matrix Appendix, as further provided in this Ordinance.

Section 502. DIMENSIONAL REGULATIONS:

The struck-through language (example) shall be deleted from Figure 5.1 as indicated:

MINIMUM LOT DIMENSIONS			
	Lot Area	Lot Width	Lot Depth
All uses except those specified below	10,000 sq. ft.	75'	100'
Uses E-10: Life Care Facility and E-12: Nursing Home	5 Acres	300'	300'
MINIMUM YARD DIMENSION			
	Front	Side (2)	Rear
All uses except those specified below	30' (the front yard on one side of a corner lot may be reduced to a depth of not less than 20')	12'	30'
Uses E-10: Life Care Facility and E-12: Nursing Home	100'	50'	50'
COVERAGE			
	Maximum Building Area	Maximum Impervious	Minimum Green Area
All uses except those specified below	30%	40%	60%
Uses E-10: Life Care Facility and E-12: Nursing Home	40%	70%	30%
BUILDING			
	Maximum Height	Maximum Length	Minimum Separation for Residential Dwellings
All uses except those specified below	35' max.	100' max.	24' min.
Uses E-10: Life Care Facility and E-12: Nursing Home	40'	160'	30'
MINIMUM OPEN SPACE			
Uses E-10: Life Care Facility and E-12: Nursing Home	50% of gross site area		

**SECTION 4. Amendment to Chapter 162 [Zoning], Article VI [R4 Medium-High-Density Residential District] to remove provisions for Uses E-10 and E-12.**

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Article VI [R4 Medium-High-Density Residential District] is hereby restated and amended, as follows:

Section 601. PERMITTED USES:.

By reference, Uses E-10 [Life Care Facility (Continuing Care)] and E-12 [Nursing Home] shall be marked with an “N”, corresponding to “Not Permitted” in the Use Comprehensive Matrix Appendix, as further provided in this Ordinance.

Section 602. DIMENSIONAL REGULATIONS:

The struck-through language (example) shall be deleted from Figure 3.1 as indicated:

MINIMUM LOT DIMENSIONS			
	Lot Area	Lot Width	Lot Depth
All uses except those specified below	7,500 s.f.	50'	100'
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	5 Acres	300'	300'
MINIMUM YARD DIMENSION			
	Front	Side (2)	Rear
All uses except those specified below	20' (the front yard on one side of a corner lot may be reduced to a depth of not less than 15 ft)	10'	25'
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	100'	50'	50'
COVERAGE			
	Maximum Building Area	Maximum Impervious	Minimum Green Area
All uses except those specified below	40%	55%, but: 50% for existing nonconforming lots < 7,500 s.f.	45%, but: 50% for existing nonconforming lots < 7,500 s.f.
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	40%	70%	30%
BUILDING			
	Maximum Height	Maximum Length	Minimum Separation for Residential Dwellings
All uses except those specified below	35' max.	100' max.	20' min.
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	40'	160'	30'
MINIMUM OPEN SPACE			
Uses E-10: Life Care Facility (Continuing Care) and E-12: Nursing Home	50% of gross site area		

**SECTION 5.           Amendment to Chapter 162 [Zoning],  
Comprehensive Use Matrix Appendix to change  
the designations for Uses E-10 and E-12 in the  
R1, R2, R3, and R4 Zoning Districts.**

The Code of the Township of Abington, Part II [General Legislation], Chapter 162 [Zoning], Comprehensive Use Matrix Appendix is hereby restated and amended to change the designation of Uses E-10 [Life Care Facility (Continuing Care)] and E-12 [Nursing Home] to remove the designation marked with a “CU”, corresponding to “Conditional Use” and to mark the uses with an “N”, corresponding to “Not Permitted”, for the columns labeled as “R1,” “R2,” “R3”, and “R4,” corresponding to the R1 Low-Density Residential District, R2 Low-Medium-Density Residential District, R3 Medium-Density Residential District, and R4 Medium-High-Density Residential District, respectively.

**SECTION 6.           Repeal and Ratification.**

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed. Any other terms and provisions of the Township’s Code unaffected by this Ordinance are hereby reaffirmed and ratified.

**SECTION 7.           Severability.**

Should any section, paragraph, sentence, clause, or phrase in this Ordinance be declared unconstitutional or invalid for any reason, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and affect, and for this reason the provisions of this Ordinance shall be severable.

**SECTION 8.           Effective Date.**

This Ordinance shall become effective five (5) days after enactment.

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**ORDAINED AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2024, by the Board of Commissioners of the Township of Abington.

**TOWNSHIP OF ABINGTON  
BOARD OF COMMISSIONERS**

---

THOMAS HECKER  
*President*

[Seal]

Attested by:

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Richard J. Manfredi  
*Township Manager & Secretary*

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR  
NEIL K. MAKHIJA, VICE CHAIR  
THOMAS DIBELLO, COMMISSIONER

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**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

May 23, 2024

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

Re: MCPC #24-0118-001  
Proposed Zoning Text Amendment: E-10 and E-12 Uses in Residential Districts  
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced zoning text amendment in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 14, 2024. We forward this letter as a report of our review.

## BACKGROUND

The township has submitted a proposed zoning text amendment that would remove Use E-10 Life Care Facility and E-12 Nursing Home as uses allowed in the R1, R2, R3, and R4 residential zoning districts. They are currently allowed in those districts by conditional use.

## COMPREHENSIVE PLAN COMPLIANCE

The proposed zoning text amendment is generally consistent with *MONTCO 2040: A Shared Vision, The Montgomery County Comprehensive Plan*. The township's R1, R2, R3, and R4 residential districts generally overlap with Montco 2040's "Suburban Residential" future land use category. The plan states that the primary uses in this future land use category might include institutional uses.

The proposed zoning text amendment is also generally consistent with the Abington Comprehensive Plan (adopted 2007). The township's R1, R2, R3, and R4 residential zoning districts generally overlap with the "low density," "medium density," and "high density" future land use categories.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) recommends approval of the proposed zoning text



and map amendments, however, in the course of our review we have identified the following issue that the Township may wish to consider prior to final zoning text amendment adoption.

**REVIEW COMMENTS**

**NONCONFORMITIES**

There is at least one nonconforming use that would be created by this proposed zoning text change. For example, the Edgehill Nursing & Rehabilitation Center, located in the R4 High Density Residential District.

**CONCLUSION**

Should the governing body adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Michael Narcowich, AICP, Community Planning Assistant Manager II  
[michael.narcowich@montgomerycountypa.gov](mailto:michael.narcowich@montgomerycountypa.gov) – 610-278-5238

- c: Nicholas Brown, Chair, Township Planning Commission
- Khaled R. Hassan, P.E., Pennoni, Township Engineer
- Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor