



# 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-18-03

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 **2219 Old Welsh, LLC**.

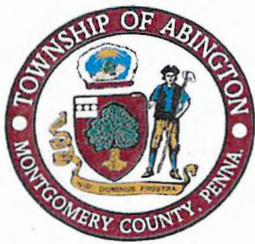
MEETINGS	DATE AND TIME
Planning Commission Committee	September 25, 2018 @ 7:30 p.m. *
Administrative Code & Land Use	October 31, 2018 @ 7:00 p.m. *
Board of Commissioners	November 8, 2018 @ 7:30 p.m. *
Plan Review Period Expiration	November 21, 2018

This is the application of **2219 Old Welsh, LLC** for the property located at 2219 Old Welsh Road, Willow Grove, Pa. 19090. The applicant proposes to subdivide the property of 21,080 square feet into two parcels. Lot #1 will contain the existing single family dwelling on a lot of 11,703 square feet. Lot #1 will have 87 feet of frontage on Old Welsh Road. Lot #2 will have 80 feet of frontage on Parkview Avenue and consist of 9,377 square feet. Both lots conform to the dimensional requirements of Section 602, Figure 6.1 of the Zoning Ordinance of the Township of Abington. The property is zoned within the R-4 Residential District of Ward #5 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

Engineering & Code Department

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Mr. Osman Aydemir  
2219 Old Welsh, LLC  
1109 W. Main Street  
Norristown, PA 19401

September 19, 2018

Re: Subdivision Application for Osman Aydemir - known as Application SD-18-03, located at 2219 Old Welsh Road and Parkview Avenue, Willow Grove, PA 19090

Dear Mr. Aydemir,

Staff of the Township of Abington have received and reviewed the submission application submitted for a 2-lot subdivision for property located at 2219 Old Welsh Road and Parkview Avenue, Willow Grove, PA. The submitted information was prepared by Yerkes Associates, Inc., of West Chester, PA and consists of a 7-sheet plan set dated August 23, 2018.

The applicant proposes to subdivide the property of 21,080 square feet into two parcels. Lot #1 will contain the existing single family dwelling on a lot of 11,703 square feet. Lot #1 will have 87 feet of frontage on Old Welsh Road. Lot #2 will have 80 feet of frontage on Parkview Avenue and consist of 9,377 square feet. Both lots conform to the dimensional requirements of Section 602, Figure 6.1 of the Zoning Ordinance of the Township of Abington. The property is zoned within the R-4 Residential District of Ward #5 of the Township of Abington.

Based on our review of the information, 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.

Engineering/Code Department - Planning/Zoning Officer:

1. This site is zoned within the R-4 Residential District of Ward #5 of the Township of Abington. This plan was reviewed as a final minor subdivision plan.
2. Lot #1 & Lot #2 comply to the dimensional requirements of the R-4 Residential District.

3. Lot #1 has an existing non-conforming side yard of 2.4 feet on the eastern property line. This non-conformity will remain and is not proposed to be altered.
4. The existing crushed stone driveway on Lot #2 should be marked "To be Removed".
5. A sanitary sewer connection is required to be obtained for Lot #2. If this plan is approved, the Township of Abington is unable to sign the final plan until DEP approval is obtained for the required sanitary sewer connection. Please have your project engineer contact George Wrigley at 215-886-0934 with any questions pertaining to the required EDU.
6. The proposed dwelling is not plotted on the plan submitted for review. Please be aware that the Zoning Ordinance of the Township of Abington has requirements for in-fill development that applies to this project. Please refer to Section 2103.H, Use H-7 of the Zoning Ordinance.
7. The applicant is required to submit a letter from AQUA stating that public water service is available for the proposed new lot. In addition a letter from PECO is required to be submitted stating that electrical service will be available.

This application will require waivers from the following sections of the Subdivision & Land Development Ordinance of the Township of Abington.

Section 146-11.A: Property Identification Plan - The plan is required to include tax parcel numbers, names and addresses of all landowners within 400 feet of the site.

Section 146-11.B: Existing Features Plan - The plan is required to include the type and size of all utilities within 400 feet of the site.

Section 146-11.C: Proposed Layout Plan - The plan is required to include the first floor elevation of the proposed single family dwelling, the location of all sanitary sewer lines, stormwater management systems and water service for the site.

Section 146-11.D: Grading Plan - The plan is required to include the proposed alterations to the existing grades, the limits of proposed work area and the location of the soil storage area.

Section 146-11.L: Architectural Plan - the applicant is required to submit an architectural plan of the proposed new structure.

