

The stated meeting of the Administrative Code and Land Use Committee of the Board of Commissioners of the Township of Abington was held on Wednesday, December 5, 2018 at the Township Administration Building, Abington, PA., with Vice Chairman Commissioner Brodsky presiding.

**CALL TO ORDER:** 7:00 p.m.

**ROLL CALL:** Present: Commissioners BRODSKY, GILLESPIE, THOMPSON, CARSWELL

Excused: SANCHEZ

Township Manager MANFREDI

Assistant Township Manager WEHMEYER

Township Solicitor CLARKE

Director of Engineering/Code MONTGOMERY

Also Present: Commissioners LUKER, KLINE, ROTHMAN, BOWMAN, ZAPPONE, SCHREIBER, DiPLACIDO, VAHEY, SPIEGELMAN, MYERS

**APPROVAL OF MINUTES:**

Commissioner Gillespie made a MOTION, seconded by Commissioner Thompson to approve the minutes of the October 3, 2018 Administrative Code and Land Use Committee Meeting.

MOTION was ADOPTED 4-0.

**PRESENTATION:** None.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

Item ACL-03-121318:

Commissioner Thompson made a MOTION, seconded by Commissioner Gillespie to appoint Campbell Durrant Beatty Palombo & Miller, P.C. as Township Labor Attorney/Employment Counsel at the hourly rates included in Option B of their proposal.

Commissioner Brodsky asked for any comments from Commissioners or staff.

Commissioner Thompson asked for further explanation on this item.

Manager Manfredi explained that the Township requested proposals for qualifications for Municipal Labor Attorney/Employment Counsel on November 1, 2018 and four firms submitted proposals as listed in his memo dated November 27, 2018 that also includes background information on this firm.

Commissioner Vahey questioned why this firm is being recommended as their hourly rate is not the lowest.

Manager Manfredi replied hourly rate does not always reflect level of service and his experience with this firm has been exceptional and the firm whose rate was less per hour did not have the background and experience as this firm does.

Commissioner Brodsky asked for any public comments. There were none.

MOTION was ADOPTED 4-0.

Item ACL-01-121318:

Commissioner Brodsky said this is to consider approving the Mediplex Property Group, LLC Land Development application for properties located at 1863 and 1865 Guernsey Avenue, 1854 and 1856 Eckard Avenue and 1137, 1141, 1145 and 1151 Old York Road, Abington, PA.

Commissioner Brodsky called on the applicant to present their plan.

Mr. Marcel Groen, Esquire, Fox Rothschild, LLP, 10 Sentry Parkway, Suite 200, Blue Bell, PA, 19422, representing the applicant, stated that applicant is requesting approval of land development application for properties as listed. The applicant appeared before the Zoning Hearing Board requesting special exception for a medical office building use, which was granted as well as permission to use part of the land in the back located in the R-4 District to be used for parking that was used for parking previously and it was granted. Subsequently, the applicant also appeared before the Planning Commission.

The applicant is proposing to build a two-story medical office building of 20,000 sq. ft. and renderings were presented. Ingress/egress will be from Eckard/Guernsey Avenues, but not from Old York Road, which was agreed upon by PennDOT and Township's traffic engineer.

Property meets the Township's desire to create a walkable area around the Township building and hospital and the building was designed to look similar to surrounding existing properties. The applicant met with Shade Tree Commission and we will comply with their recommendations. Planning Commission meeting is scheduled for next week in which a recommendation will be provided on this application. Applicant has also met with Township staff many times and addressed comments of review letters from Township's engineer and traffic engineer.

Mr. Robert Linn, Principal of Linn Architects, 1140 N. Providence Road, Media, PA, 19063, representing the applicant, added that the site contains a series of structures of approximately 14,000 sq. ft. that are all vacant and will be removed. The new building with a parking field of 97 parking spaces matches all zoning constraints and has passed the burden of special exception relative to a medical office building. The new property will have less impervious surface than existing conditions as well as new stormwater management system.

Applicant addressed Township staff comments regarding increasing radius of existing road between Old York Road and Eckard; increase radius of turning between Guernsey and Old York Road; eliminate a few parking spaces to provide vegetative buffering; investigate a loading zone; investigate two patient drop-off spaces and designate staff parking.

We designed the building with various materials and there is a street wall with a series of stone pillars and decorative feature on the top along with 220 sq. ft. pedestrian plaza including a significant landscape package. There was request by the Planning Commission to save the stone wall and we will as long as PennDOT endorses it. Also, there was a request to install a "pork-chop" island and that has been included in the plan.

All Township staff comments have been addressed with the exception of one. We have a significant vegetative strip inward onsite, but the ordinance suggests a three-foot wide strip against Old York Road. Our experience has been that the three foot strip becomes a gully of mud that gets littered with cigarette butts, so we would rather keep the 10-foot sidewalk with a significant tree-line buffer inward.

Commissioner Brodsky asked for any comments from Commissioners.

Commissioner Thompson commented that the Planning Commission suggested a covered entrance.

Mr. Linn replied we have a small roof over the entrance.

Mr. Groen added that we want to maintain as much parking space as possible.

Commissioner Thompson commented there was concern about removing six parking spaces.

Mr. Linn replied there were nine in total, and we removed six and kept three spaces. Traffic consultant indicated that those three spaces were not problematic due to traffic entering the site.

Mr. Groen added that the neighbors are concerned about their street remaining as is.

