



# 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-18-02

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 **Robert Razzi**.

| MEETINGS                      | DATE AND TIME                  |
|-------------------------------|--------------------------------|
| Planning Commission Committee | August 28, 2018 @ 7:30 p.m.    |
| Engineering & Code Committee  | September 5, 2018 @ 7:00 p.m.  |
| Board of Commissioners        | September 13, 2018 @ 7:30 p.m. |

This is the application of **Robert Razzi** for the properties located at 865 and 869 Jenkintown Road, Elkins Park, Pa. The applicant proposes to relocate the shared property line between the two parcels. The property located at 865 Jenkintown Road will be transferring 1,662 square feet of ground to the property located at 869 Jenkintown Road. The property proposed to be transferred contains an existing free standing garage. This application was approved by the Zoning Hearing Board of the Township of Abington as Case #18-10 on June 19, 2018. There is no construction on either property proposed with this application. The properties are zoned within the R-4 Residential District of Ward #3 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 7/10/18 Application No. SD-18-02

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.

Robert A. Razzi  
Signature of Applicant

[Signature]  
Signature of Land Owner

Title of Plan Submitted: Preliminary/Final Subdivision Plan (Lot Line Change) - Robert A. Razzi - 869 Jenkintown Road

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: 3/19/2018 Engineer: William R. Cujdik, PE, PLS

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:

The applicant proposes to adjust the lot line between the two existing lots in order to transfer the existing garage from Lot 2 (865 Jenkintown Rd.) to Lot 1 (869 Jenkintown Rd.). No new lots are being created and no construction is proposed.

Existing Lot 1 Area = 6,797.4 SF. Existing Lot 2 Area = 7963.0 SF

Proposed Lot 1 Area = 8,459.9 SF. Proposed Lot 2 Area = 6,300.5 SF.

C. Property Identification:

Address/Location 865 & 869 Jenkintown Road, Jenkintown, PA 19046

between streets Osceola Avenue and West Avenue

**(continued on next page)**

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

Submission Date 7/10/18 Application No. SA-18-02

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.

Robert A. Razzi  
 Signature of Applicant

[Signature]  
 Signature of Land Owner

Title of Plan Submitted: Preliminary/Final Subdivision Plan (Lot Line Change) - Robert A. Razzi - 869 Jenkintown Road

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

| <u>Regulation Topic</u>                       | <u>Section #</u>                   | <u>Extent of Modification Requested</u>   |
|---|------------------------------------|---|
| <u>Property Identification / Ex. Features</u> | <u>146-11.A.4 &amp; 146-11.B.3</u> | <u>Requiring tract boundaries, tax parcel numbers, owners names, approximate acreage of lots surrounding the site for a distance of 400 feet.</u>   |
| <u>Property Identification</u>                | <u>146-11.A.10</u>                 | <u>Requiring zoning classifications and boundaries within 400 feet of the site.</u>   |
| <u>Ex. Features</u>                           | <u>146-11.B.7</u>                  | <u>Requiring location, size &amp; ownership of all utilities within 400 feet of the site.</u>   |
| <u>Ex. Features</u>                           | <u>146-11.B.8</u>                  | <u>Requiring contouring information.</u>  |
| <u>Specific Requirements</u>                  | <u>146-11.C - 146-11.L</u>         | <u>Requiring layout, grading, erosion control, improvement construction, utility, landscaping &amp; shade tree, phasing, recreational facilities, &amp; architectural plans and planning modules.</u> |



Fees acknowledged and modification request received:

[Signature]  
 Signature of Official

7/10/18  
 Date

D. Applicant Identification:

Applicant Robert A. Razzi  
Address 733 Seminole Avenue, Jenkintown, PA 19046 Phone (215)917-4799

Land Owner Robert P. Kuchler  
Address 865 Jenkintown Road, Jenkintown, PA 19046 Phone 215-605-5169

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

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

Engineer William R. Cujdik, PE, PLS for Boundary Stone Associates, LLC  
Address PO Box 601, West Deptford, NJ 08086 Phone (856)384-2889

Attorney \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_

**IMPROVEMENTS PROPOSED**

**UNITS**

**ESTIMATED COST**

|                 |       |       |
|-----------------|-------|-------|
| Streets         | _____ | _____ |
| 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:     | _____ | _____ |

Fees received from applicant:

check # 327 Rec #

Application Fee \$ 300.00  
Review Escrow \$ 2,500.00  
Total \_\_\_\_\_

Fees acknowledged and application accepted as complete:

  
Signature of Official

7/10/10  
Date



# 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*

Robert A. Razzi  
733 Seminole Avenue  
Jenkintown, Pa. 19046

August 9, 2018

**Re:** Subdivision Application SD-18-02 for the relocation of shared property line between 865 and 869 Jenkintown Road, Jenkintown, Pa. 19046.

