

Township of Abington

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

Zoning Hearing Notice

Notice is hereby given that the Zoning Hearing Board of the Township of Abington will hold a meeting as required by the Township's Zoning Ordinance at the Abington Township Administration Building, 1176 Old York Road, Abington, Pennsylvania, on:

Monday, November 6, 2017 at 7:00 p.m., at which time a public hearing will commence on the following application:

17-15: This is the application **Crown Castle NG East, LLC**. The applicant, has submitted an application to replace the existing utility pole within the public-right-of-way in front of the property located 353 Church Road, Rockledge, Pa. Dimensional variances are required from Section 602 of the Zoning Ordinance of the Township of Abington for both the proposed height of the replacement pole and setback of the equipment proposed to be installed. This is the replacement of an existing non-conforming service site. In the alternative, a use variance has been requested from Use Matrix of the Abington Township Zoning Ordinance. The applicant proposes to replace the existing utility pole with a new pole 48 feet, 10 inches in height and installed replacement communication equipment on the newly installed pole.

The property is zoned within the R-4 Residential District of Ward #4 of the Township of Abington. A copy of the application and site plan are on file with the Planning & Zoning Office and is available for review during normal business hours.

By Order of the Zoning Hearing Board.

Mark A. Penecale
Planning & Zoning Officer

Note: There is a 30 day period after the date the decision is rendered for any and all aggrieved persons to file an appeal in the appropriate court to contest the actions of the Zoning Hearing Board. Applicants that take action on a Zoning Hearing Board Approval during the 30 day appeal period, do so at their own risk. If there are questions that you may have, please feel free to contact the Zoning Officer at 267-536-1014. If you are unable to attend the hearing, written comment may be entered into the record by submitting them in advance of the hearing to the Planning & Zoning Officer.

Zoning Hearing Board Application

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000



This application must be accompanied by a minimum of ten (10) copies of the plot plan of the property, prepared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site.

The Undersigned herein makes application for:

- [] Request for Variance from the Zoning Ordinance.
[] Request for a Special Exception as provided by the Zoning Ordinance.
[] Appeal from the actions of the Zoning Officer.

1. Name and address of the owner of the land: Phone number:
N/A - Township Right-of-Way N/A

2. Name and address of the applicant: Phone number:
Crown Castle NG East LLC 412-562-8362
3200 Horizon Drive, Suite 150
King of Prussia, PA 19406

3. Name and address of the attorney: Phone number:
Shawn N. Gallagher, Esq. 412-562-8362
301 Grant St., 20th Floor
Pittsburgh, PA 15219

4. If the applicant is not the owner of the property, list the applicant's interest in filing this application.
Example: equitable owner, agent, lessee, etc.

Applicant has agreement with PECO, the owner of the utility pole, to install wireless telecommunications facilities on the pole

5. Description of the property:

Address/location 353 Church Rd., Rockledge PA 19046

Present use Utility Pole/ Wireless Communications Facility

Proposed improvement Replace existing pole and upgrade existing wireless telecommunications facilities

Zoning Hearing Board Application



Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000

6. State briefly the reasons for which the proposed improvements or use does not meet the requirements of the Zoning Ordinance, and the nature of relief you are seeking:

The Township zoning officer has stated that a use variance is required because telecommunications towers are not permitted in the R-4 District. The Township zoning officer has stated that dimensional variances are required because the proposed replacement pole and related facilities exceed the height and setback requirements in the R-4 District.

7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:
See Attached Exhibit "A"

8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application.

Grounds for relief to be presented at hearing pursuant to procedures set forth in the Municipalities Planning Code

9. List any and all prior Zoning Hearing Board action regarding the property. List the date, case number and the nature of the zoning relief granted.

None

10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision: A minimum of eight (8) copies are required to be submitted.

Evidence to be provided at hearing in accordance with the procedures set forth in the Municipalities Planning Code

John A. L.

