



Township of Abington

Engineering & Code Department

Wayne C. Luker, President
Steven N. Kline, Vice President

Richard J. Manfredi, *Manager*
Amy R. Montgomery, P.E., *Director*

Subdivision & Land Development Notice Plan Review SD-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 **Yaron, Parke, Taitleman & Frey**.

MEETINGS	DATE AND TIME
Planning Commission Committee	May 22, 2018 @ 7:30 p.m.
Engineering & Code Committee	June 6, 2018 @ 7:00 p.m.
Board of Commissioners	June 14, 2018 @ 7:30 p.m.

This is the application of Harrise Yaron, Jennifer Parke, Scott Taitleman and Jamie Frey owners of the properties located at 936 Moredon Road and 1407 Mill Road, Meadowbrook, Pa. The applicants seek approval to subdivide the two properties and transfer 3,551 square feet of ground from 1407 Mill Road to 936 Moredon Road. In addition, 8,269 square feet of ground will be transferred from 936 Moredon Road to 1407 Mill Road. The property located at 936 Moredon Road will be decreased in lot area from 3.50 acres to 3.39 acres. 1407 Mill Road will increase in lot area from .45 of an acre to .65 of acre. Other than the existing legal nonconforming lot area of 1407 Mill Road, the properties will comply with the dimensional requirements of Section 302 of the Zoning Ordinance. The properties are zoned within the R-1 Residential District of Ward #1 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 267-536-1010.

Mark A. Penecale
Planning & Zoning Officer
Township of Abington

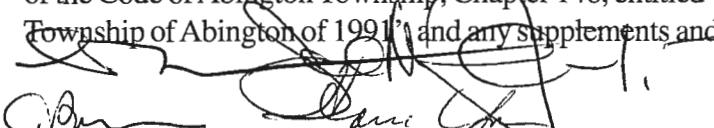
- *These meetings are subject to change if additional review time is required by Township Staff or requested by the applicant.*

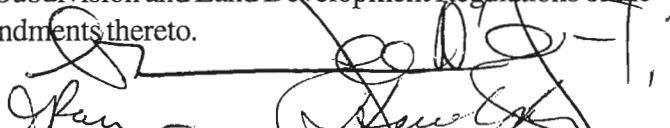
Township of Abington
APPLICATION FOR APPROVAL OF PLAN

Submission Date 4/17/18 Application No. SA-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: Plan of Lot Line Change Prepared for Tax Block 33 Units 5 & 41

A. Plan Type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Minor Subdivision | <input 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: 1/25/18 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:

8,269 square feet of land to be transferred from Unit 5 to Unit 41, and 3,551 square feet of land to be transferred from Unit 41 to Unit 5. No development or construction proposed, no new lots proposed.

C. Property Identification:

Address/Location 936 Moredon Road and 1407 Mill Road, Meadowbrook PA 19046

between streets Dale Road and Moredon Road

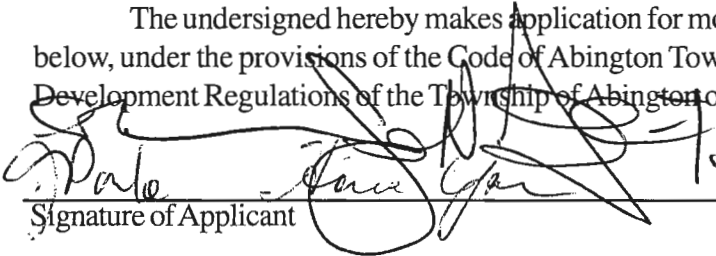
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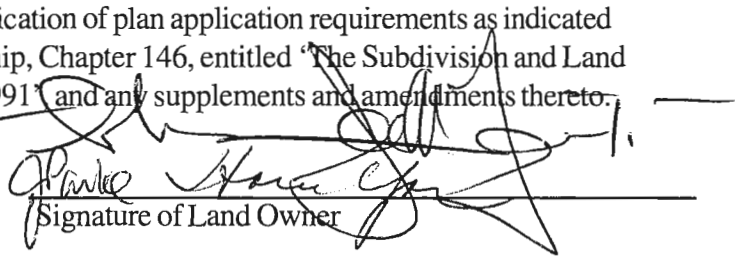
Township of Abington
APPLICATION FOR MODIFICATION OF PLAN

Submission Date 4/18/18 Application No. SD-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

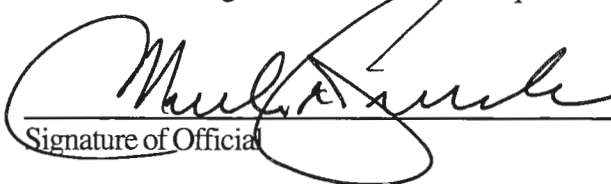
Title of Plan Submitted: Plan of Lot Line Change Prepared for Tax Block 33 Units 5 & 41

A. Plan Type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Minor Subdivision | <input 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>
<u>Property Identification</u>	<u>146-11.A & 146-11.B</u>	<u>(Partial Waiver) To not include all properties & existing features within 400 feet of the site.</u>
<u>Property Identification</u>	<u>146-11.C</u>	<u>To not require the location of all existing utilities</u>
<u>Architectural Plan</u>	<u>146-11.L</u>	<u>To not require tentative architectural plans (no work proposed)</u>
<u>Right of Way Width</u>	<u>146-24.D</u>	<u>To have the right-of-way widths remain as plotted</u>
<u>Curb, Gutter & Sidewalk</u>	<u>146-27</u>	<u>To not require sidewalks and curbs along Moredon Road or along Mill Road</u>
<u>Street Lighting</u>	<u>146-38</u>	<u>To not require additional street lighting</u>
<u> </u>	<u> </u>	<u> </u>
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<u> </u>	<u> </u>	<u> </u>

Fees acknowledged and modification request received:


 Signature of Official

4/17/18
 Date

D. Applicant Identification:

Applicant Harrise Yaron & Jennifer Parke, Scott Taitleman & Jamie Frey (co-applicants)

Address 936 Moredon Road, and 1407 Mill Road, Meadowbrook, PA 19046 Phone 484-800-6404

Land Owner same as co-applicants

Address _____ Phone _____

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 _____ NONE _____

Street Widening _____

Street Signs _____

Street Lighting _____

Curbs _____

Sidewalks _____

Storm Sewers _____

Water Supply _____

Fire Hydrants _____

Sanitary Sewers _____

Monuments _____

Shade Trees _____

Open Space _____

Park Lane _____

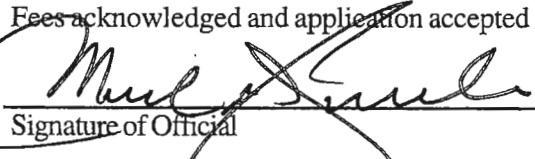
Other _____

Total Cost: _____ 0.00 _____

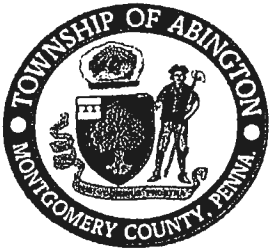
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Fees received from applicant:	Application Fee	<u>\$ 300.00</u>
	Review Escrow	<u>\$ 2500.00</u>
	Total	<u>\$ 2800.00</u>

Fees acknowledged and application accepted as complete:

 _____ Date 4/17/18 _____

Signature of Official



Township of Abington

Engineering & Code Department

Wayne C. Luker, President
Steven N. Kline, Vice President

Richard J. Manfredi, *Manager*
Amy R. Montgomery, *P.E., Director*

May 15, 2018

Harrise Yaron and Jennifer Parke / Scott Taitleman and Jamie Frey
936 Moredon Road 1407 Mill Road
Meadowbrook, PA 19046 Meadowbrook, PA 19046

**RE: Subdivision Application SD-18-01, 936 Moredon Road and 1407 Mill Road,
Meadowbrook, PA 19046 - Yaron, Parke, Taitleman and Frey**

Dear Applicants:

Staff of the Township of Abington have received and reviewed the subdivision application of Harrise Yaron, Jennifer Parke, Scott Taitleman and Jamie Frey, owners of the properties located at 936 Moredon Road and 1407 Mill Road, Meadowbrook, PA. The applicants seek approval to subdivide the two properties and transfer 3,551 square feet of ground from 1407 Mill Road to 936 Moredon Road. In addition, 8269 square feet of ground will be transferred from 936 Moredon Road to 1407 Mill Road. The property located at 936 Moredon Road will be decreased in lot area from 3.50 acres to 3.40 acres. 1407 Mill Road will increase in lot area from .45 of an acre to .65 of acre. Other than the existing legal nonconforming lot area of 1407 Mill Road, the properties will comply with the dimensional requirements of Section 302 of the Zoning Ordinance. The properties are zoned within the R-1 Residential District of Ward No. 1 of the Township of Abington.