Dear Mr. Razzi,

The Engineering & Code Department of the Township of Abington has received the application and plan for the relocation of shared property line between 865 and 869 Jenkintown Road, Jenkintown, Pa. 19046. The plan has been reviewed as a minor subdivision plan as per the requirements of Section 146-9.D of the Subdivision & Land Development Ordinance of the Township of Abington. The comments listed below are for your review and must be addressed to the satisfaction of the Board of Commissioners of the Township of Abington.

**Building & Plumbing:**

1. This application is for the relocation of a shared property line and does not involve any type of construction or alterations to the site that would require a building permit application.

**Waste Water Treatment Facility:**

2. There is no change in use or alterations to either property that would increase the sanitary sewer flow for these two sites.

**Engineering Department:**

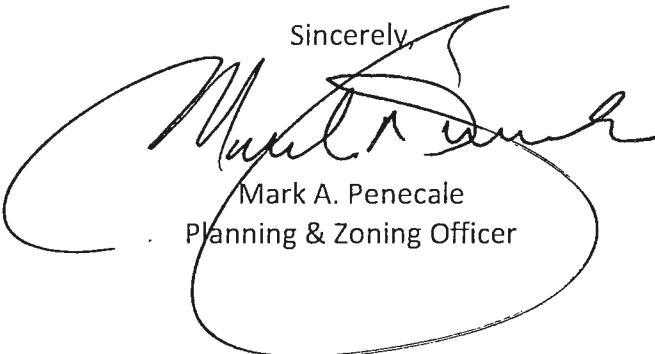
3. In the event that this application is approved, the applicant is required to provide the Township of Abington a copy of revised deeds for each of the properties involved in this application. Those deeds are required to be signed & notarized and submitted at the time final plans are submitted for signatures.
4. Concrete monuments are required to be set at the corners and off-sets of the proposed new property line.

**Planning & Zoning Office:**

5. This application was approved by the Zoning Hearing Board of the Township of Abington as case #18-10 on June 19, 2018. A dimensional variance for lot area was granted for the property located at 865 Jenkintown Road, Jenkintown, Pa.
6. The proposed iron pins marked on the plan as "To Be Set" must be replaced with concrete monuments. Abington Township does not permit iron pins. Please refer to Section 146-32 of the Subdivision & Land Development Ordinance of the Township of Abington.
7. Section 146-11, {Exception} allows the Zoning Officer to grant waivers for minor subdivision applications. The applicant has requested waivers from the following Sections of the Subdivision & Land Development Ordinance of the Township of Abington:
  - A. **Section 146-11.A – Property Identification Plans**– From the requirements to tax parcel numbers, owner’s names, lot areas of all surrounding properties within 400 feet of the site.
  - B. **Section 146-11.B – Existing Features Plan** – From the requirement to plot the location and identify all utilities within 400 feet of the site.
  - D. **Section 146-11.C – Proposed Layout Plan** – From the requirement to provide the first floor elevation of the existing buildings on the site.
  - E. **Section 146-11.D – Grading Plan** – From the requirement to provide the existing elevations on the sites.
  - F. **Section 146-11.L – Architectural Plans** – From the requirement to provide tentative architectural plans for both building involved in this application,

This application has been scheduled to be reviewed by the Planning Commission of the Township of Abington on Tuesday, August 28, 2018. If there are any questions pertaining to the comments listed above, I would ask that you contact me directly at 267-536-1010.

Sincerely,



Mark A. Penecale  
Planning & Zoning Officer

Cc: Richard Manfredi; Township Manager/Township of Abington  
Amy Montgomery, P.E., Engineer & Director of the Engineer & Code Department  
Engineering & Code Department Staff  
File Copy (2)



