

The stated meeting of the Planning Commission of the Township of Abington was held on Tuesday, March 26, 2019 at the Township Administration Building, Abington, PA., with Chairperson Lucy Strackhouse presiding.

**CALL TO ORDER:** 7:30 p.m.

**ROLL CALL:** Present: GAUTHIER, COOPER, RUSSELL, ROSEN, BAKER, STRACKHOUSE, DiCELLO (7:40 p.m.)  
Excused: ROBINSON

Also Present: Planning & Zoning Officer PENECALE  
Office Manager WYRSTA  
County Planner NARCOWICH  
Commissioner LUKER

**PLEDGE OF ALLEGIANCE**

**REORGANIZATION FOR 2019:**

Mr. Penecale opened nominations for Chairperson of the Planning Commission of the Township of Abington for calendar year 2019.

Mr. Rosen nominated Ms. Lucy Strackhouse as Chairperson of the Planning Commission, seconded by Ms. Gauthier.

Mr. Penecale asked for any other nominations. There were none.

Ms. Lucy Strackhouse was reappointed as Chairperson of the Abington Township Planning Commission by a unanimous vote of 6-0.

Ms. Strackhouse opened nominations for Vice Chairperson of the Planning Commission.

Ms. Gauthier nominated Mr. Ron Rosen as Vice Chairman of the Planning Commission, seconded by Mr. Baker.

Ms. Strackhouse asked for any other nominations. There were none.

Mr. Ron Rosen was reappointed as Vice Chairman of the Abington Township Planning Commission by a unanimous vote of 6-0.

**A MOMENT OF SILENCE WAS HELD IN HONOR OF MR. STEVEN BOFF, FORMER MEMBER OF THE PLANNING COMMISSION, WHO RECENTLY PASSED AWAY UNEXPECTEDLY**

**MINUTES:**

Mr. Rosen made a MOTION, seconded by Mr. Cooper to approve the minutes of the January 22, 2019 Planning Commission meeting.

MOTION was ADOPTED 6-0.

Agenda Item PC1 – Sketch Plan by Eustace Engineering on behalf of Aubrey Developers, LLC:

Ms. Strackhouse read agenda Item PC1 into the record asked the applicant to present their plan.

Ms. Jennifer Wunder, Attorney, Fox Rothschild, LLP, representing the applicant, Danielle Mancini, introduced Edward M. Gleason, P.E. Eustace Engineering, 607 Easton Road, Building B, Willow Grove, PA, said previous sketch plan of existing conditions of property located on the northwest intersection of Aubrey and Clearview Avenues and proposed was to subdivide the property into three lots. Lots 1 and 2 were to be improved with twin dwelling units and Lot 3 was to be improved with a single family dwelling with access onto Clearview Avenue. The applicant received a review letter from the Planning & Zoning Officer dated January 10, 2019, and based on those comments, sketch plan was revised and resubmitted to the Township in February and that revised sketch plan is before the Board this evening.

Mr. Gleason added that the revised sketch plan shows two single family dwellings based on Township staff comments. Properties have frontage on Aubrey, Clearview and Robinson Avenues. Lot # 2 has dual frontage and front, side and rear yards have been revised to comply. Driveway widths were widened to 18 feet and plan was revised to show 50-ft. right-of-way and proposed sidewalk has been added to the sketch plan. Street trees were added where they could fit as well as street light and fire hydrants will be added to the plan. Public water availability letter will need to be provided from Aqua and there a number of requirements related to land development approval process that will be addressed. Floor elevations and garage elevations were added to the plan and the applicant will comply with recording of new deeds and as-built plans.

Ms. Strackhouse questioned whether design will be consistent with the general character of the neighborhood.

Mr. Gleason replied proposed buildings are approximately 1,500 sq. ft. and two-stories with separate access garages; however, final design of units is still being developed.

Ms. Strackhouse informed the applicant about the Township's Shade Tree Commission for coordination in the future. She asked for any comments from members of the Planning Commission.

Mr. Baker asked about proposed stormwater management facility.

Mr. Penecale replied at some point a soil analysis will be done onsite for design of stormwater management system as well as to determine whether it is within the limits of the floodplain and whether the applicant will need to appear before ZHB for relief.

Ms. Gauthier questioned whether there are any zoning issues regarding access easement from Clearview Avenue to Lot #2.

Mr. Penecale replied no zoning issue as it is wide enough to support driveway access as designed and there is room for a street tree between the driveway and property line. Also, there are two front yards and two side yards shown on the plan and the applicant identified a 50-ft. lot width area coming in off of Clearview. The front yard setback is 20 feet from lot width line and the building more than complies with front yard setback requirements. So the applicant complies with lot area, impervious coverage, setbacks and infill development regulations will be addressed.

Ms. Gauthier asked about shared access off of Clearview Avenue for Lot #1.

Mr. Narcowich replied that could potentially be done, although it is a “tangled” lot configuration, but if it is cleaned up by having separate access, he could see some method to it and he will take a look at surrounding streets.

Mr. Baker expressed concern about vehicles pulling out from the flag lot house shining headlights onto neighboring property and suggested a vegetative buffer.

Mr. Gleason agreed to provide a buffer.

Mr. Cooper questioned whether the applicant has contacted the neighbors to try to work with them in order to make this a cleaner plan.

Applicant replied she has tried, but thinks they are out of the country.

Mr. Penecale added that prior to the 2015 FIRM maps this entire site with the exception of the house at the corner of Aubrey and Clearview was within the limits of the 100-year floodplain. Revisions to FIRM (flood insurance rate map) along with updated studies show how far back on this plan FEMA’s version of the floodplain line has been moved, and he is not sure that the neighbors are aware that their property is no longer within limits of the floodplain.