Signature of Applicant

N/A

Signature of Owner

Internal Validation:

Date Received: *9/20/17*



Fee Paid: *1,000.00*

BY:

Case: *17-15*

check # 160278

Rec # 183165

Mark A. Smith

Signature of the Zoning Officer

Exhibit A

Ordinance Section	Ordinance Requirement	Requested Relief
Comprehensive Use Matrix	Telecommunications towers are not permitted in the R-4 District	Request to place Telecommunications tower in the R-4 District
Zoning Ordinance § 602 (Fig. 6.1)	Maximum building height in R-4 District: 35'	48'10'' requested
Zoning Ordinance § 602 (Fig. 6.1)	Minimum setbacks: Front: 20' Side: 10' Rear: 25'	Request to place tower within minimum setbacks. The tower is not located on a "lot," but rather in the public ROW. Accordingly, this provision should not apply. To the extent deemed applicable by the Zoning Hearing Board, Crown Castle requests a variance.
Zoning Ordinance § 2805(B)(4)(a)	Towers must be set back a distance of 75% of the height of tower from any adjoining lot line	Request to place tower within 75% of the height of the tower from adjoining lot lines. The tower is not located on a "lot," but rather in the public ROW. Accordingly, this provision should not apply. To the extent deemed applicable by the Zoning Hearing Board, Crown Castle requests a variance.
Zoning Ordinance § 2805(B)(5)(Fig. 28.1)	Towers must be located 200 ft. or 300% of pole height from single-family residential uses, whichever is greater.	Request to place tower within 200 ft. of the adjoining single family residential uses. The tower is not located on a "lot," but rather in the public ROW. Accordingly, this provision should not apply. To the extent deemed applicable Zoning Hearing Board, Crown Castle requests a variance.

Crown Castle NG East LLC
JDE# 347517

CROWN NODE ID: **MBC029**



PROFESSIONAL ENGINEER
EXPIRES 09-30-2017

Brian M. Mulligan
SIGNATURE

06-05-17
DATE



Crown Castle NG East LLC
Jenkintown, PA
Jurisdiction: Abington

INDEX TO SHEETS

1. TITLE, LOCATION MAP, NODE PLACEMENT
2. EXISTING POLE CONFIGURATION
3. PROPOSED POLE CONFIGURATION
4. PROPOSED EQUIPMENT DETAILS

PROJECT DETAIL: SEE SHEETS 3 AND 4.
GENERAL NOTES:
1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND COMPLY WITH THE REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION OVER THE WORK AND ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO: FACILITY OWNER, UTILITY COMPANY, LOCAL MUNICIPALITIES, STATE AND FEDERAL AGENCIES, THE NATIONAL ELECTRIC SAFETY CODE, THE NATIONAL ELECTRIC CODE AND THE TELECOMMUNICATIONS INDUSTRY ASSOCIATION.

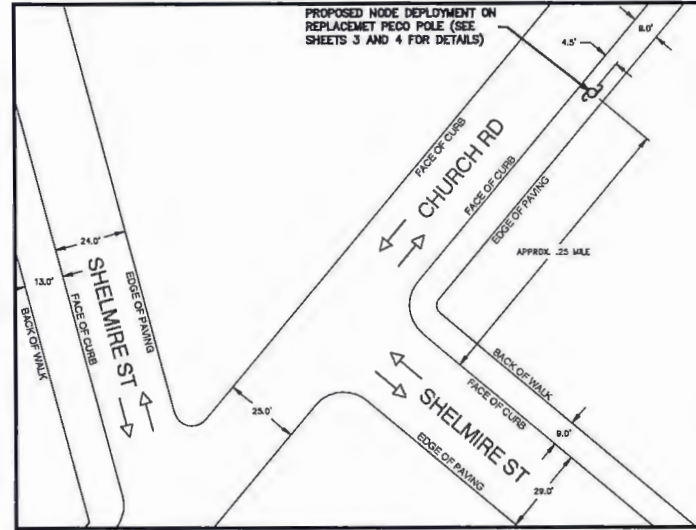
Proposed Distributed Antenna System (DAS) Node Installation