Section 146-27: Sidewalks & Curbs – The applicant is required to install sidewalks and curbing along all public road frontages. Curbs and sidewalk exist on the Old Welsh Road frontage; however no curbing or sidewalk is shown to be installed on the Parkview Avenue frontage.

Section 146-39: Landscaping Plan – The applicant is required to plant a minimum of two street trees along both the Old Welsh Road and Parkview Avenue frontages. The Board of Commissions may credit the applicant for the existing 26 inch Ash and 26 inch Maple on the Old Welsh Road frontage and the 16 Cherry within the Parkview Avenue right-of-way.

This applicant has also requested waivers from the following sections of the Subdivision & Land Development Ordinance of the Township of Abington. Please be aware that minor subdivisions do not require these plans be submitted as per Section 146-10 of the Subdivision & Land Development Ordinance of the Township of Abington.

Section 146-11.E: Erosion Control Plan – The plan submitted for review does not include any detail on the type, size or location of any soil erosion control measures.

Section 146-11.F: Improvement Plan – The plan submitted for review does not include any detail on the type or size of any on-site storm water management system, street improvements, sanitary sewer location, size or depth or any other utility proposed to be installed on site.

Section 146-11.H: Landscaping Plan – The plan submitted includes the location of all existing trees on the site, but does not include a listing of any proposed trees to be removed or new trees to be planted on site.

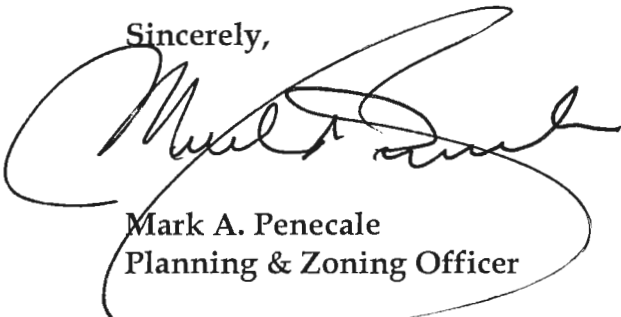
#### Engineering/Code Department

1. The proposed lot will front Parkview Avenue. Sanitary sewers are available in this street and flow to the Abington Township Treatment Plant. Any questions or concerns regarding the sanitary sewers should be directed to Mr. George Wrigley, Director of the Wastewater Utilities.
2. Upon approval of this plan, the applicant shall provide the Township with two (2) new executed (signed, notarized and recorded) deeds; one for each property.
3. The plans should show a new concrete monument to be installed at the new property corner on the westerly side of the property. Iron Pins are not acceptable.

4. The plan must show ALL utility services (sewer laterals, water services, wells, septic tanks, seepage pits, overhead electric, underground cable, etc.) on each property so as no newly formed property cuts off a utility to the other property.
5. The plans should show a conceptual residential footprint, with a driveway and stormwater management system.
6. The side yard setbacks should be removed in the rear portion of both new lots.
7. Old Welsh Road is a State Road. Any improvements made within either the roadway or the legal R.O.W. will need the approval of PennDOT.
8. This review is for the subdivision process only. Before any construction begins, the owner/applicant must obtain the proper permits from the Township offices.
9. When the Subdivision is approved, the address for "Lot 2" will be 2218 Parkview Avenue.

This application is scheduled to be reviewed by the Planning Commission, Engineering and Code Department and the Board of Commissioners of the Township of Abington. 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,

A handwritten signature in black ink, appearing to read "Mark A. Penecale", is written over a circular stamp or seal. The signature is fluid and cursive.

Mark A. Penecale  
Planning & Zoning Officer

cc. Richard J. Manfredi, Manager, Township of Abington  
Amy Montgomery, PE; Township Engineer  
Scott Marlin; Engineering & Code Department  
File Copy (2)

Township of Abington  
APPLICATION FOR APPROVAL OF PLAN

COPY

Submission Date 8/23/18 Application No. SD-18-03

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.

Osman Ajdem  
Signature of Applicant

Osman Ajdem  
Signature of Land Owner

Title of Plan Submitted: PARKSIDE AVENUE - OLD WELSH ROAD 2 LOT SUBDIVISION

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: MAY 23, 2018 Engineer: VERIKES ASSOCIATES

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:

THIS PLAN PROPOSES TO SUBDIVIDE A RESIDENTIAL LOT INTO 2 LOTS. ONE LOT WILL HAVE THE EXISTING SINGLE FAMILY RESIDENCE. ON THE OTHER LOT WOULD BE VACANT WITH PLANS FOR CONSTRUCTION OF A SINGLE FAMILY RESIDENCE TO FOLLOW SUBDIVISION

