

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, May 1, 2019 at the Township Administration Building, Abington, PA., with Commissioner Brodsky presiding.

CALL TO ORDER: 8:35 p.m.

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

Township Manager MANFREDI
Assistant Township Manager WEHMEYER
Township Solicitor CLARKE

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

APPROVAL OF MINUTES:

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

MOTION was ADOPTED 5-0.

PRESENTATION: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Item ACL-01-050919:

Commissioner Brodsky made a MOTION, seconded by Commissioner Thompson to approve the Land Development Application for 3028 Raymond Avenue to extinguish an existing rain garden easement and rain garden and replace it with a new stormwater easement and stormwater drywell facility.

Commissioner Brodsky called on the applicants Mr. and Mrs. Joseph Dougherty.

Mr. Dougherty said we live at 3028 Raymond Avenue and would like to have a pool installed and there is an existing rain garden. His engineer discussed it with Township Engineer and they determined that a drywell system would contain the water and that would be the best plan.

Commissioner Brodsky asked for any comments from Commissioners or staff.

Commissioner Thompson asked about the easement for the rain garden.

Lauren Gallagher, Assistant Legal Counsel, replied it was a condition of approval for prior land development application from September 2012. So stormwater easement and rainwater conservation easement was part of conditions of approval and this would be modifying that approval granted in 2012. Township Engineer has reviewed everything and there will be no increase in stormwater runoff from the property and there will actually be a decrease from proposed drywell.

Commissioner Thompson questioned whether the new drywell system will conform to the new stormwater management ordinance.

Ms. Gallagher replied yes.

Commissioner Bowman urged the committee to approve this item as these are his residents who had to retain an engineer as well as outside counsel to alleviate this issue in which they have done so, and it satisfies rainwater requirements.

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

MOTION was ADOPTED 5-0.

Item ACL-02-050919:

Commissioner Brodsky made a MOTION, seconded by Commissioner Thompson to update Township Comprehensive Plan to be consistent with and as prescribed by the PA Municipalities Planning Code, through establishing and creating a Comprehensive Plan Development Team as prescribed in the Comprehensive Plan Development Team Scope and Duties in a timeline consistent with the attached proposed CPDT Timeline and Milestones dated May 1, 2019 to be funded by already appropriated 2019 funds for planning services and from funds appropriated and remaining for the stormwater study, and funds used as needed and offset from the parks and facilities study being performed.

Commissioner Brodsky asked for any comments from Commissioners or staff.

Commissioner Gillespie asked for further explanation.

Manager Manfredi replied the Board would be adopting a Comprehensive Plan of scope of duties and to create a development team funded through current dollars already appropriated from various sources.

Commissioner Thompson questioned whether the Parks Master Plan is being adopted into the Comprehensive Plan.

Manager Manfredi replied the Board felt it was more important to focus on Parks and Recreation facilities and it has become more apparent that the Comprehensive Plan should be accelerated and that the Parks Master Plan and facilities would become a component of the Comprehensive Plan.

Commissioner Carswell said current draft of Comprehensive Plan does not contain a definition for preservation of historic buildings and this draft references a number of natural and historic resources and does mention historic sites, but is that enough to address how we value historic preservation as well as the plan for the future for historic sites in Abington.

Manager Manfredi replied it will depend on how far the development team wants to go with the historic element in the Comprehensive Plan.

Commissioner Carswell continued that the draft indicates that the team would advise the Board of Commissioners as well as provide reports to the Board of Commissioners as requested, and that is vague, and for the benefit of that committee, it should be made clear how often those reports would be submitted.

Manager Manfredi suggested making it more specific indicating, “No less than or no more than.”

Commissioner Thompson said draft schedule is three separate reports to be provided to the Board of Commissioners that are categorized in the various sections.

Commissioner Brodsky suggested reports be provided on a quarterly basis.

Commissioner Carswell said she would like the expectation to be more specific.

Commissioner Gillespie questioned who would be on the team.

Manager Manfredi replied following discussion with President Luker and Vice President Kline, President Luker felt Commissioner Thompson would be best to lead the team due to his background as an architect and then Commissioner Thompson could focus on stakeholders whose background would be fitting and then make recommendations to the Board of Commissioners in June.

Commissioner Spiegelman commented that this is a longstanding need and a priority goal of the Township, and scope and duties offers the correct amount of structure to set a direction for the team, but also the flexibility to tackle broader issues, and he supports the choice of Commissioner Thompson to be the team leader.

Commissioner Winegrad questioned why only a nine-member team.

Manager Manfredi replied nine members represent the various stakeholders within and those nine members would vote on recommendations to the Board of Commissioners, and there will be a lot of people invited into the process at various stakeholder meetings. Also, it may be difficult to get consensus with a large group, but if too small, not all may be represented, so nine is a number that makes sense.

Commissioner Winegrad asked what happens if this is not completed by the July 2020 timeline.

Manager Manfredi replied he has every confidence that it will be completed by then.

Vice President Kline questioned whether this will be part of the community assistance contract.

Manager Manfredi replied yes, in the short term, but there may be other sources in the long term.

Vice President Kline suggested having an official map drawn at the same time as the Comprehensive Plan.

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

MOTION was ADOPTED 5-0.

PUBLIC COMMENT – general relating to Administrative Code and Land Use:

Lora Lehman, 1431 Bryant Lane, expressed concern about the “BET situation.”

ADJOURNMENT: 9:04 p.m.

Respectfully submitted,

Richard J. Manfredi, Township Manager/Secretary

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