LOCATION MAP

Latitude: 40.07455°N
Longitude: -75.09402°W

NOT TO SCALE



NODE PLACEMENT

353 Church Rd
Existing PECO wood pole to be replaced
South on Church Rd
and 8th pole West of Chandlet St
Pole ID: 2345

NOT TO SCALE



PENNSYLVANIA ACT 287 REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

ENGINEER
hbk ENGINEERING
HKB ENGINEERING, LLC
421 WEST VAN BUREN, SUITE 100
CHICAGO, IL 60607
PHONE: (312) 424-0775 FAX: (312) 424-2311
STATE OF ILLINOIS DEPARTMENT OF PROFESSIONAL REGULATION
LICENSE NO. 184481908

OWNER/DEVELOPER
CROWN CASTLE

NODE LOCATION
353 Church Rd
Jenkintown, PA
Jurisdiction: Abington

REVISIONS			
REV	DATE	DESCRIPTION	BY
00	04-25-18	FOR CC REVIEW	JMR
01	05-10-18	PER CC COMMENTS	AMW
02	05-31-18	PER STRUCTURAL ANALYSIS	AMW
03	07-06-18	PER SC LETTER	AMW
04	08-05-17	FOR PERMIT	AMW

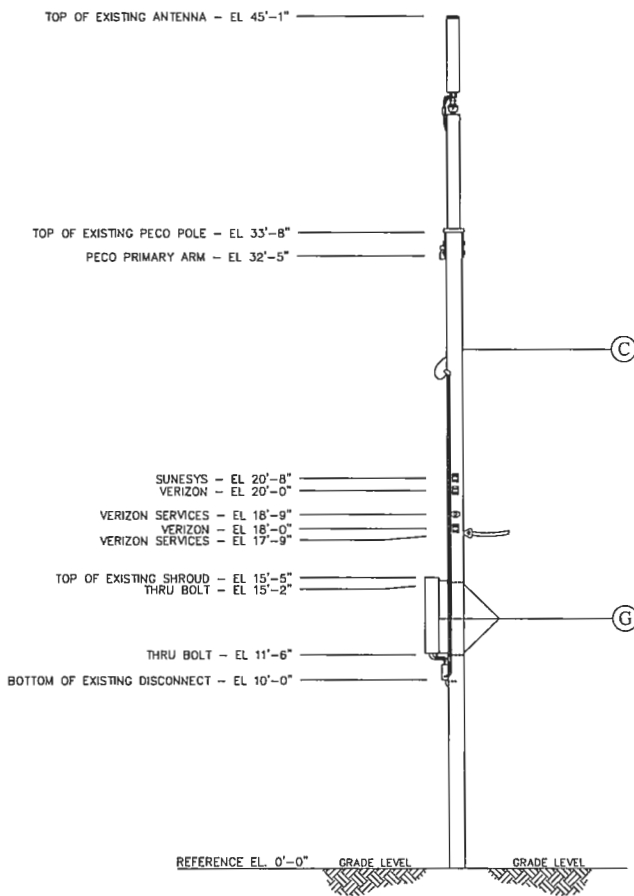
DRAWN BY:	CHECKED BY:	APPROVED BY:
JMR	AMW	BMM

PROJECT NUMBER:	18-0284
FILE NAME:	MBC029
POLYCON:	Ply Mtg/CC Phila/NE Phila
DATE DRAWN:	04-25-18

