

# Staff Memo:

**Memo to:** Abington Township Planning Commission  
**From:** Mark A. Penecale; Planning & Zoning Officer  
**Date:** March 14, 2019  
**Re:** Request for Sketch Plan Review.

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Dear Planning Commission Members,

Aubrey Developers, LLC have requested that you review and provide comment on the plan submitted for the subdivision and land development of properties having frontage on Aubrey, Clearview and Robinson Avenues.

The applicant has submitted several variations of the plan and have elected to move forward with the plan labeled Sketch Plan #7. Attached for your use are the staff review comments, dated January 10, 2019, on the plan marked as Sketch Plan #6 and the applicant's response letter dated February 22, 2019. In addition, Sketch Plan #7 has been revised to address several of the issues raised in the Staff Review Letter.

Please be aware that this is a Sketch Plan Review and the plan submitted was not required to include all of the information contained within a land development submission. If you have any questions, please feel free to contact me at 267-536-1010.

Sincerely,  
Mark A. Penecale  
Planning & Zoning Officer  
Township of Abington



# 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*

Edward M. Gleason, PE  
Eustace Engineering  
607 Easton Road, Building B  
Willow Grove, Pa. 19090

January 10, 2019

Re: Staff review comments on the Sketch Plan Submission for the subdivision of properties having frontage on Aubrey, Clearview & Robinson Avenues, Willow Grove, Pa.

Dear Mr. Gleason,

The staff of the Township of Abington have reviewed the sketch plan you have submitted on behalf of Aubrey Developers, LLC for the property having frontage on Aubrey, Clearview & Robinson Avenues, Willow Grove, Pa. The plan proposes the subdivision of the property into three lots. Lots #1 and #2 are proposed to be improved with twin dwelling units. Lot #3 is proposed to be improved with a single family dwelling having access to Clearview Avenue. The following is a list of comments that would need to be addressed if this plan is to move forward.

1. The properties are in zoned within R-4 Residential District of Ward #5 of the Township of Abington. Twin Dwelling Unit (Use H-10) as defined within the Zoning Ordinance of the Township of Abington is not a permitted use within the R-4 Residential District. Therefore, a use variance would be required to be obtained from the Zoning Hearing Board of the Township of Abington.
2. Proposed Building Lot #2 is listed as having 5,546 square feet of lot area. As per the requirements of 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. Therefore, a dimensional variance would be required to be obtained from the Zoning Hearing Board of the Township of Abington.
3. Lot #3 will be viewed as having dual frontage. The lot is required to have two front yards and two side yards. The front yards are required to be one of 20 feet and one of 15 feet. The two side yards are required to be 10 feet each. There is line drawn on an angle off the Clearview Avenue frontage that is not marked. If this is the front yard setback line or a line to define lot width, it is required to be labeled as such.

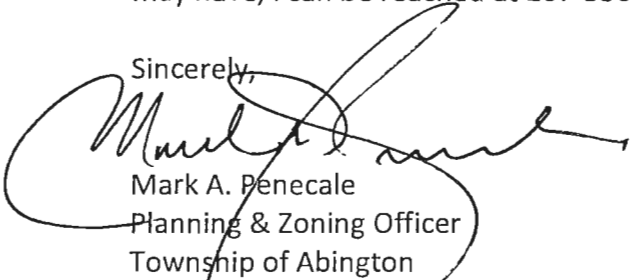
4. The zoning data chart needs to be amended and match the scale that is shown on the plan. In addition to the percentages listed, the total square footage must be added. The measurements listed do not match the measurements when scaled on the plan.
5. The driveways for Lot#1 and Lot #2 are shown at 16 and 16.6 feet in width respectively. The minimum width for side by side parking for a twin dwelling unit is 18 feet in width. Please refer to Section 2304.H, Use H-10 of the Zoning Ordinance of the Township of Abington.
6. The plan will need to be revised to reflect the additional right-of-way width for both Aubrey and Clearview Avenues. Both streets require a 50 foot right-of-way and as per the plan submitted, they are currently at 40 feet in width. In addition to revising the plan, the zoning data chart will also need to be revised to reflect the adjusted lot areas.
7. The plan does not reflect any proposed street improvements to Aubrey, Clearview or Robinson Avenues. Please be aware that this application would be reviewed as a major subdivision and land development application. As such, full street improvements are required. Robinson Avenue is required to be fully improved with curbing, sidewalks and paved surface to meet the requirements of the Township of Abington. All public utilities to include, but not limited to sanitary sewer, water, gas, electric and storm water will be required to be extended along the entire frontage of the properties. The 25 feet of frontage along Clearview Avenue will be required to be improved with sidewalk as part of the driveway installation. Aubrey Avenue will require the installation of sidewalks.
8. The plan submitted is void of any landscape details. A plan needs to be prepared that will plot the size, type and location of all trees on the property. The plan is required to identify what trees are proposed to remain and what trees are proposed to be removed. Tree replacement may be required. The applicant is required to provide street trees along all frontages as per the requirements of the Subdivision & Land Development Ordinance. The "Zoning Relief" notes on what has been labeled Sketch Plan #6 contain three separate line items that can be better addressed with the submission of the landscape plan.
9. The plan is required to include the location of all street lights and location of all fire hydrants within 500 feet of the site. Additional street lighting and the installation of an additional fire hydrant may be required.
10. The applicant will be required to produce a letter of public water availability from Aqua. In addition, a full planning module will be required to be prepared and submitted for review and approval by the Township of Abington prior to being forwarded to DEP for their review and approval. This will require a resolution approved by Abington Township.

