



Wayne C. Luker, President  
Steven N. Kline, Vice President  
Michael LeFevre, Manager  
Jay W. Blumenthal, Treasurer

1176 Old York Road Abington PA 19001-3713 Telephone: 267-536-1000

## Subdivision & Land Development Notice Plan Review SD-17-01

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, Code Enforcement Committee and Board of Commissioners, to discuss the application of **Nancy Posel**.

MEETINGS	DATE AND TIME
Planning Commission Committee	February 22, 2017@ 7:30 p.m.
Code Enforcement Committee	March 1, 2017 @ 7:00 p.m.
Board of Commissioners	March 9, 2017@ 7:30 p.m.

This is the application of **Nancy Posel**, owner of the property located at 1060 Mill Road Circle, Rydal, Pa. 19046. The applicant proposes to subdivide the existing property of 4.26 acres into two parcels. Lot #1 will consist of 1.71 acres in size and is proposed to be deeded to the Township of Abington as passive deed restricted open space. Lot #2 is proposed be 2.55 acres in lot area and will contain the existing single family dwelling, swimming pool and tennis court. No additional development is proposed to either of the two proposed lots. The property is zoned within the R-1 Residential District of Ward #2 of the Township of Abington.

The application and plans are on file in the Code Enforcement 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

- *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 \_\_\_\_\_

Application No. SD-17-01

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)

Nancy R. Parel  
(Signature of Land Owner)

Title of Plan Submitted: MINOR SUBDIVISION  
1060 MILL ROAD CIRCLE

### 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: 11/22/2016

Engineer: CHARLES E. SHOEMAKER, INC.

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

APPLICANT PROPOSES TO SUBDIVIDE PROPERTY INTO 2 LOTS,  
LOT 2 TO CONTAIN THE EXISTING DWELLING, DRIVEWAY,  
TENNIS COURT, GARAGE AND POOL.  
LOT 1 TO BE CONVEYED TO AND COMBINED IN DEED WITH  
LANDS OF NATIONAL AUDUBON SOCIETY, BLOCK 057 UNIT 001.

### C. Property Identification:

Address / Location 1060 MILL ROAD CIRCLE  
Between streets MORGAN ROAD and DELENE ROAD

**D. Applicant Identification:**

Applicant: NANCY R. POSEL  
 Address 1060 MILL ROAD CIRCLE Phone 215-887-2293  
RYDAL, PA 19046

Land Owner: NANCY R. POSEL  
 Address 1060 MILL ROAD CIRCLE Phone 215-887-2293  
RYDAL, PA 19046

Equitable Land Owner: 1316 Foulke Ways  
 Address Gwynedd Pa 19436 Phone 215-283-7368

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

Engineer: CHARLES E. SHOEMAKER, INC.  
 Address 1007 EDGE HILL ROAD Phone 215-887-2165  
ABINGTON, PA 19001

Attorney: MARC JONAS, EASTBURN + GRAY, P.C.  
 Address 470 NDRRISTOWN ROAD, SUITE 302 Phone 215-542-9345  
Blue Bell Pa 19422

**IMPROVEMENTS PROPOSED                      UNITS                      EST. COST.**

Streets	_____	
Street Widening	_____	
Street Signs	_____	
Street Lighting	_____	
Curbs	_____	
Sidewalks	_____	
Storm Sewers	_____	
Water Supply	_____	
Fire Hydrants	_____	
Sanitary Sewers	_____	
Monuments	_____	
Shade Trees	_____	
Open Space	_____	
Park Land	_____	
Other	<u>4 SURVEY MARKERS</u>	<u>\$ 600</u>

Total: \$ 600

\*\*\*\*\*

Fees received from applicant:	Application Fee	_____
	Review Escrow	_____
	Total	_____

Fees acknowledged and application accepted as complete:

  
 Signature of Official

**RECEIVED**  
**JAN 24 2017**

1/24/17  
 Date

BY:.....