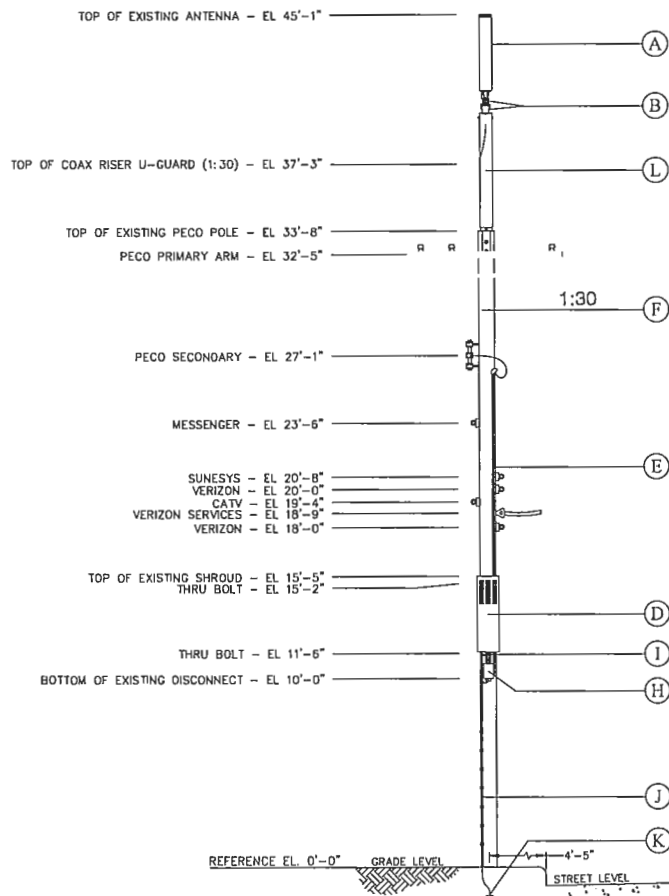
SHEET 1 OF 4

Crown Castle NG East LLC
EXISTING POLE CONFIGURATION

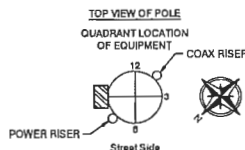
CROWN NODE ID: **MBC029**



EXISTING POLE DETAIL
LOOKING SOUTHEAST



EXISTING POLE DETAIL
LOOKING SOUTHWEST



- (A) EXISTING OAH DIRECTIONAL ANTENNA TO BE REMOVED
- (B) EXISTING JAYBEAM MOUNTING KIT W/ SPLITTER TO BE REMOVED
- (C) EXISTING POLE TO BE REPLACED WITH CLASS 2-50 HEIGHT 43'-0" CIRCUM - 42" (6" FROM BUTT)
- (D) EXISTING 1 - 10M-W 177 REMOTE UNIT 32.7' x 6.1' x 3.6' (HWK0) - 33 lbs
EXISTING 1 - 10M-W 177/18P REMOTE UNIT 32.7' x 6.1' x 3.6' (HWK0) - 44 lbs
ANDREW WIRELESS SOLUTIONS TO BE REMOVED AND REINSTALLED
- (E) EXISTING 1/2" CONDUIT WITH #6/C CABLE TO BE REMOVED
EXISTING SECONDARY SERVICE TO BE RELOCATED TO NEW POLE
- (F) EXISTING 3" RISER CHAIR TO BE REMOVED
EXISTING FIBER OPTIC CABLE TO BE RELOCATED TO NEW POLE
EXISTING COAXIAL CABLE(S) AND GROUND CABLE TO BE REMOVED
- (G) EXISTING 1 - EQUIPMENT SUPPORT BRACKET WITH THRU-BOLT ASSEMBLY AND SHROUD 48" x 14" x 8.5" (HWK0) - 16 lbs TO BE REMOVED
- (H) EXISTING SQUARE O MAIN DISCONNECT BOX 4" x 8" x 5" (HWK0) - 5 lbs
BREAKER 120V/2P VAC SINGLE PHASE TO BE REMOVED
- (I) EXISTING FIBER OPTIC CABLE TO BE RELOCATED TO NEW POLE
EXISTING COAXIAL CABLE TO BE REMOVED
- (J) EXISTING #4 SOL CU GROUND COVERED SD WIRE WELDING, 1/2" ID x 12' LG
STAPLE, 1/2" x 2", GALV
EXISTING GROUND WIRE AND WELDING TO BE REMOVED
- (K) EXISTING 5/8" x 8' LG CU POINTED GROUND ROD AND CLAMP TO REMAIN
- (L) EXISTING #4-44 FIBERGLASS POLE TOP EXTENSION - 102 lbs TO BE REMOVED

ENGINEER:
hbk ENGINEERING
HKB ENGINEERING, LLC
931 WEST VAN BUREN, SUITE 100
CHICAGO, IL 60607
PHONE: (773) 520-7000, FAX: (773) 413-1514
STATE OF ILLINOIS DEPARTMENT
OF PROFESSIONAL REGULATION
LICENSE NO. 184.001308

