



Township of Abington

Wayne C. Luker, *President*
Steven N. Kline, *Vice President*
Richard J. Manfredi, *Manager*
Jay W. Blumenthal, *Treasurer*

Subdivision & Land Development Notice Plan Review LD-18-01

Notice is hereby given that the Township of Abington will hold the following public meetings at the Abington Township Administration Building (1176 Old York Road) Planning Commission, Engineering & Code Committee and Board of Commissioners, to discuss the application of **Arthur Herling & ABH Builders, Inc.**

MEETINGS	DATE AND TIME
Planning Commission Committee	February 27, 2018 @ 7:30 p.m.
Engineering & Code Committee	February 28, 2018 @ 7:00 p.m.
Board of Commissioners	March 8, 2018 @ 7:30 p.m.

This is the application of the Arthur Herling & ABH Builders, Inc. for the property located at 1043 Easton Road, Abington, Pa. 19001. The applicant proposed to development the vacant property and construct a two story four unit apartment building. The plan also proposes eight on-site parking stalls, on-site storm water management and additional landscaping within the required buffers. This is a vacant tract of ground located on eastern side of Easton Road, north of Edge Hill Road and south of Tyson Avenue. The property is zoned within the Main Street Village Center District of Ward #11 of the Township of Abington.

The application and plans are on file in the Engineering & Code Department and may be reviewed upon request. If there are any questions and/or comments that you may have, please feel free to contact me at 267-536-1017.

Mark A. Penecale
Planning & Zoning Officer
Township of Abington

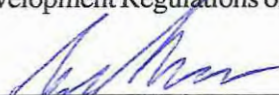
- ***These meetings are subject to change if additional review time is required by Township Staff or requested by the applicant.***

Township of Abington
APPLICATION FOR MODIFICATION OF PLAN

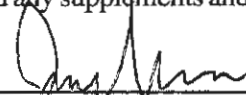
Submission Date 11/16/2018 Application No. LD-18-01

To the Board of Commissioners of the Township of Abington:

The undersigned hereby makes application for modification of plan application requirements as indicated below, under the provisions of the Code of Abington Township, Chapter 146, entitled 'The Subdivision and Land Development Regulations of the Township of Abington of 1991', and any supplements and amendments thereto.



 Signature of Applicant



 Signature of Land Owner

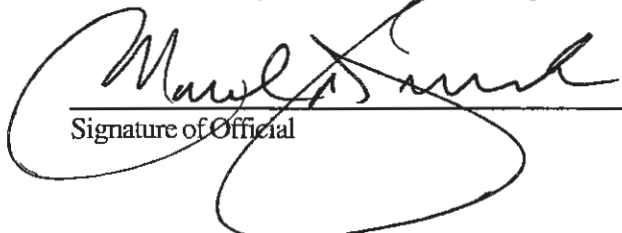
Title of Plan Submitted: Land Development Plan prepared for Tax Block 195 Unit 15

A. Plan Type:

- | | |
|--|--|
| <input type="checkbox"/> Minor Subdivision | <input checked="" type="checkbox"/> Minor Land Development |
| <input type="checkbox"/> Preliminary Major Subdivision | <input type="checkbox"/> Pre Major Land Development |
| <input type="checkbox"/> Final Major Subdivision | <input type="checkbox"/> Final Major Land Development |
| <input type="checkbox"/> Preliminary Major SD & LD | <input type="checkbox"/> Final Major SD & LD |

<u>Regulation Topic</u>	<u>Section #</u>	<u>Extent of Modification Requested</u>
Utilities	146-11.B.(7)	(Partial Waiver) From the requirement to show public utilities within 400 feet of the site except as requested by the Twp. Eng.
Parking	146-28.A	To permit parking spaces 9 feet wide by 18 feet long
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Fees acknowledged and modification request received:



 Signature of Official

RECEIVED
JAN 16 2018

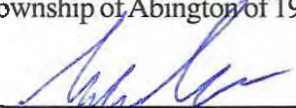
Date _____
 BY: 

**Township of Abington
APPLICATION FOR APPROVAL OF PLAN**

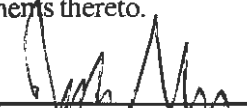
Submission Date 11/16/2018 Application No. LD-18-01

To the Board of Commissioners of the Township of Abington:

The undersigned hereby makes application for approval of plan type as indicated below, under the provisions of the Code of Abington Township, Chapter 146, entitled 'The Subdivision and Land Development Regulations of the Township of Abington of 1991', and any supplements and amendments thereto.