# 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*

June 20, 2018

Mr. Robert A. Razzi  
733 Seminole Avenue  
Jenkintown, Pa. 19046

Mr. Robert Kuchler  
865 Jenkintown Road  
Elkins Park, Pa. 19027

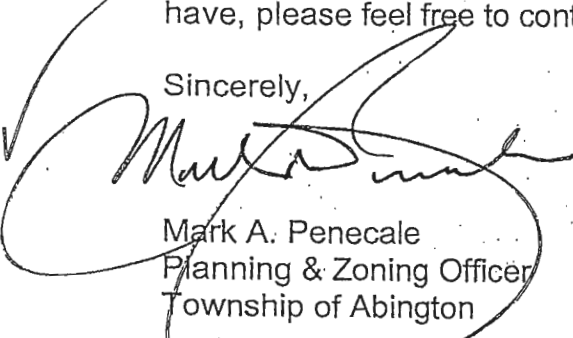
**Re: Application #18-10: Robert Razzi & Robert Kuchler, 865 & 869  
Jenkintown Road, Elkins Park, Pa. 19027**

Dear Mr. Razzi & Mr. Kuchler,

I am pleased to inform you that at the June 19, 2018 meeting of the Zoning Hearing Board of the Township of Abington, the application you presented for dimensional relief from Section 602, Figure 6.1 of the Zoning Ordinance of the Township of Abington was approved.

A subdivision application is required to be approved by the Township of Abington for the transfer of property as approved by this application. Subdivision applications are available at the Engineering & Code Department of the Township of Abington. In the event that there are any questions that you may have, please feel free to contact me at 267-536-1010.

Sincerely,

  
Mark A. Penecale  
Planning & Zoning Officer  
Township of Abington

Cc: (Jimmy DiPlacido; Commissioner Ward #4) Zoning Hearing Board Members  
Bruce E. Eckel, Esq.  
Engineering & Code Department Staff

Commissioner *DREW ROJMAN*  
WARD 3





Township of Abington  
Zoning Hearing Board  
1176 Old York Road  
Abington, Pennsylvania, 19001

Gertrude M. Hackney, Esq. Zoning Hearing Board, Chairperson  
John DiPrimio, Zoning Hearing Board, Vice Chairperson  
Barbara M. Wertheimer, Zoning Hearing Board, Secretary  
Michael O'Connor, Zoning Hearing Board Member  
Jose Casalina, Zoning Hearing Board Member  
Bruce J. Eckel, Zoning Hearing Board Solicitor

DECISION

**18-10:** This is the application of **Robert Kuchler & Robert Razzi**, owners of the properties located at 865 & 869 Jenkintown Road, Elkins Park, Pa. 19027. The applicants seeks approval to subdivide the properties so that the existing garage on 865 Jenkintown Road can be deeded to 869 Jenkintown Road. The subdivision would decrease the lot area of 865 Jenkintown Road from 8,459 square feet to 6,300 square feet. 869 Jenkintown Road would be increased in lot area from 6,797 square feet to 7,963 square feet. The applicants have requested dimensional variances from Section 602, Figure 6.1 of the Zoning Ordinance of the Township of Abington. The minimum lot area within the R-4 Residential District is 7,500 square feet. The property is zoned within the R-4 Residential District of Ward #3 of the Township of Abington.

Hearing Date: May 16, 2018  
Decision Date: June 19, 2018  
Copy Mailed: June 20, 2018

You are hereby notified that your application has been DENIED/APPROVED/APPROVED WITH THE FOLLOWING CONDITIONS, by decision rendered on June 19, 2018.

BOARD SIGNATURES

Vote

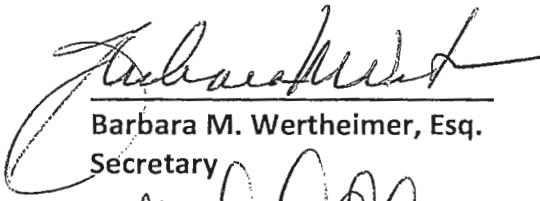
CONDITION

\_\_\_\_\_  
Gertrude H. Hackney, Esq.  
Chairperson


Aye: \_\_\_\_\_  
Nay: \_\_\_\_\_

\_\_\_\_\_  
John DiPrimio  
Vice Chairperson

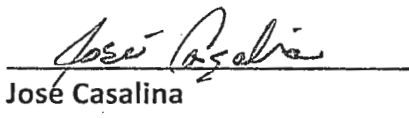
Aye: \_\_\_\_\_  
Nay: \_\_\_\_\_

  
Barbara M. Wertheimer, Esq.  
Secretary

Aye:   
Nay:

  
Michael O'Connor

Aye:   
Nay:

  
Jose Casalina

Aye:   
Nay:

Dated: June 19, 2018

There is a 30-day period after the date of this decision for an aggrieved person to file an appeal in court to contest an approval or denial by 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.

All applicable application and/or permits must be secured from the Township of Abington within six months of the date of this decision or this decision becomes null and void.