OWNER/DEVELOPER:
CROWN CASTLE

NODE LOCATION:
353 Church Rd
Jankintown, PA
Jurisdiction: Abington

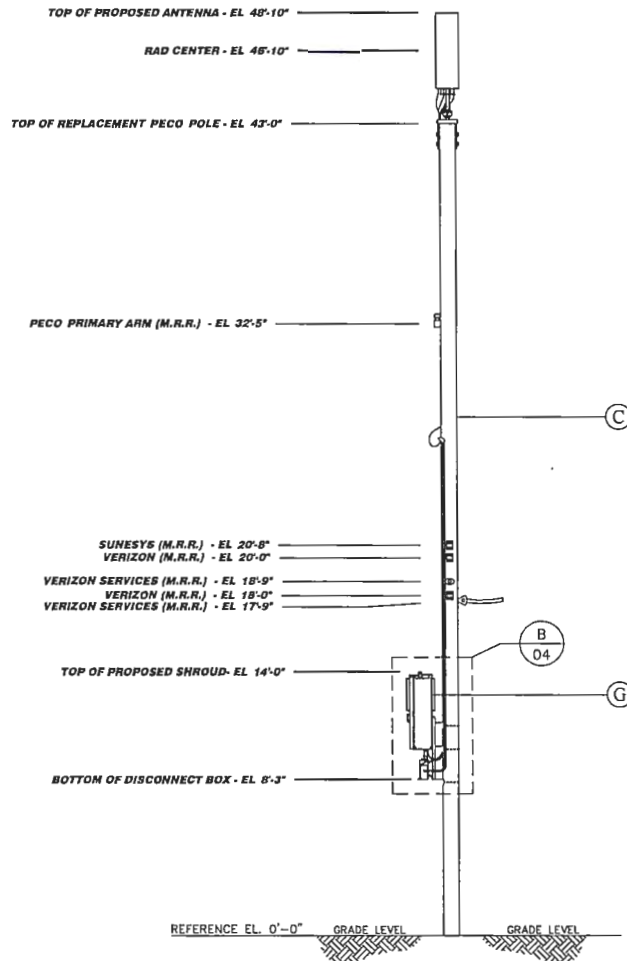
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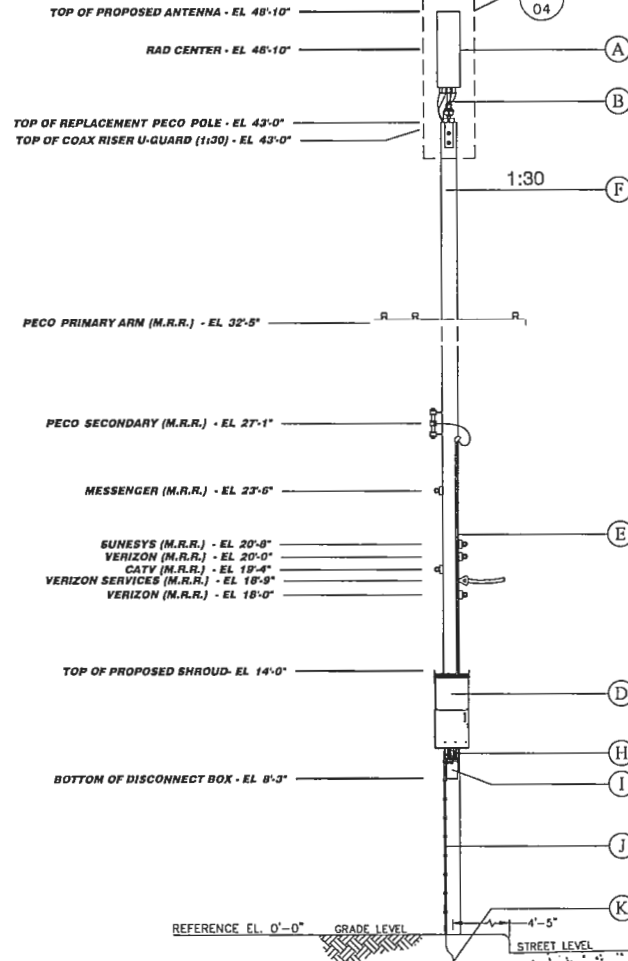
DRAWN BY	CHECKED BY	APPROVED BY
JMR	AMW	BMM