11. The zoning ordinance of the Township of Abington includes development regulations for the construction of single family dwellings and twin dwelling units. A plan of this nature will require architectural plans to be submitted with the subdivision & land development application. Once architectural plans have been submitted, they will be reviewed and any additional staff review comments will be forwarded to you.
12. As per your soil chart and the listing of the property as 100% Hatboro Silt Loam type soil, the entire property is deemed to be within the limits of the flood plain as defined within Section 1402.A.1.c.2 of the Zoning Ordinance of the Township of Abington.
13. Sanitary sewers in this area flow to the Abington Township Wastewater Treatment Plant.
14. This property is within the Wissahickon Valley Watershed area. A portion of proposed Lots 1 and 3 are within Flood Zone A, as shown on FEMA Map for Montgomery County, PA; Panel Nos. 42091C0294G and 42091C0313G, both maps were last revised on 3/2/2016.
15. The plan indicates Hatboro Silt Loam soils for this site. The applicant must conduct a wetlands report and submit it to the Township for review.
16. The "Zoning Data Table" must indicate all of the calculations and areas in both percentage and square footage. Also, ALL impervious surfaces (all roof area, patio, driveway, walkways, steps, etc.) are to be included for the "Table" and for stormwater management calculations. Only the areas within the property lines are to be considered for the calculations.
17. The applicant will need to submit a stormwater management plan and report, complete with an infiltration testing report for each property. In conformance with Chapter 142.
18. The applicant must submit a Soil Erosion and Sedimentation Control plan with the approval of the Montgomery County Conservation District.
19. The plans indicate that iron pins (I.P.) were set. Iron pins are not permitted for corner markers. The new iron pins must be removed and concrete monuments must be used.
20. The plans should indicate a proposed first floor elevation. Also, a garage floor and/or basement floor elevations, if applicable.
21. The applicant must create and record new deeds for each lot that describe the property with bearings and distances. The current deeds do not have descriptions.

22. The applicant will provide the Engineer's Office with an "As-Built Plan" upon the completion of the project.

This application is scheduled to be reviewed by the Planning Commission of the Township of Abington on Tuesday, January 22, 2019. Due to the number of items that need to be addressed and questions generated from the staff review of this application, I suggest you consider the option of rescheduling the presentation until such time that the above listed items can be addressed and revised plans submitted for review. If there are any questions that you may have, I can be reached at 267-536-1010.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Penecale", written over a circular stamp or seal.

Mark A. Penecale  
Planning & Zoning Officer  
Township of Abington

Cc: Engineering & Code Department Staff  
File Copy (2)

February 22, 2019

Engineering and Code Department  
Town of Abington  
1176 Old York Road  
Abington, PA 19001

RE: Sketch Plan Submission  
Subdivision of properties having frontage on Aubrey, Clearview & Robinson  
Avenues, Willow Grove, Pa.

Attn: Mark A. Penecale, Planning and Zoning Officer

Dear Mark,

We have received your 01-10-19 Review Letter for the above referenced project and respectfully offer the following responses:

1. The properties are in zoned within R-4 Residential District of Ward #5 of the Township of Abington. Twin Dwelling Unit (Use H-10) as defined within the Zoning Ordinance of the Township of Abington is not a permitted use within the R-4 Residential District. Therefore, a use variance would be required to be obtained from the Zoning Hearing Board of the Township of Abington.

***Response:*** Acknowledged. The revised design removes the twin use from the plans. As such this requirement no longer applies.

2. Proposed Building Lot #2 is listed as having 5,546 square feet of lot area. As per the requirements of 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. Therefore, a dimensional variance would be required to be obtained from the Zoning Hearing Board of the Township of Abington.

***Response:*** Acknowledged. Please see response above.

3. Lot #3 will be viewed as having dual frontage. The lot is required to have two front yards and two side yards. The front yards are required to be one of 20 feet and one of 15 feet. The two side yards are required to be 10 feet each. There is line drawn on an angle off the Clearview Avenue frontage that is not marked. If this is the front yard setback line or a line to define lot width, it is required to be labeled as such.

*Response: Completed. Please refer to the revised Sketch Plan 7.*

4. The zoning data chart needs to be amended and match the scale that is shown on the plan. In addition to the percentages listed, the total square footage must be added. The measurements listed do not match the measurements when scaled on the plan.

*Response: Completed.*

5. The driveways for Lot#1 and Lot #2 are shown at 16 and 16.6 feet in width respectively. The minimum width for side by side parking for a twin dwelling unit is 18 feet in width. Please refer to Section 2304.H, Use H-10 of the Zoning Ordinance of the Township of Abington.