C. Property Identification:

Address/Location 2219 OLD WELSH ROAD  
between streets FAIRVIEW AVENUE and ROCKWELL AVENUE

D. Applicant Identification:

Applicant 2219 OLD WORTH LLC  
 Address 1109 W. MAIN ST. NORRISTOWN PA 19401 Phone 267-820-9068

Land Owner SAMIS  
 Address \_\_\_\_\_ Phone \_\_\_\_\_

Equitable Land Owner \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_

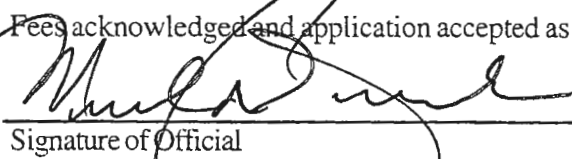
Architect \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_

Engineer YERKES ASSOCIATES INC  
 Address 1444 PHOENIXVILLE PIKE, WEST CHESTER PA 19380 Phone 610-644-4254

Attorney MICHAEL VANOFF, DTRA  
 Address 101 GREENWOOD AVE STR JOHNSTOWN PA 19046 Phone 215-690-3833

<u>IMPROVEMENTS PROPOSED</u>	<u>UNITS</u>	<u>ESTIMATED COST</u>
Streets	NONE	
Street Widening	NONE	
Street Signs	NONE	
Street Lighting	NONE	
Curbs	NONE	
Sidewalks	NONE	
Storm Sewers	NONE	
Water Supply	NONE	
Fire Hydrants	NONE	
Sanitary Sewers	NONE	
Monuments	2	\$ 700
Shade Trees	NONE	
Open Space	NONE	
Park Lane	NONE	
Other		
Total Cost:		\$ 700

.....  
 Fees received from applicant:  
 Check #1143 Rec #1800012 Application Fee \$ 300.00  
 Check #1144 Rec #1800013 Review Escrow \$ 2,500.00  
 Total \$ 2800.00

Fees acknowledged and application accepted as complete:  
  
 Signature of Official

**RECEIVED**  
 8/23/18 AUG 23 2018  
 Date \_\_\_\_\_  
 BY: .....

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

Submission Date 8/23/18 Application No. SA-18-03

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: PARKSIDE AVENUE - OLD WELSH ROAD 2 LOT SUBDIVISION

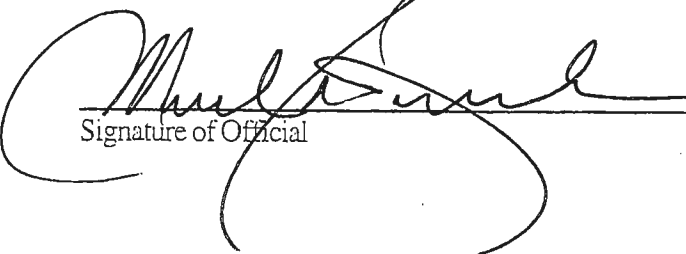
A. Plan Type:

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Preliminary Major SD & LD

- Minor Land Development
- Pre Major Land Development
- Final Major Land Development
- Final Major SD & LD

Regulation Topic	Section #	Extent of Modification Requested
<u>SHOW ADJACENT</u>	<u>146-11A(2)</u>	<u>NOT ALL WITHIN 100 FEET</u>
<u>ADJOINING ZONING</u>	<u>146-11A(10)</u>	<u>NOT ALL WITHIN 100 FEET</u>
<u>ADJOINING UTILITIES</u>	<u>146-11B(7)</u>	<u>NOT ALL WITHIN 100 FEET</u>
<u>STEEP SLOPES</u>	<u>146-11B(8)</u>	<u>NOT SHOW STEEP SLOPES</u>
<u>PROPOSED UTILITIES</u>	<u>146-11C(10)</u>	<u>PROVIDE FOR LOT 2 LOT 2C</u>
<u>GRADING</u>	<u>146-11D(6-9)</u>	<u>PROVIDE FOR LOT 2 LOT 2C</u>
<u>EROSION CONTROL</u>	<u>146-11E(ALL)</u>	" " " " "
<u>IMPROVEMENT PLAN</u>	<u>146-11F(ALL)</u>	" " " " "
<u>UTILITY PLAN</u>	<u>146-11G(ALL)</u>	" " " " "
<u>LANDSCAPE PLAN</u>	<u>146-11H(ALL)</u>	" " " " " IF REQUIRED

Fees acknowledged and modification request received:

  
Signature of Official

Date

**RECEIVED**  
AUG 23 2018  
8/23/18