



# 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-18-04

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 **Harrise Yaron, Jennifer Parke & Ayinke-Hipps-Feit and Seth Feit.**

MEETINGS	DATE AND TIME
Planning Commission Committee	November 15, 2018 @ 7:30 p.m.
Engineering & Code Committee	December 5, 2018 @ 7:00 p.m.
Board of Commissioners	December 13, 2018 @ 7:30 p.m.

This is the application of **Harrise Yaron & Jennifer Parke**, owners of the property located at 936 Moredon Road and **Ayinke-Hipps-Feit & Seth Feit**, owners of the property located at 979 Dale Road, Meadowbrook, Pa. The plan proposed to transfer 6,120 square feet of ground from 936 Moredon Road to 979 Dale Road. 936 Moredon Road will be reduced in size from 3.39 acres to 3.25 acres in lot size. 979 Dale Road will be increased from 1.25 acres to 1.39 acres in total lot area. No other alterations are proposed to either property. Both properties will comply with the dimensional requirements of Section 302, Figure 3.1 of the Zoning Ordinance of the Township of Abington.

The revised application and plans submitted on October 15, 2018 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

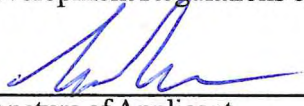
- ***These meetings are subject to change if additional review time is required by Township Staff or requested by the applicant.***

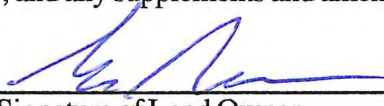
**Township of Abington**  
**APPLICATION FOR MODIFICATION OF PLAN**

Submission Date 9/24/18 Application No. SA-18-04

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

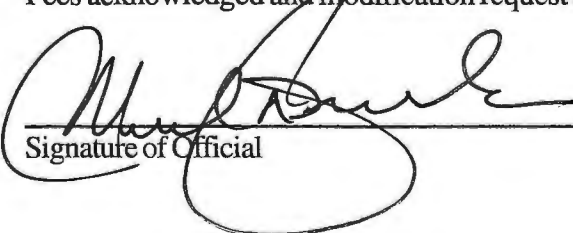
Title of Plan Submitted: Plan of Lot Line Change Prepared for Tax Block 33 Units 5 & 269

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 &amp; 146-11.B</u>	<u>(Partial Waiver) To not include all properties &amp; existing features within 400 feet of the site.</u>
<u>Street Trees</u>	<u>146-11.H</u>	<u>To not require additional trees on wooded lots</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 &amp; Sidewalk</u>	<u>146-27</u>	<u>To not require sidewalks and curbs along Moredon Road or along Dale Road</u>
<u>Street Lighting</u>	<u>146-38</u>	<u>To not require additional street lighting</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Fees acknowledged and modification request received:

  
 \_\_\_\_\_  
 Signature of Official



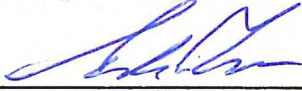
Date BY: .....

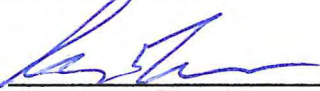
**Township of Abington**  
**APPLICATION FOR APPROVAL OF PLAN**

Submission Date 9/24/18 Application No. SD-18-04

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 & 269

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: 8/20/18 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:

6,550 square feet of land to be transferred from Unit 5 to Unit 269. No development or construction proposed, no new lots proposed.

C. Property Identification:

Address/Location 936 Moredon Road and 979 Dale Road, Meadowbrook PA 19046

between streets Dale Road and Mill Road

**(continued on next page)**

D. Applicant Identification:

Applicant Harrise Yaron & Jennifer Parke, Seth Feit & Ayinke Hipps-Feit (co-applicants)

Address 936 Moredon Road, and 979 Dale Road, Meadowbrook, PA 19046 Phone 215-442-9230

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

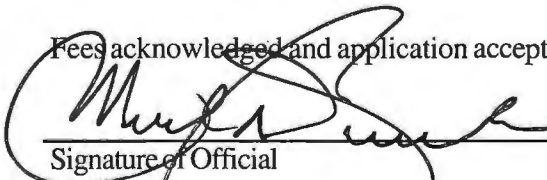
Attorney Jessica L. Rice, Fox Rothschild LLP

Address 2700 Kelly Road, Suite 300, Warrington, PA 18976 Phone 215-345-7500

<u>IMPROVEMENTS PROPOSED</u>	<u>UNITS</u>	<u>ESTIMATED COST</u>
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	

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  
SEP 24 2018  
Date

Check # 4106 - Rec # 180024  
Check # 417 - Rec # 180023

BY: .....



# Township of Abington

*Engineering & Code Department*

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

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

Ms. Jessica L. Rice  
Fox Rothschild, LLP  
2700 Kelly Road, Suite 300  
Warrington, Pa. 18976

November 4, 2018

**Re: Subdivision Application SD-18-04, 936 Moredon Road and 979 Dale Road, Meadowbrook, Pa. 19046.**

Dear Ms. Rice,

The Township of Abington has received the revised subdivision plan, dated October 15, 2018 for the properties located at 936 Moredon Road and 979 Dale Road, Meadowbrook, Pa. 19046. The plan proposed to transfer 6,120 square feet of ground from 936 Moredon Road to 979 Dale Road. 936 Moredon Road will be reduced in size from 3.39 acres to 3.25 acres in lot size. 979 Dale Road will be increased from 1.25 acres to 1.39 acres in total lot area. No other alterations are proposed to either property. Both properties will comply with the dimensional requirements of Section 302, Figure 3.1 of the Zoning Ordinance of the Township of Abington.