Signature of Applicant



Signature of Land Owner

Title of Plan Submitted: Land Development Plan prepared for Tax Block 195 Unit 15

A. Plan Type:

- | | |
|--|--|
| <input type="checkbox"/> Minor Subdivision | <input checked="" type="checkbox"/> Minor Land Development |
| <input type="checkbox"/> Preliminary Major Subdivision | <input type="checkbox"/> Pre Major Land Development |
| <input type="checkbox"/> Final Major Subdivision | <input type="checkbox"/> Final Major Land Development |
| <input type="checkbox"/> Preliminary Major SD & LD | <input type="checkbox"/> Final Major SD & LD |

B. Plan Identification:

Plan Dated: 12/29/17 Engineer: Nick T. Rose, P.E., ProTract Engineering, Inc.

Plan Proposes: Brief narrative of the proposed activity. Commercial applications to include building square footage and specific uses; Residential applicants to include number of lots and amount of dwelling unit types:

Proposed two-story, 4-unit apartment building with a proposed driveway and parking area.

C. Property Identification:

Address/Location Easton Road, Tax Block 195 Unit 15

between streets Edge Hill Road and Tyson Avenue

(continued on next page)

D. Applicant Identification:

Applicant Arthur Herling, ABH Builders
 Address 775 Penlyn-Blue Bell Pike, Blue Bell, PA 19422 Phone 215-643-2500

Land Owner Joseph & Ellen Staerk
 Address 442 Easton Road, Glenside, PA 19038 Phone 215-887-0626

Equitable Land Owner _____
 Address _____ Phone _____

Architect _____
 Address _____ Phone _____

Engineer Nick T. Rose, P.E., ProTract Engineering, Inc.
 Address P.O. Box 58, Hatboro, PA 19040 Phone 215-442-9230

Attorney _____
 Address _____ Phone _____


IMPROVEMENTS PROPOSED

UNITS

ESTIMATED COST

Streets	_____	_____
Street Widening	_____	_____
Street Signs	_____	_____
Street Lighting	_____	_____
Curbs	_____	_____
Sidewalks	_____	_____
Storm Sewers	_____	_____
Water Supply	_____	_____
Fire Hydrants	_____	_____
Sanitary Sewers	_____	_____
Monuments	_____	_____
Shade Trees	_____	_____
Open Space	_____	_____
Park Lane	_____	_____
Other	_____	_____
Total Cost:	_____	_____

.....
 Fees received from applicant: Application Fee 300.00
 Review Escrow 2,500.00
 Total \$2,800.00

Fees acknowledged and application accepted as complete:


 Signature of Official

RECEIVED
 Date JAN 16 2018
 BY: 

check # 6758 - 2500.00 - # 881401
 check # 6759 - 300.00 - # 881402



Township of Abington

Wayne C. Luker, *President*
Steven N. Kline, *Vice President*
Richard J. Manfredi, *Manager*
Jay W. Blumenthal, *Treasurer*

Mr. Arthur Herling
ABH Builders, Inc.
775 Penllyn Blue Bell Pike
Blue Bell, Pa. 19442

February 7, 2018

Re: Land Development Plan submitted for Parcel #300014488008, Block #195, Unit #015, known as Application LD-18-01.