The submitted information consists of a one-sheet plan of lot line change prepared by ProTract Engineering, Inc. dated January 25, 2018 and Stormwater Management report prepared dated March 19, 2018.

The following is a listing of the staff review comments that will need to be addressed to the satisfaction of the Board of Commissioners of the Township of Abington. Several of the conditions listed within the staff review letter are permit related comments and must be addressed at the time permits are submitted for review.

Engineering and Code Department:

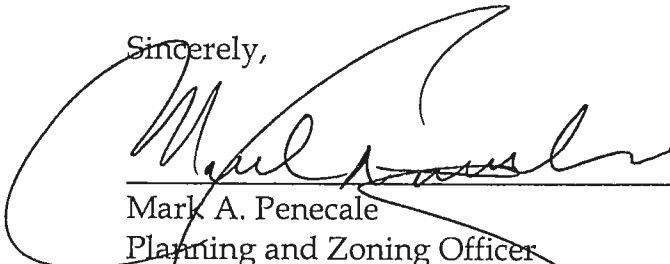
1. The properties are zoned within the R-1 Residential District of Ward No. 1.
2. Unit No. 5 is addressed at 936 Moredon Road and is being decreased by a net of 4,718 square feet in lot size to 3.398 acres in total lot area.

3. Unit No. 5 is proposed to have 200 feet of lot frontage on Dale Road. This now provides this lot dual frontage and may lead to another subdivision of the property at some point.
4. Unit No. 5 will remain in compliance with the requirements of Section 302, Figure 3.1 of the Zoning Ordinance of the Township of Abington.
5. Unit No. 41 is addressed at 1407 Mill Road and is being increased in lot area from .547 of an acre to .655 of an acre or the same net 4,718 square feet.
6. There is a legal nonconforming dimensional condition on Unit No. 41. The property is undersized for the R-1 District, but the nonconformity is being improved with the proposed increase in lot area.
7. The project engineer has the building envelopes for 1407 Mill Road correctly plotted. Both properties now have dual frontage; however, 936 Moredon Road is not a corner property and Section 302, Figure 3.1 allows for the second front yard of a corner property to be reduced to 40 feet. The front yard setback on Dale Road should be increased to 50 feet.
8. The applicant has failed to plot the location of the required street trees as per the requirements of Section 146-11.H of the Subdivision & Land Development Ordinance.
9. This plan was submitted as a preliminary/final plan. Since there are no public improvements proposed, the Board of Commissioners may consider granting this request.
10. The applicant is required to install concrete monuments as per the requirements of Section 146-32 of the Subdivision & Land Development Ordinance. Upon approval of this plan, the applicant shall install four (4) new concrete monuments along the newly formed property line (2 at each ROW and 1 at each directional change).
11. The right-of-way width for Dale Road is not shown on the plan and must be added.
12. The Abington Township application number SD-18-01 shall be added to all plan sheets.
13. Upon approval of this plan, the applicant will need to prepare four (4) new deeds [one (1) each describing just the land being transferred to the other property owner (2 total) and one (1) each describing the new parcels in their entirety (2 total).] These executed deeds will need to be recorded at the Montgomery County Recorder of Deeds office AND with the Township of Abington (Engineer's office). This is a requirement of the subdivision process.

14. The applicant has requested the following waivers from the requirements of the Subdivision & Land Development Ordinance:
- 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** - To not provide the location of all utilities proposed to remain and to be removed or relocated. The Engineering & Code Department does not recommend the approval of this waiver. All utilities on the subject properties shall be shown to ensure they remain with the correct property after the subdivision.
 - d. **Section 146-11.L - Architectural Plan** - To not require tentative architectural plans. Note: No construction is proposed at this time.
 - e. **Section 146-24 - Streets** - To allow the right of way widths to remain as plotted (Moredon at 36.5 feet and Dale at approximately 40 feet) and not provide the required right of way of 50 feet as listed in Chart 4.A of the Subdivision & Land Development Ordinance.
 - f. **Section 146-27 - Sidewalks and Curbs** - To waive the requirement for the installation of curb, gutter and sidewalks improvements.
 - g. **Section 146-38 - Street Lighting** - To waive the requirement for the installation of street lighting.