*Response: Completed.*

6. The plan will need to be revised to reflect the additional right-of-way width for both Aubrey and Clearview Avenues. Both streets require a 50 foot right-of-way and as per the plan submitted, they are currently at 40 feet in width. In addition to revising the plan, the zoning data chart will also need to be revised to reflect the adjusted lot areas.

*Response: Completed.*

7. The plan does not reflect any proposed street improvements to Aubrey, Clearview or Robinson Avenues. Please be aware that this application would be reviewed as a major subdivision and land development application. As such, full street improvements are required. Robinson Avenue is required to be fully improved with curbing, sidewalks and paved surface to meet the requirements of the Township of Abington. All public utilities to include, but not limited to sanitary sewer, water, gas, electric and storm water will be required to be extended along the entire frontage of the properties. The 25 feet of frontage along Clearview Avenue will be required to be improved with sidewalk as part of the driveway installation. Aubrey Avenue will require the installation of sidewalks.

*Response: Please see sidewalk and curbing added for the street frontages on both Clearview and Aubrey Avenues, as well as utility extensions to service the proposed developments. We will continue to coordinate with the township regarding these items.*

8. The plan submitted is void of any landscape details. A plan needs to be prepared that will plot the size, type and location of all trees on the property. The plan is required to identify what trees are proposed to remain and what trees are proposed to be removed.

Tree replacement may be required. The applicant is required to provide street trees along all frontages as per the requirements of the Subdivision & Land Development Ordinance. The "Zoning Relief" notes on what has been labeled Sketch Plan #6 contain three separate line items that can be better addressed with the submission of the landscape plan.

***Response:** Please see proposed street trees on the plan. Detailed landscape plans and tree calculations as noted will be provided during the Subdivision and Land Development process.*

9. The plan is required to include the location of all street lights and location of all fire hydrants within 500 feet of the site. Additional street lighting and the installation of an additional fire hydrant may be required.

***Response:** We will continue to coordinate with the township regarding this comment.*

10. The applicant will be required to produce a letter of public water availability from Aqua. In addition, a full planning module will be required to be prepared and submitted for review and approval by the Township of Abington prior to being forwarded to DEP for their review and approval. This will require a resolution approved by Abington Township.

***Response:** We will coordinate with Aqua regarding this matter.*

11. The zoning ordinance of the Township of Abington includes development regulations for the construction of single family dwellings and twin dwelling units. A plan of this nature will require architectural plans to be submitted with the subdivision & land development application. Once architectural plans have been submitted, they will be reviewed and any additional staff review comments will be forwarded to you.

***Response:** Acknowledged. Architectural plans will be submitted at the time of the Subdivision and Land Development application.*

12. As per your soil chart and the listing of the property as 100% Hatboro Silt Loam type soil, the entire property is deemed to be within the limits of the flood plain as defined within Section 1402.A.1.c.2 of the Zoning Ordinance of the Township of Abington.

***Response:** Acknowledged. We will be seeking a variance from this requirement.*



13. Sanitary sewers in this area flow to the Abington Township Wastewater Treatment Plant.

*Response: Acknowledged.*

14. This property is within the Wissahickon Valley Watershed area. A portion of proposed Lots 1 and 3 are within Flood Zone A, as shown on FEMA Map for Montgomery County, PA; Panel Nos. 42091CO294G and 42091CO313G, both maps were last revised on 3/2/2016.

*Response: Acknowledged.*

15. The plan indicates Hatboro Silt Loam soils for this site. The applicant must conduct a wetlands report and submit it to the Township for review.

*Response: Acknowledged. A wetlands investigation and report will be prepared prior to Subdivision and Land Development application submittal.*

16. The "Zoning Data Table" must indicate all of the calculations and areas in both percentage and square footage. Also, ALL impervious surfaces (all roof area, patio, driveway, walkways, steps, etc.) are to be included for the "Table" and for stormwater management calculations. Only the areas within the property lines are to be considered for the calculations.

*Response: Completed. Please see updated Zoning Data table and Impervious Surface calculation table.*

17. The applicant will need to submit a stormwater management plan and report, complete with an infiltration testing report for each property. In conformance with Chapter 142.

*Response: Acknowledged.*

18. The applicant must submit a Soil Erosion and Sedimentation Control plan with the approval of the Montgomery County Conservation District.

*Response: Acknowledged.*

19. The plans indicate that iron pins (I.P.) were set. Iron pins are not permitted for corner markers. The new iron pins must be removed and concrete monuments must be used.

*Response: Acknowledged. Proposed monuments to be set are shown on the Zoning Plan.*

20. The plans should indicate a proposed first floor elevation. Also, a garage floor and/or basement floor elevations, if applicable.

*Response: Completed. First floor and garage floor elevations have been added.*

21. The applicant must create and record new deeds for each lot that describe the property with bearings and distances. The current deeds do not have descriptions.

*Response: Acknowledged.*

22. The applicant will provide the Engineer's Office with an "As-Built Plan" upon the completion of the project.

*Response: Acknowledged.*

Please do not hesitate to contact our office with any questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads "Martin J. Eustace III". The signature is written in black ink and is positioned above a horizontal line.

Martin J. Eustace III, P.E.