PROJECT NUMBER: 16-0294
FILE NAME: MBC029
POLYTHON: Ply Mtg/CC Phila/NE Phila
DATE DRAWN: 04-25-18

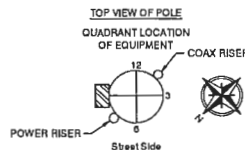
Crown Castle NG East LLC
PROPOSED POLE CONFIGURATION



PROPOSED POLE DETAIL
LOOKING SOUTHEAST



PROPOSED POLE DETAIL
LOOKING SOUTHWEST



CROWN NODE ID: **MBC029**

- (A)** INSTALL 1 GALTRONICS EXTENT TRIPPLE BAND OMN ANTENNA 48.0" x 14.8" (HxW) - 55.1 lbs
GALTRONICS EXTENT - MODEL CS-0T212-B1
INSTALL 1 - 7/16 DIN MALE ANTENNA CAPS
INSTALL 5 - SMA DIN CONNECTORS
WOOL NUMBER: U07-04-12
- (B)** INSTALL HP COMMUNICATIONS POLE MOUNTING BRACKET MODEL - 0024 (HEIGHT - 26 lbs)
- (C)** EXISTING POLE TO BE REPLACED WITH CLASS 2-50 HEIGHT 43'-0" CIRCUM- 42" (6" FROM BUTT)
- (D)** INSTALL ION REMOTE UNITS:
1 - EXISTING ION CROCKET ION-M 17P 32.7" x 8.1" x 5.8" (HxWxD) - 33 lbs
1 - EXISTING ION T-MOBILE ION-M 17P/19P 32.7" x 8.1" x 5.8" (HxWxD) - 44 lbs
1 - NEW ION VERIZON ION-M 7P/7P/17P 32.7" x 8.1" x 5.8" (HxWxD) - 44 lbs
INSTALL 5 - SMA DIN CONNECTORS
MODEL NUMBER U07-04-12
NOTE: EQUIPMENT LOCATED INSIDE SHROUD
- (E)** INSTALL NEW 1/2" PVC CONDUIT WITH #6/C POWER CABLE CONNECT POWER CABLE TO RELOCATED SECONDARY SERVICE
- (F)** INSTALL 3" RISER GUARD WITH FIBER OPTIC CABLE, COAXIAL CABLES AND #4 SOL. CU COVERED SO
- (G)** INSTALL NEW LOGS 50 EQUIPMENT CABINET ULTRIX THRU-HOLE ASSEMBLY/ CHANNEL 47.25" x 21.5" x 13.77" (HxWxD) - 104 lbs
- (H)** INSTALL 5 COAXIAL CABLES (50 LF EACH)
- DRESS FIBER AND COAXIAL CABLES INTO SHROUD
- BOND ONE TO BUS BAR INSIDE SHROUD
- RUN GROUND WIRE FROM BUS BAR IN SHROUD TO THE NEWLY PLACED, SO VERTICAL GROUND AND BOND
- (I)** SQUARE 6 MAIN DISCONNECT BOX 13.18" x 8.82" x 4.11" (HxWxD) - 8.28 lbs
- INSTALL COMPOSITE ION POWER COORDS AND WIRE PER MANUFACTURER SPECS AND NESC STANDARDS
- SUPPLY AND INSTALL 1 - 15A, SINGLE POLE BREAKER PER ION
- BOND SHROUD AND DISCONNECT BOX TO THE NEWLY PLACED, SO VERTICAL GROUND AND BOND
- (J)** INSTALL #4 SOL. CU GROUND COVERED ED WIRE 1/2" ID x 8' LG. MOLDING: 1/2" x 2" STAPLE, GALV.
- (K)** INSTALL 5/8" x 8' LG CU POINTED GROUND ROD AND CLAMP