This application is scheduled to be reviewed by the Planning Commission on Tuesday, May 22, 2018. 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 267-536-1010.

Sincerely,



Mark A. Penecale
Planning and Zoning Officer

cc: Richard J. Manfredi, Manager, Township of Abington
Amy Montgomery, P.E., Director of Engineering and Code
John Rohrer, Abington Township Fire Marshal
George Wrigley, Director, Waste Water Treatment Facilities
Scott Marlin, Engineering and Code
Nicholas T. Rose, P.E., ProTract Engineering, Inc.

Prepared By: T A Executive Settlement Services, L.P.
ATTN: Julie Reyna
610 Old Lancaster Road
Bryn Mawr, Pennsylvania 19010
Phone: 610-520-0415

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
30-00-43652-00-4 ABINGTON TOWNSHIP
1407 MILL RD
AMUNDSON ERIK J
B 033 L 246 U 041 1101 DATE: 06/06/2008

\$5.00
JU

Return To: T A Executive Settlement Services, L.P.
ATTN: Julie Reyna
610 Old Lancaster Road
Bryn Mawr, Pennsylvania 19010
Phone: 610-520-0415
30-00-43652-00-4
1407 Mill Road, Abington Township
BRY137-3132

Fee Simple Deed

This Deed, made on May 02, 2008, between,

Erik J. Amundson,

hereinafter called the Grantor, of the one part, and

Scott P. Taitleman and Jamie N. Frey,

hereinafter called the Grantees, of the other part.

Witnesseth, that in consideration of Five Hundred Seven Thousand Two Hundred Fifty dollars & no cents, (\$507,250.00) in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantees, their heirs and assigns, as tenants in common and not with the right of survivorship.
30-00-43652-00-4

ALL THAT CERTAIN lot or piece of ground SITUATE in Abington Township, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof made by Albright and Mebus, Registered Professional Engineers and Land Surveyors, Glenside, PA dated July 14, 1926, as follows, to wit:

BEGINNING at a point in the bed of Mill Road (36.5 feet wide) at its intersection with the center line of Dale Road (40 feet wide), thence extending along a line in the bed of Mill Road North 39 degrees 45 minutes East 246.06 feet to a point, thence leaving said Mill Road and extending South 08 degrees 35 minutes East 435.88 feet to a point, thence extending South 81 degrees 28 minutes West 24.40 feet to a point in the center line of Dale Road aforesaid; thence extending along the same North 08 degrees 32 minutes West 74.70 feet to a point; thence extending on a line curving to the left with a radius of 120 feet, the arc distance of 131.70 feet to a point, thence extending still along the center line of said Dale Road North 71 degrees 25 minutes West 1.99 feet to a point, thence extending still along the same on a line curving to the right with a radius of 160 feet, the arc distance of 62.23 feet to a point, thence extending still along the same North 49 degrees 08 minutes West 67.49 feet to a point in the bed of Mill Road, being the first mentioned point and place of beginning.

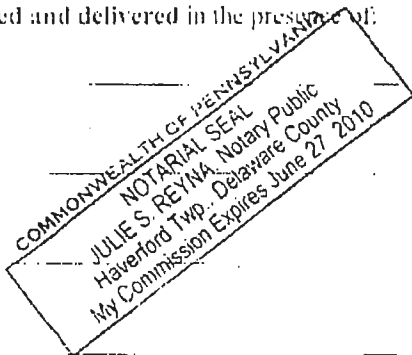
BEING Parcel # 30-00-43652-00-4 Block 33 Unit 41.

BEING the same premises which June Clashaus by Indenture dated 06/26/2006, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book and Page 5607/943, granted and conveyed unto Erik J. Amundson, in fee.