# Township of Abington

## APPLICATION FOR MODIFICATION OF PLAN

Submission Date \_\_\_\_\_

Application No. SD 17-01

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)

Nancy R. Pasel  
(Signature of Land Owner)

Title of Plan Submitted: MINOR SUBDIVISION PLAN  
1060 MILL ROAD CIRCLE

**A. Plan Type:**

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

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

Regulation Topic	Section #	Extent of Modification Requested
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<u>SEE ATTACHED LETTER</u>		
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

\*\*\*\*\*

Fees acknowledged and modification request received:

*Muel X*  
Signature of Official

11/24/17  
Date



**Wayne C. Luker, President**  
**Steven N. Kline, Vice President**  
**Michael LeFevre, Manager**  
**Jay W. Blumenthal, Treasurer**

1176 Old York Road Abington PA 19001-3713 Telephone: 267-536-1000

Marc D. Jonas, Esq.  
Eastburn & Gray, PC  
470 Norristown Road  
Suite #302  
Blue Bell, Pa. 19442

February 13, 2017

**Re: The Subdivision of 1060 Mill Road Circle, Rydal, Pa. 19046.**

Dear Mr. Jonas,

I have received a submission for the subdivision of 1060 Mill Road Circle into two parcels. Lot #1 is a vacant, land locked 1.71 acre tract of ground proposed to be deeded to the Township of Abington as restricted passive open space. Lot #2 will contain the existing single family dwelling and accessory structures on a parcel of 2.55 acres in total lot area. The plan has been deemed as a minor subdivision plan with no development proposed. The following is a listing of the staff review comments that need to be address to the satisfaction of the Board of Commissioners of the Township of Abington.

The plan does not include development of any type on either of the two proposed parcels. With that mind, this review letter will not include any comments from the Code Enforcement Office related to building, plumbing or other constructions standards. In the event that at a later date, improvements are made to either of the two parcels, those improvements must comply with the construction codes of the Township of Abington at the time the improvements are made.

#### **Planning & Zoning Office:**

1. The application includes the creation of a 1.71 acre land locked parcel that is proposed to be deeded to the Township of Abington. The creation of this parcel is permitted as per the requirements of Section 801.B.7.a of the Zoning Ordinance of the Township of Abington. Section 801.B.7.a reads as follows: "Every lot must abut a street for the minimum required district lot width, and no building, structure, or use of land for any purpose may be placed on a lot which does not abut a public or private street, excepts for the following conditions: a. Lots used for agricultural, open space or recreational purposes".



2. The plan shows that the 1.71 acre parcel will be deeded to adjoining properties currently owned by the National Audubon Society. It appears that this ground will now be deeded to the Township of Abington as passive open space. The merge symbol on the plan is required to be removed.
3. Abington Township does not control any adjoining property, therefore that applicant is required to create an access easement through Lot #2 to allow Abington Township access to the 1.71 parcel for maintenance. This easement will need to be shown on the plan and the easement language is required to be submitted for review and approval by the Township of Abington.
4. The 1.71 acre parcel is proposed to be deeded to the Township of Abington as passive open space. The deed restricted language is required to be submitted to the Township of Abington for review and approval.
5. The applicant is required to relocate the existing fencing to enclose the pool as required by the Building & Zoning Ordinances.
6. 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(s) involved in this application. Staff supports this request.
  - 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 properties involved in this application. Staff supports this request.
  - C. **Section 146-11.C – Proposed Layout Plan** – The plan is required to plot the location of all existing utilities, to include the size, type and depth of all existing improvements proposed to remain and be removed. Staff supports this request.
  - D. **Section 146-11.D - Grading Plan** – The applicant is required to include existing and proposed topography to the plan submitted. No changes to the existing topography is proposed. Staff is in favor of this request.
  - E. **Section 146-11.L – Architectural Plan** – An architectural plan is required to be submitted with this subdivision plan. No alterations, additions or development is proposed with this application. Staff is in favor of this request.

**Engineering Department:**

7. Upon approval of this plan, the applicant shall provide the township with two (2) new executed (signed, notarized and recorded) deeds. This is a requirement of the subdivision process. The Township Engineer will not sign the final plan unless this is completed.
8. The plan does indicate Concrete Monuments to be set along the new property corners or off-set. The applicant is required to install four (4) concrete monuments (Iron Pins are not acceptable) for the new property corners and the property line off-set.

This application is scheduled to be reviewed by the Planning Commission, Code Enforcement Committee and 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,



Mark A. Penecale  
Planning & Zoning Officer

Cc: Lawrence T. Matteo, Jr.; Director of Planning & Code Enforcement  
Michael E. Powers; Abington Township Engineer  
File Copy (2)