ENGINEER
hbk ENGINEERING
HBK ENGINEERING, LLC
131 WEST VAN DYKE, SUITE 100
CHICAGO, IL 60640
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STATE OF ILLINOIS DEPARTMENT OF PROFESSIONAL REGULATION
LICENSE NO. 184.001.008

OWNER/DEVELOPER
CROWN CASTLE

NODE LOCATION:
353 Church Rd
Jenkintown, PA
Jurisdiction: Abington

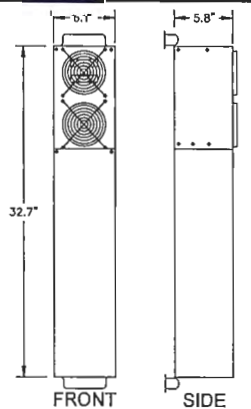
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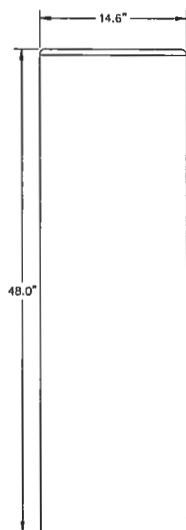
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Crown Castle NG East LLC
PROPOSED EQUIPMENT DETAILS

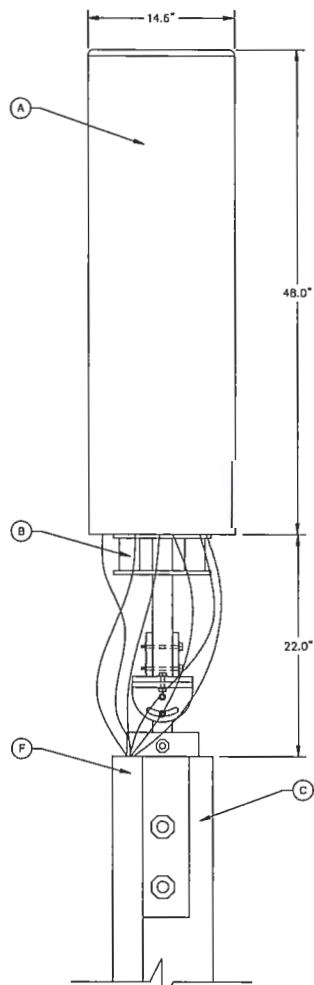
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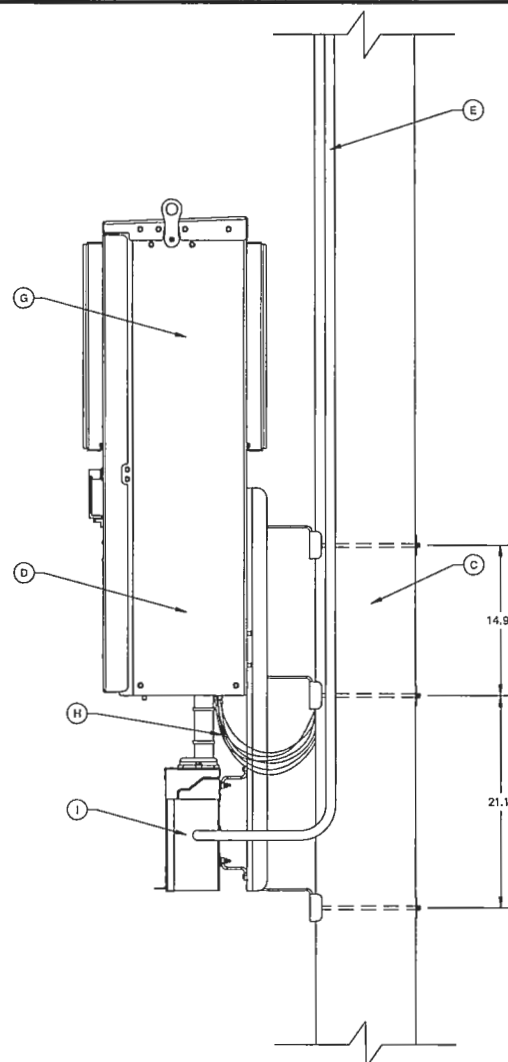
**COMMSCOPE
ION-M 7P/7P/17P**