Dear Mr. Herling,

Staff of the Township of Abington have received and reviewed the land development submission packet for the four unit apartment building on Parcel #300014466008. The property is zoned within the Main Street Village District of Ward #11 of the Township of Abington. The plan proposes the development of a four unit apartment building with on-site parking and storm water management on the vacant tract. The following is a listing of the staff review comments that need to be addressed to the satisfaction of the Board of Commissioners of the Township of Abington. Several of the conditions listed within this staff review letter are permit related comments and must be addressed at the time permits are submitted for review. Those comments will be clearly marks with a (BP).

Engineering Department:

1. Sanitary sewer is available for this development and will flow through Abington Township to Abington Township Waste Water Treatment Facility. The applicant should contact Mr. George Wrigley, Director of Waste Water Utilities, at 215-886-0934 with questions concerning either the Planning Module or Exemption Mailer.
2. The property will be addressed as 1034 Easton Road, Abington, Pa. 19001
3. Easton Road is a County Road. Any work that is proposed within either the roadway or the right-of-way must be permitted and/or approved by Montgomery County Roads & Bridges Department. {BP}
4. The stormwater management methods and report submitted for review is acceptable. The stormwater management permit and fee will need to be submitted before any construction permits are approved. Attached is the application and fee schedule for your

review and use. You can find additional information on our MS4 Ordinance and related stormwater information on our website: <http://www.abington.org/resident/stormwater-management>.

5. The Engineer & Code Office requires a \$5,000.00 escrow for stormwater management, erosion control installation and the required inspections. The escrow must be submitted prior to the release of any permits and will be held until ground cover is in place at the completion of the project. These funds will be used in the event that applicant fails to maintain soil erosion controls and the site becomes unsafe or fall below the minimum requirements of the approved plan.
6. The applicant is required to submit an as-built plan to the Engineering/Code Office upon completion of the project.
7. Please relocate all signature blocks to the bottom of the sheet.

Fire Marshal's Office:

8. The applicant is required to add fire lanes and fire access walkways as per the requirements of Section 146-41 of the Subdivision & Land Development Ordinance. In the alternative, a waiver is required to be obtained.
9. The plan needs to be revised to plot the location of the Fire Department Connection {FDC}. The placement of the existing fire hydrant can be found on the Location Map in the upper right hand corner of Sheet #1. Contact the Fire Marshal's Office for approval of the FDC location.
10. This building is required to be protected with a sprinkler system, Knox Box and a fire alarm system. {BP}

Waste Water Treatment Facility:

11. This plan has been reviewed by Mr. Wrigley and the applicant has submitted an ACT 537 Exemption Mailer to DEP for review and approval.

Code Enforcement Department:

12. Please be aware that all proposed construction, alterations and additions must comply with the requirements of the 2009 International Building Code as amended by Abington Township Ordinance 1684. (BP)

13. All proposed alterations must comply with the 2009 International Construction Code for accessibility. (BP)
14. Also please be aware that all plumbing work within the Township of Abington is governed by 2009 International Plumbing Code, electrical work must conform the 2009 National Electrical Code, all mechanical work must comply with the 2009 International Mechanical Code and Abington Township enforces the 2009 International Energy Conservation Code. {BP}
15. All contractors and sub-contractors working on this site are required to be registered with the Township of Abington. Valid liability and worker's compensation insurance is required. (BP)
16. Plumbing work is proposed in connection with this application. All plumbing work proposed is required to be applied for and completed by a **Master Plumber** that is registered with this office. (BP)

Planning & Zoning Office:

17. The property is zoned within the Main Street Village District and the proposed use of the property as a Use H-1 Apartment Building is a use-by-right.
18. The applicant submitted a dimensional requirements chart on Sheet #1 that shows compliance with the dimensional requirements of Figure 10:20 of the Zoning Ordinance. However, this office is unable to confirm compliance with the requirements of Section 1007 {Design Standards} of the Zoning Ordinance. The applicant is required to submit the required detailed plans so that a compliance review can be completed.
19. The applicant has not provided any detail on the existing tree growth on the property, any tree(s) proposed to be removed or any detail on the required landscape buffers as per the requirements of Section 2403.B of the Zoning Ordinance.
20. Sidewalks and street trees are required to be installed along the 100 foot frontage of this property.
21. The request to allow for on-site parking stalls of 9 feet in width by 18 feet depth requires a dimensional variance from the Zoning Hearing Board. I would suggest that this application be placed on hold until the required relief is obtained from the Zoning Hearing Board.