Abington Township staff has reviewed the revised plan and the following items must be addressed to the satisfaction of the Board of Commissioners of the Township of Abington.

1. In the event that the application is approved, revised deeds are required to be submitted with the final plan set, at the time the final plan set is submitted for signatures and seals by the Township of Abington.
2. Concrete monuments are required to be set at each off-set of the proposed new property line. This will be a total of seven monuments.
3. The plan is required to be amended to include the Abington Township application number of SD-18-04.
4. This application was submitted and reviewed as a preliminary as final minor subdivision plan. The following waivers have been requested.

**Section 146-11.A:** Property Identification Plan – To provide tax parcel number and the names of all property owners within 400 feet of the site.

**Section 146-11.B:** Existing Features Plan – To provide the type, size and location of all utilities within 400 feet of the site.

**Section 146-11.H:** Landscaping and Shade Tree Plan – The applicant seeks a waiver from the requirement to provide an existing tree location plan. The applicant states in the application that the lots are “wooded”.

**Section 146-11.L:** Architectural Plan – The applicants seek a waiver from this requirement as no alterations to either property is proposed at this time.

**Section 146-24.D:** Right of Way Width – A waiver has been requested to allow Dale Road to remain at the current 40-foot right-of-way width and Moredon Road to remain at the current 36.5-foot right-of-way width.

**Section 146.27:** Curb, Gutter & Sidewalks – A waiver has been requested for the installation of curbing, gutters and sidewalks.

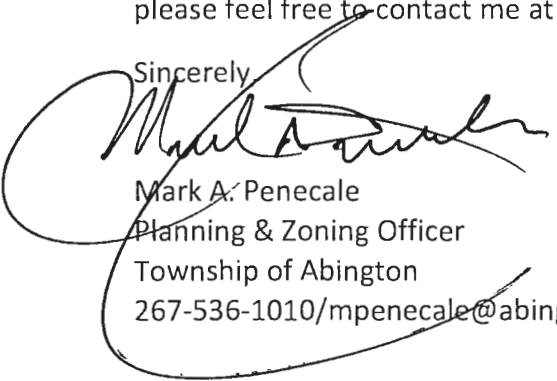
**Section 146-38:** Street Lighting – The applicants seek a waiver for the installation of street lighting.

In addition to the waivers requested by the applicant, staff believes that the following waiver is also required.

**Section 146-30:** Lots – A waiver is required for the shape of the proposed new property line. The ordinance states “lots excessively irregular in shape are to be avoided.”

The approval of the required waivers is at the sole discretion of the Board of Commissioners of the Township of Abington. If there are any questions that you may have, please feel free to contact me at number listed below.

Sincerely,



Mark A. Penecale

Planning & Zoning Officer

Township of Abington

267-536-1010/mpenecale@abington.org

Cc: Harris Yaron & Jennifer Parke, 936 Moredon Road, Meadowbrook, Pa. 19046  
Seth Feit & Ayinke Hipps-Feit, 979 dale Road, Meadowbrook, Pa. 19046  
Nick T, Rose, P.E., P. O. Box 58, Hatboro, Pa. 19040  
File Copy (2)

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR  
KENNETH E. LAWRENCE, JR., VICE CHAIR  
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311  
610-278-3722  
FAX: 610-278-3941 • TDD: 610-631-1211  
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

October 18, 2018

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

Re: MCPC #18-0096-002  
Plan Name: Plan of Lot Line Change for Tax Block 33, Units 5 & 269  
(2 lots comprising 4.5 acres)  
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 3, 2018. We forward this letter as a report of our review. We previously reviewed a proposal for this site on May 22, 2018.

## BACKGROUND

Harrise Yaron, Jennifer Parke and Seth Feit, applicants, have submitted a preliminary subdivision plan for a lot line change affecting 4.5 acres in the R1 Low Density Residential District. 936 Moredon Road (Tax Block 33, Unit 5) would be diminished in size from 3.3988 acres to 3.2484, while 979 Dale Road (Tax Block 33, Unit 269) would be increased in size from 1.2575 acres to 1.4080 acres.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with the Township's zoning and subdivision and land development ordinances.

## CONCLUSION

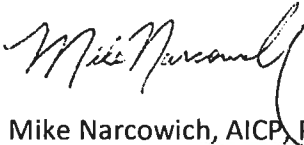
Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.





Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,

A handwritten signature in black ink that reads "Mike Narcowich". The signature is written in a cursive style with a large, looping initial "M".

Mike Narcowich, AICP, Principal Planner II  
610.278.5238 - [mnarcowi@montcopa.org](mailto:mnarcowi@montcopa.org)

c: Harrise Yaron, Jennifer Parke and Seth Felt, Applicants  
Nick T. Rose, P.E., Applicant's Representative  
Richard J. Manfredi, Township Manager

Attachments: Applicant's Plan

**ATTACHMENT: APPLICANT'S PLAN**