**GALTRONICS EXTENT
OMNI ANTENNA
C3-GT2x12-B1**



**DETAIL "A"
ANTENNA(S) AND
MOUNTING KIT**



**DETAIL 'B'
REPEATER EQUIPMENT**

- (A) INSTALL 1 GALTRONICS EXTENT TRIPPLE BAND OMNI ANTENNA 48.0" x 14.6" (HxW) - 551 lbs
GALTRONICS EXTENT - MODEL C3-GT2x12-B1
INSTALL 1 - 7/16 DIN MALE ANTENNA CAPS
INSTALL 5 - JMA DIN CONNECTORS
MODEL NUMBER: UOP-DM-12
- (B) INSTALL HP COMMUNICATIONS POLE MOUNTING BRACKET
MODEL - 002M (WEIGHT - 28 lbs)
- (C) EXISTING POLE TO BE REPLACED WITH
CLASS 2-50 HEIGHT 43'-0" CIRCUM. = 42" (6" FROM BUTT)
INSTALL ION REMOTE UNITS:
1 - EXISTING ION - CRICKET ION-M 17P
32.7" x 6.1" x 5.8" (HxWxD) - 33 lbs
1 - EXISTING ION: T-MOBILE ION-M 17P/17P
32.7" x 6.1" x 5.8" (HxWxD) - 44 lbs
1 - NEW ION: VERIZON ION-M 7P/7P/17P
32.7" x 6.1" x 5.8" (HxWxD) - 44 lbs
INSTALL 5 - JMA DIN CONNECTORS
MODEL NUMBER: UOP-DM-12
NOTE: EQUIPMENT LOCATED INSIDE SHROUD
- (D) INSTALL NEW 1/2" PVC CONDUIT WITH #6/C POWER CABLE
CONNECT POWER CABLE TO RELOCATED SECONDARY SERVICE
- (E) INSTALL 3" RISER GUARD WITH FIBER OPTIC CABLE, COAXIAL
CABLES AND #4 SOL. CU COVERED SD
- (F) INSTALL NEW LOSH 50 EQUIPMENT CABINET
W/ FIBER THRU-HOLE ASSEMBLY W/ CHANNEL
47.25" x 21.5" x 13.77" (HxWxD) - 104 lbs
- (G) INSTALL 5 COAXIAL CABLES (50 LF EACH)
- DRESS FIBER AND COAXIAL CABLES INTO SHROUD
- BOND IONS TO BUS BAR INSIDE SHROUD
- RUN GROUND WIRE FROM BUS BAR IN SHROUD TO THE
NEWLY PLACED, CO VERTICAL GROUND AND BOND
- (H) SQUARE 6 MAIN DISCONNECT BOX
13.18" x 8.92" x 4.12" (HxWxD) - 8.28 lbs
- INSTALL COMMSCOPE ION POWER CORDS AND WIRE PER
MANUFACTURER SPECS AND NESC STANDARDS
- SUPPLY AND INSTALL 1 - 1/4" SINGLE POLE BREAKER
PER ION
- BOND SHROUD AND DISCONNECT BOX TO THE NEWLY
PLACED, CO VERTICAL GROUND AND BOND
- (I) INSTALL #4 SOL. CU GROUND COVERED SD WIRE
1/2" ID x 8' LG. W/ HOLDING 1/2" x 2" STAPLE, GALV.
- (K) INSTALL 5/8" x 8' LG CU POINTED GROUND ROD AND CLAMP

ENGINEER
hbk ENGINEERING
111 WEST VAN BUREN, SUITE 100
CHICAGO, IL 60607
PHONE: (312) 535-0000 FAX: (312) 432-0344
STATE OF ILLINOIS DEPARTMENT
OF PROFESSIONAL REGULATION
LICENSE NO. 081-002308

OWNER/DEVELOPER
CROWN CASTLE

NODE LOCATION
353 Church Rd
Jenkintown, PA
Jurisdiction: Abington

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CHECKED BY: AMW
APPROVED BY: BMM

PROJECT NUMBER: 16-0284
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POLY: Ply Mtg/CC Phila/NE Phila
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SHEET 4 OF 4