Christopher Williams, Traffic Engineer, McMahon Associates, said we worked with Township's traffic consultant and made some modifications and removed spaces from Eckard Avenue access and there is a drive isle of 44-feet in length coming in at that location, so those three spaces will not be an issue.

Commissioner Thompson asked about traffic calming measures on Eckard and Guernsey.

Mr. Williams replied the residents expressed zero interest in speed humps on those roads.

Commissioner Gillespie expressed concern about additional traffic on those roadways in the evening.

Mr. Williams replied majority of traffic will use Old York and Susquehanna Roads. We studied morning/evening rush hour, so in terms of Eckard, we would only be adding exiting traffic eastbound, and projected are two additional vehicles exiting Eckard in the morning and 10 in the evening.

Commissioner Thompson asked how many trips per hour?

Mr. Williams replied during morning rush hour, the site generates 30 entering/9exiting trips; evening rush is 20 entering/39 exiting. For study purposes, we assumed all patients will be driving to the site.

Commissioner DiPlacido asked about accessing the site from southbound on Rt. 611.

Mr. Williams replied there is a left turn southbound from Old York Road onto Eckard and then make a right turn into the driveway. There is a right-in/out on Eckard.

Commissioner Bowman asked has SEPTA been contacted about the relocation of bus stop.

Mr. Williams replied we have not spoken with SEPTA yet.

Mr. Linn added that we will contact SEPTA.

Commissioner Spiegelman asked has there been any consideration to incorporate elements of the historic wall as suggested by the MCPC.

Mr. Linn replied we believe we can maintain 72 linear feet of the stone wall in the corner subject to PennDOT approval.

Commissioner Thompson asked about the elevation of the façade facing residential area.

Mr. Linn replied we submitted that to the Township electronically, but do not have that information at this time.

Commissioner Thompson asked for that information to be provided at the Board meeting next week.

Mr. Linn agreed.

Vice President Kline said the reason for the verge is to keep pedestrians off of the curb line for safety purposes so how does the applicant propose to keep pedestrians toward the inside phase as oppose to walking right on the curb line.

Mr. Linn replied there are a series of phone polls and street lights in that verge area and it is a 10-ft. wide sidewalk, and there is not a lot of pedestrian traffic.

Vice President Kline said the verge was put into the Main Street Zoning District because they are busy streets with heavy traffic traveling close to the curb line.

Mr. Linn said he would be happy to install a verge space if that is the preference.

Commissioner Brodsky asked for any public comments.

Lora Lehmann, 1431 Bryant Lane, asked have all issues by residents been met?

Mr. Groen replied residents were notified by Commissioner Sanchez. Also, the applicant had a meeting with just the residents before any submission; a meeting with the residents at the ZHB and a meeting with residents at the Planning Commission meeting, and we have worked with them as much as possible.

Commissioner Thompson made a MOTION, seconded by Commissioner Gillespie to pass this item onto the full Board without recommendation until the applicant appears before the Planning Commission.

MOTION was ADOPTED 4-0.

Item ACL-02-121318:

Commissioner Brodsky said this is a motion to consider approving the Subdivision Application for a lot line change by Harrise Yaron and Jennifer Parke, and Ayinke Higgs-Feit and Seth Feit for properties located at 936 Moredon Road and 979 Dale Road, Meadowbrook, PA. Abington, PA.

Commissioner Brodsky called on the applicant to present their plan.

Mr. Nick Rose, Engineer, Protract Engineering, representing the applicant, said this is a lot line change that has been an area in use by the Feit property owner for many years. So they would like to transfer approximately 6,000 sq. ft. from property at 936 Moredon Road to 979 Dale Road along with the waivers requested previously as well as the same sidewalk requirement to install sidewalks for any future subdivision.

Commissioner Brodsky asked for any comments from Commissioners or staff.

Commissioner Thompson asked about the jogged lot line.

Mr. Rose replied it follows physical existing conditions.

Vice President Kline asked for the total square footage of the smaller and larger properties after the lot line change is made.

Mr. Rose replied smaller property will be approximately 60,000 sq. ft. and the larger property will be approximately 140,000 sq. ft.

Vice President Kline clarified that the note on the plan about requirement of installation of sidewalks will be identical and should be reviewed by Township Solicitor's Office and that the note references proper resolutions or subdivisions to make it current and enforceable, because the note that was on the drawing after the last subdivision was specific to the subdivision application of Tailteman and Frey and he wants to make sure that this note does not get lost and there no loopholes.

Is there commitment from both property owners that they will work Township Solicitor's Office to make sure the note is specific and enforceable going forward?

Mr. Rose replied yes, we intend to use the exact same wording subject to different owners' names and we will make sure with Township Solicitor Clarke's Office that it is sufficient.

Commissioner Brodsky made a MOTION, seconded by Commissioner Thompson to approve the Subdivision Application for a lot line change by Harrise Yaron and Jennifer Parke, and Ayinke Hipps-Feit and Seth Feit for properties located at 936 Moredon Road and 979 Dale Road, Meadowbrook, PA., Abington, PA., subject to condition as stated by Vice President Kline.

Commissioner Brodsky asked for any public comments. There were none.

MOTION was ADOPTED 4-0.

**PUBLIC COMMENT:**

Commissioner Brodsky asked for any general comments relating to Administrative Code and Land Use.

Lora Lehmann, 1431 Bryant Lane, asked for the vote to be rescinded to hold the BET meeting on December 18<sup>th</sup>.

**ADJOURNMENT:** 7:58 p.m.

Respectfully submitted,

Richard J. Manfredi, Township Manager/Secretary

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