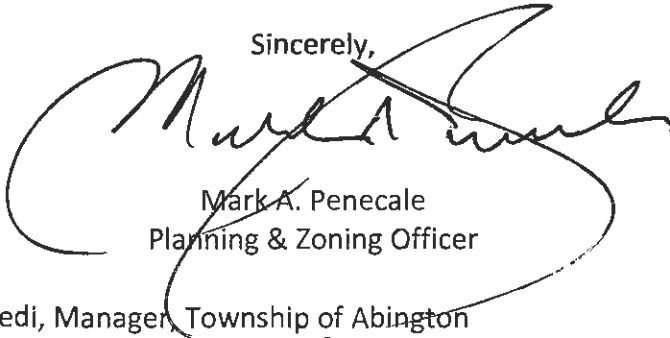
22. In order to improve the sight line of the proposed driveway for traffic traveling north on Easton Road, this office suggests the proposed retaining wall not be extended into the public right-of-way .
23. In the event that the Board of Commissioners of the Township of Abington approve this plan, the final plan will not be signed by the Township of Abington until such time that the applicant has DEP approval for the required EDU's and Highway Permit from Montgomery County.
24. I am unable to locate a trash containment area on the plan. Please provide detail of how solid waste will be addressed for this development. If a dumpster is proposed, details on the location, construction and screening is required to be submitted.
25. The applicant is required to provide detail on the proposed parking lot lighting.
26. This application was reviewed as a final minor land development plan. This application will require waivers from the following Sections of the Subdivision & Land Development Ordinance of the Township of Abington:
 - A. **Section 146-11.A - Property Identification Plan** – The plan is required to supply the tax parcel information, owner's name & lot area for all properties within 400 feet of the site involved in this application.
 - B. **Section 146-11.B – Existing Features Plan** – The plan is required to plot the location of all utilities on the sites and within 400 feet of the property involved in this application.
 - C. **Section 146-11.C – Proposed Layout Plan** – The applicant is required to provide detail on the type, size, depth and location of all utilities.
 - D. **Section 146-11.G – Utility Plan** - The applicant is required to provide detail on the type, size, depth and location of all utilities
 - E. **Section 146-11.H – Landscaping & Shade Tree Plan** – The applicant is required to submit a landscaping plan that plots the location of all trees proposed to be removed. The plan should also plot the location of tree protection methods to be used and the size, type and location of all proposed plant growth to be installed.
 - F. **Section 146.11.J – Recreational Facilities Plan** – No portion of this pending development is proposed to offered as public open space.

G. **Section 146-11.K – Planning Module** – The applicant has submitted an ACT 537 exemption mailer that has been forwarded to Mr. Wrigley for review. That application is currently under review by DEP.

H. **Section 146.11.L – Architectural Plan** – The applicant is required to submit tentative architectural plan of the proposed new building. These plan are required to ensure compliance with the requirements of Section 1007 of the Zoning Ordinance.

This application is scheduled to be reviewed by the Planning Commission of the Board of Commissioners of the Township of Abington. Any revisions to the plans submitted must be received by my office at least 14 days prior to the next scheduled meeting. If there are any questions pertaining to the comments listed above, I would ask that you contact the reviewing department directly or I can be reached at 267-536-1017.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Penecale", is written over a large, stylized circular flourish.

Mark A. Penecale
Planning & Zoning Officer

Cc: Richard J. Manfredi, Manager, Township of Abington
John Rohrer; Abington Township Fire Marshal
George Wrigley, Director, Waste Water Treatment Facilities
Scott Marlin; Engineering & Code Office
Ofc. Al Freed; Abington Police Department/Community Policing
File Copy (2)