

The stated meeting of the Planning Commission of the Township of Abington was held on Tuesday, April 23, 2019 at the Township Administration Building, Abington, PA., with Chairperson Lucy Strackhouse presiding.

CALL TO ORDER: 7:32 p.m.

ROLL CALL: Present: DiCELLO, ROBINSON, GAUTHIER,
COOPER, RUSSELL, ROSEN, BAKER,
STRACKHOUSE

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

PLEDGE OF ALLEGIANCE

MINUTES:

Mr. DiCello made a MOTION, seconded by Mr. Rosen to approve the minutes of the March 26, 2019 Planning Commission meeting.

MOTION was ADOPTED 8-0.

AGENDA ITEMS:

Agenda Item PC1 – Application for Louise & Joseph Dougherty owners of property located at 3028 Raymond Avenue, Roslyn, PA:

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

Mr. Lawrence Byrne, P.E. with Eastern/Chadrow Associates, Inc. 333 East Street Road, Warminster, PA, 18974, representing the applicant, Louise & Joseph Dougherty, said the applicant wants to construct a new pool in their backyard; however, construction of that pool will result in modification of an existing rain garden. Land development plan for this property was approved on September 13, 2012 that included an existing single family dwelling and shown on the plan was proposed pool and existing rain garden that will be replaced with an underground drywell.

In order to extinguish existing conservation easement on the property and place it with a new easement, it was determined that the applicant needs to go through the land development process of the Township.

Ms. Strackhouse questioned whether there were any issues back in 2012.

Mr. Penecale replied existing rain garden tied into stormwater pipe that ran through an easement through the neighbors' driveway and out to the street. Revised plan has been reviewed by Township Engineer and overflow will continue to discharge to existing pipe. Originally, it was a five-lot subdivision with existing home remaining in the center and two new buildable lots were on either side and these are the two on the lower end of the block.

Mr. Byrne continued that the applicant received a review letter dated April 9, 2019 from Township Engineer and the applicant will comply with all comments as listed.

Mr. Penecale added that the applicant has requested five waivers as follows:

1. Section 146-11.A. – Property Identification Plan
2. Section 146-11.G. – Utility Plan
3. Section 146-11.H. – Landscaping Plan
4. Section 146-11.J. – Recreational Facilities Plan
5. Section 146-11.K. – Planning Module

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

Ms. Gauthier questioned whether there is an existing fence between the two backyards of Anzac Road and Raymond Avenue.

Mr. Dougherty replied yes, there are large trees there as well.

Mr. Penecale added that there will be a retaining wall installed between edge of deck and the stormwater management system so that the grading in the rear lot remains the same.

Mr. Rosen made a MOTION, seconded by Ms. Robinson to recommend approval of application of Louise & Joseph Dougherty owners of property located at 3028 Raymond Avenue, Roslyn, PA, including approval of waivers requested by the applicant.

MOTION was ADOPTED 8-0.

Agenda Item PC2 – Application of Duke Real Estate Partners, LLC, owners of property located at 357 Highland Avenue, Glenside, PA, 19038:

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

Mr. Marc Jonas, Esquire, Eastburn & Gray, PC, 470 Norristown Road, Suite 302, Blue Bell, PA, 19422, representing the applicant, said this concerns the Wyncote Substation property, which is a separate tax parcel and there will be a cross easement for parking for Switchville Crossing. The plan is to preserve the building, but no "use" has been determined and the 42-space parking lot will be available for shared parking with the Switchville Crossing Development. Presented tonight will be a sketch plan that is a work in progress; changes will be made to the grading and there are issues relating to landscaping due to utilities above/below ground. In order to preserve that building, the applicant will need relief in terms of landscaping and application has been filed with the Zoning Hearing Board in regards to landscaping on Highland Avenue and entrance driveway.

Mr. Gary Tilford, P.E. with Charles E. Shoemaker, Inc., 1007 Edge Hill Road, Abington, PA, 19001, presented sketch plan showing proposed 42 parking spaces on Wyncote Substation property noting use of the building has not yet been determined. Sewage planning has been reviewed and Act 537 Planning Module is in progress and for planning purposes three EDU's are required for PECO substation property. This property will be integrated into the Switchville Crossing development, so pedestrian walkways have been provided. Proposed are 42 parking spaces onsite and there will be stormwater management facility underneath the central structure. Other public improvements proposed are along Highland are to extend the curb line that is currently in front of the Switchville Station on the opposite side of the exit/entry as shown on the plan and that curb will continue around Kenmore and extend and connect to existing curb on Kenmore.

In addition, there will be sidewalk extension along Highland Avenue with two crosswalks; one across Highland and the other across Kenmore to SPS property with ADA access ramps at both of those corners.

Zoning relief relates to plantings as there is PECO transition lines overhead across the frontage of the site and the building is in close proximity to the road and there is a restriction of planting within 15 feet of overhead wires.

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

Ms. Gauthier asked about proposed grading onsite.

Mr. Tilford replied currently onsite is temporary stockpile, but grade will slope towards the building and we want drainage away from the building. There was a comment from Township staff regarding softening the grade from the parking lot and the applicant's goal is to get it near 5%.

Ms. Kimberli J. Flanders, RLA, Senior Project Manager, McCloskey & Faber, P.C. 831 DeKalb Pike, Blue Bell, PA 19422, representing the applicant, presented proposed landscaping for parking lot noting that once there is a user for the substation building, there will be landscaping around the building. Regarding street trees along Highland, there is a restriction due to overhead wires and there is a buffer required for driveway and the plan does not meet buffer requirements.

Ms. Gauthier referenced letter from the Shade Tree Commission dated February 26, 2019 that suggests certain types of trees that would fit under wires in that space, and was that considered?

Ms. Flanders replied she reviewed their letter and will consider their recommendations and there are no objections. We would change the species, but not necessarily the quantity.

Ms. Gauthier clarified that the STC's letter indicates that along Highland to add three more trees in addition to the one that is already proposed.

Ms. Flanders replied that is the reason for request of zoning relief as we propose to plant them along the side instead of the front.

Ms. Gauthier clarified that the variance from ZHB will be for street trees along Highland Avenue. Is that correct?

Ms. Flanders replied yes.

Mr. Brian Regli, Duke Real Estate Partners, LLC, 2010 County Line Road, Huntingdon Valley, PA, added that there are two compounding problems with the substation; the first is overhead wires as previously described as well as location of manholes for individual utilities that run in front of the building that are live high-tension underground wires that are unevenly spread in the location as shown on the plan. So it will be difficult to fit any plantings between high-tension wires and existing utilities. We will request zoning relief to relocate the trees on other parts of the property, and covering the building with trees defeats the purpose of the adaptive reuse of the building.

Ms. Gauthier questioned whether the Arborvitae trees will be moved to another part of the property.

Ms. Flanders replied the Arborvitaes are buffers between the two uses, and if moved, she does not know if they would survive and there is no place for them.

Ms. Gauthier asked what the area by the access way will be used for?

Mr. Regli replied there are three components to the substation; the main concrete building built in the 1920's and the other two additions that were built in the 1940's or 1950's as well as the service entrance that will likely be used for deliveries or trash that would be screened. Going forward, goal is to get through land development process for the parking lot and stormwater management will be installed so that it is a working facility to be used for the entire site and we will come back before the Planning Commission following the ZHB meeting.

Ms Strackhouse asked for the timeline of the project.

Mr. Regli replied we hope the parking lot is completed by December 1, 2019.

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

ADJOURNMENT: 8:06 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary