

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, March 6, 2019 at the Township Administration Building, Abington, PA., with Commissioner Brodsky presiding.

CALL TO ORDER: 7:56 p.m.

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

Township Manager MANFREDI
Assistant Township Manager WEHMEYER
Township Solicitor CLARKE
Director Engineering/Code MONTGOMERY

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

APPROVAL OF MINUTES:

Commissioner Brodsky made a MOTION, seconded by Commissioner Thompson to approve the minutes of the Administrative Code and Land Use Committee Meeting of February 6, 2019.

MOTION was ADOPTED 5-0.

PRESENTATIONS: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Item ACL-01-031419:

Commissioner Brodsky made a MOTION, seconded by Commissioner Thompson to approve the Subdivision Application for a two-lot residential subdivision for property located at 629 Roslyn Avenue, Glenside, PA.

Chad W. Brensinger, P.E. with Charles E. Shoemaker, Inc., 1007 Edge Hill Road, Abington, PA, representing the applicant, Leslie and Douglas Rupp, presented the plan and explained that this is a two-lot subdivision located at 629 Roslyn Avenue. Lot 1 is 8,234 sq. ft. and proposed for construction is a new single-family dwelling. Lot 2 contains a single-family dwelling and will be reduced to 14,815 sq. ft. Plan received dimensional variances from the Zoning Hearing Board for reduce lot frontage on Lot 1 and reduced side yard setback on Lot 2. Planning Commission recommended approval on January 22, 2019.

Review letters were received from Township staff as well as the County. One of the questions by the County was why setbacks were so far from the road, and the applicant proposed a 27-foot wide house, but due to zoning relief, it pushes the house back, so the applicant is looking at other house-size options and will comply with any requirements set forth by Township Engineer.

Commissioner Brodsky asked for any comments from Commissioners.

Commissioner Gillespie questioned whether it will be a manufactured home.

Leslie Rupp, 629 Roslyn Avenue, replied a modular building cannot be put on the property due to the location of power lines and the narrowness of the property, so she is looking at other options.

Commissioner Gillespie asked about waiver for soil erosion control plan.

Mr. Brensinger replied soil erosion control onsite will be compliant with DEP standards

Ms. Montgomery added that the waiver is part of the request for approval of subdivision plan, but the applicant will need to provide soil erosion plan when applying for a building permit.

Commissioner Gillespie said we also need to address waiver request from installation of curbing/sidewalks.

Mr. Brensinger replied we are requesting that waiver as there is no sidewalks/curbing in this neighborhood and no stormwater management system to tie into.

Vice President Kline said installation of sidewalks/curbing is a requirement of the SALDO, and he has received several requests by residents in his area for installation of sidewalks in which there are very few in the neighborhood. The Township needs to not grant waivers for installation of sidewalks as they are needed in order to make it a walkable community.

Commissioner Bowman agreed that the only way sidewalks will be installed is to require it even though it will be done piecemeal and some will be unconnected.

Commissioner Spiegelman said several years ago after a tragic accident in Ward 10, the Township was able to get sidewalks all the way down Rockwell Road mainly because there were existing piecemeal sidewalks, and if they were not there, it would have been more complicated and expensive to get the connection of sidewalks needed in that area. "Sidewalks to nowhere" can be a dealmaker.

Commissioner Thompson questioned whether the applicant is willing to install sidewalks/curbing.

Ms. Rupp replied she will comply with anything that she is required to do and this would be the only "sidewalk to nowhere" on the street. She has been working on this project for two years and she is invested.

Commissioner Gillespie questioned waiver to provide architectural plan.

Ms. Montgomery replied the waiver for architectural plan is because the applicant does not have a proposed building yet. There are in-fill requirements the applicant will need to meet, so once that plan comes in with application for a building permit, it will be reviewed in accordance with the zoning ordinance.

Commissioner Brodsky made a MOTION to AMEND the MOTION to pass this item onto the full Board for approval as well as granting of all waivers with the exception of Section 146.27 – Curb, Gutter & Sidewalks (applicant will be required to install curbing and sidewalks), seconded by Commissioner Thompson.

MOTION as AMENDED – PASSED 5-0.

Commissioner Brodsky asked for any public comments on amended motion.

Joanne Tressler, 616 Roslyn Avenue, noted that the house two doors down from her have sidewalks. Also, if proposed home is built in the back of the property that will mean a longer paved driveway from house to street, and she expressed concern about stormwater runoff onto her property.

Vice President Kline replied that the applicant will be required to meet requirements of in-fill ordinance and that dictates where the front of the house is located in relation to the other homes on either side, so proposed home will be similar to the other homes on that street.

Ms. Montgomery said the applicant appeared before the Zoning Hearing Board in November 2017 with plans of proposed home to be located closer to the front of the property and requested side yard setback variances, but the ZHB denied that application and suggested they move the home back. So the applicant went back to the ZHB in April to maintain the separation distance between new house and existing house and that plan was approved by the ZHB.

Commissioner Gillespie questioned whether the applicant will need to install a detention basin.

Ms. Montgomery replied yes, stormwater management system will be required.

PUBLIC COMMENT – general matters relating to Administrative Code and Land Use.

Lora Lehmann, 1431 Bryant Lane, expressed concern about the process of BET.

ADJOURNMENT: 8:20 p.m.

Respectfully submitted,

Richard J. Manfredi, Township Manager/Secretary

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