And the said Grantor does hereby covenant to and with the said Grantee that he, the said Grantor, his heirs and assigns, SHALL and WILL, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantees, their heirs and assigns, against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him or any of them.

In witness whereof, the said Grantor has caused these presents to be duly executed the day and year first above written.

Sealed and delivered in the presence of:



[Signature]

Erik J. Amundson Seal

Seal

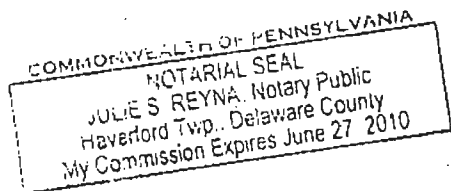
Seal

Seal

State of Pennsylvania
County of Delaware

On this May 02, 2008, before me, the undersigned officer, personally appeared Erik J. Amundson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



[Signature]

Notary Public

DEED

File No. BRY137-3132

Grantor: Erik J. Amundson

Grantee: Scott P. Taitelman and Jamie N. Frey

I certify the address of the Grantee to be, and mail tax bill to: 1407 Mill Road, Meadowbrook, PA 19048

Premises: 1407 Mill Road, Abington Township, Montgomery County, Pennsylvania

[Handwritten mark]

REGISTERED
ABINGTON TOWNSHIP
DATE 5/2/08 BY [Signature]
MICHAEL S. POWERS
TOWNSHIP ENGINEER

Prepared by and Return to:

Alan H. Zuckerman, Esq.
Flaster/Greenberg P.C.
1810 Chapel Avenue West
Cherry Hill, NJ 08002
(856) 661-2266

RECORDER OF DEEDS
MONTGOMERY COUNTY

2012 OCT -3 AM 11:02

UPI # 30-00-44552-00-4

This Indenture, made the 6th day of September 2012,

Between

HARRISE YARON, AS TO AN 80% INTEREST AND JENNIFER YARON, AS TO A 20% INTEREST, AS TENANTS IN COMMON

(hereinafter called the Grantor), of the one part, and

HARRISE YARON, AS TO AN 60% INTEREST AND JENNIFER YARON (NOW MARRIED AND KNOWN AS JENNIFER PARKE), AS TO A 40% INTEREST, AS TENANTS IN COMMON

(hereinafter called the Grantees), of the other part.

Witnesseth, that the said Grantor for and in consideration of the sum of **ONE DOLLAR (\$1.00)** lawful money of the United States of America, unto her well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, as tenants in common:

4/4

ALL THAT CERTAIN piece or parcel of ground with the buildings and improvements thereon erected, **SITUATE** in Abington Township, Montgomery County, Pennsylvania and described in accordance to a Certain Plan of Property made for Charles L. Levesque and Myron A. Manchel, made by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated June 7, 1966 and revised September 10, 1966, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-9 page 92, as follows, to wit:

BEGINNING at a point in the center line of Moredon Road (36.50 feet wide) said point being the distance of 196.87 feet measured South 56° 38' 30" East along the center line of Moredon Road from its point of intersection with the center line of Mill Road (36.50 feet wide); thence extending from said point of beginning South 56° 38' 30" East along the original center line of Moredon Road 204.82 feet to a point, thence extending South 21° 15' 45" West crossing the Southwesterly side of Moredon Road 145.08 feet to a point; thence extending South 04° 53' 15" West 234.89 feet to a point; thence extending North 84° 48' 31" West 317.03 feet to a point; thence extending North 08° 35' West partly through an area for Right of Way for Drainage (of irregular width) 413.49 feet to a point at or near the Southeasterly side of Mill Road; thence extending South 59° 22' 15" East through the aforesaid area for Right of Way for Drainage (of irregular width) 135.52 feet to a point on the Northeasterly side of said area for Right of Way for Drainage; thence extending North 51° 52' 30" East re-crossing the Southwesterly side of Moredon Road aforesaid, 215.91 feet to the first mentioned point and place of beginning.

BEING Lot Number 1 as shown on the above mentioned plan.

BEING 936 Moredon Road.

BEING County Parcel Number 30-00-44552-00-4.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
30-00-44552-00-4 ABINGTON
936 MOREDON RD
YARON HARRISE & JENNIFER
B 033 U 005 L 1 1101 DATE: 10/03/2012

B33
\$10.00
JO 05