Ms. Strackhouse asked for any public comments. There were none.

Ms. Strackhouse said the applicant has direction from staff’s review letter and the Planning Commission looks forward to reviewing revised plan at a future date.

Agenda Item PC2 – Sketch Plan – JLLH Associates, LTD for properties located at 966 & 968 Old York Road, Abington, PA:

Ms. Strackhouse read agenda Item PC2 into the record asked the applicant to present their plan.

Mr. Gavin R. Laboski, Esquire, of Laboski Law, PC, 245 West Broad Street, Quakertown, PA, 18951, representing the applicant, JLLH Associates, LTD, who is affiliated with the Faulkner Nissan Dealership, introduced Gary Tilford, P.E. of Charles E. Shoemaker Inc. and Tom Joyce of Faulkner, and stated that these properties are located near the intersection of Old York and Woodcrest Roads. The applicant intends to demolish the two buildings and use the property for parking of the vehicles associated with Faulkner Nissan Dealership. Major value of this application is to alleviate some of the parking at the dealership and no customers would come to this site as it is just for vehicle storage.

Also, at the corner of the intersection is the former Warren Photo building and Faulkner has that property under agreement. The applicant went before the ZHB for automotive services use to be located on that property and that would support the dealership and alleviate some of the congestion and no customers would come to that site either.

The applicant filed an application with the ZHB for zoning relief for the project at Old York and Woodcrest Roads. Referring to staff review letter dated February 25, 2019; the applicant proposed a five foot sidewalk with three feet of grass and ordinance requires eight feet of sidewalk; applicant is seeking relief from two sections concerning planting islands every 15 stalls and regarding planting islands at the end of each row; two other variances relate to buffers required around the parking lot and shared property line and there is a substantial buffer in the rear embankment; also there is the request by the applicant to reduce internal green space.

There were discussions with neighbors on multiple occasions about the Warren Photo property where the applicant addressed their concerns and several conditions were imposed connected to the variances directly related to the neighbors' concerns. One of which was an eight foot stockade fence along the top of the berm along the rear of the property and that is part of the application pending before the ZHB. All of the neighbors attended prior ZHB meeting and were in support of the application.

Mr. Tilford presented the plan of the two properties that are next to each other and proposed is to merge the two parcels together that are located in the MS-High Density District with lot areas of 10,000 sq. ft. and 18,000 sq. ft. Both sides of Old York Road are in the commercial district and Woodcrest Road on the north side goes into the residential neighborhood. Proposed is to remove the two existing buildings and utilize the tract for vehicle storage for Faulkner Nissan Dealership with one single access onto Old York Road that would be more of an exit than entrance and only used by the dealership's personnel. There is an easement and access right through the corner property to Woodcrest Road, and in discussions with the neighbors, the applicant is aware that left turns out and through the neighborhood are not desired and they will provide signage and inform employees not to drive in that direction.

Proposed is parking for 94 vehicles and stormwater management will be addressed during land development process. Regarding landscaping, the applicant proposes to put the streetscape plantings and tiered wall/fencing similar to what the Wawa has down the street as a frontage amenity; plantings along the buffer with removal of a certain amount of impervious coverage; supplement the plantings currently on the sloped area adjacent from the neighbors in addition to fencing along the back of the property. Trees and car sales are not a compatible combination.

Ms. Strackhouse asked for any comments from members of the Planning Commission.

Mr. Rosen asked about the ingress for the parking lot and the frequency of moving vehicles onto the lot.

Mr. Tilford replied there is a driveway from Woodcrest that will mainly be for exits out and approximately eight to 10 vehicles a day.

Ms. Gauthier questioned whether any consideration has been given to any of the parking spaces being pervious paving instead of asphalt.

Mr. Tilford replied for this site regular standard paving will be used and there will be a stormwater management system installed; however, we can consider that option.

Mr. Baker asked about the streetscape fence along the front being used for security.

Mr. Tilford replied the fence provides security along with lighting. For the streetscape itself, we are trying to follow the zoning code as much as possible.

Ms. Gauthier questioned whether any vehicles will be dropped off at the site on Old York Road.

Mr. Laboski replied no.

Ms Gauthier said since the Township is trying to be more pedestrian-friendly, she suggested instead of wide area of asphalt, a right-in-right-out driveway as well as a pedestrian island in between.

Mr. Laboski replied the site is not intended to take on car carriers and it will be a low use driveway, and in terms of the entranceway that is something we can evaluate.

Mr. Tilford added that is a PennDOT road and they will provide input.

Mr. Penecale noted that a more defined right-in- right-out driveway would increase the width of the driveway.

Mr. Laboski referring to staff review letter dated February 25, 2019; additional 94 vehicle display spaces will be classified as a Use C-2 Automotive Sales; agreement of sale is still pending and the applicant will comply; during land development process the applicant will provide a contract for offsite delivery between Faulkner and JLLH Associates; dimension relief is needed as well as a complete list that is included in the Zoning Hearing Board application; applicant will submit a planting list of proposed landscaping to the Shade Tree Commission; no plans for shared parking agreement; rendering details of proposed streetscape, verge wall, fence and piers will be submitted during land development process; stormwater management system will comply with regulations and parking lot light standards will be submitted as part of land development plan.

Mr. Narcowich suggested greenery for the open area near the street.

Ms. Strackhouse asked for any public comments. There were none.

Mr. Narcowich continued that the zoning code allows for breaks in the fence.

Mr. Laboski replied the applicant will comply.

**ADJOURNMENT:** 8:33 p.m.

Respectfully submitted,

Liz Vile, Recording Secretary