

The stated meeting of the Planning Commission of the Township of Abington was held on Tuesday, May 28, 2019 at the Township Administration Building, Abington, PA., with Chairperson Lucy Strackhouse presiding.

CALL TO ORDER: 7:30 p.m.

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

Also Present: Planning & Zoning Officer PENECALE
Office Manager WYRSTA
County Planner NARCOWICH
Director of W.W.T.P. WRIGLEY

PLEDGE OF ALLEGIANCE

MINUTES:

Correction:

Ms. Gauthier made a correction to Page 4, Paragraph 3 that should read as follows: 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 made a MOTION, seconded by Mr. Cooper to approve the minutes of the April 23, 2019 Planning Commission meeting as amended.

MOTION was ADOPTED 9-0.

Agenda Item PC1 – Duke Real Estate Partners, LLC – Switchville Crossing
Development and redevelopment of 361 Highland Avenue, Jenkintown, PA, 19046:

Ms. Strackhouse read agenda Item PC1 into the record and called on Mr. Wrigley, Director of W.W.T.P.

Mr. Wrigley said he has been working with Charles E. Shoemaker Engineers on this project, and the site has two existing buildings and proposed are two new buildings. In January 2010, DEP approved previous planning module of 7,101 gallons per day. For all of the buildings onsite with the addition of two new buildings it will be an additional 7,370 gallons per day equal to 27.8 EDU’s. This was approved by Cheltenham Township and the Philadelphia Water Authority. The applicant seeks recommendation of approval of the 27.8 additional EDU’s by the Planning Commission and then the Board of Commissioners, and if approved, it will be sent to DEP as a full planning module.

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

Ms. Gauthier questioned where the EDU's are being reallocated from.

Mr. Wrigley replied DEP through Cheltenham Township requires going back to the last allocation, which was from 2015, and during that time, a table was prepared of 151 EDU's approved through Cheltenham by DEP. So we started with the 2015 table and took 27.8 EDU's from other projects and moved it to these two projects, and the bulk of them for this project came from the table of Keswick-commercial.

Ms. Gauthier questioned whether there are enough EDU's for the Wyncote property.

Mr. Wrigley replied yes, it is more than enough.

Mr. Rosen made a MOTION, seconded by Mr. DiCello to recommend approval of the planning module as submitted by Duke Real Estate Partners, LLC that includes Switchville Crossing Development and proposed redevelopment of 361 Highland Avenue, Jenkintown, PA, 19046.

MOTION was ADOPTED 9-0.

Mr. Penecale asked Mr. Wrigley if he reviewed planning module applications for Elaine Associates, LP and Sussman Associates, II, LP.

Mr. Wrigley replied yes, he reviewed the plans and provided the information to the Township's Code Enforcement Department. Tentatively, he does not see any need for any increase in sewer capacity for both of those sites.

Mr. Penecale clarified that both of those sites drain to the Township's Fitzwatertown Road facility. Is that correct?

Mr. Wrigley replied yes.

Agenda Item PC2 – Application of Elaine Associates, LP – Mazda Dealership property located at 1601 Easton Road, Willow Grove, PA, 19090:

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

Mr. Joseph Kuhls, Attorney representing the applicant, of Kuhls Law, 500 Office Center Drive, Suite 400, Ft. Washington, PA, 19034, introduced Eric Sussman, Sussman Automotive, 1920-40 Jenkintown Road, Jenkintown, PA, 19046; Lance R. Kraemer, Architect, 750 Forrest Avenue, Rydal, PA, 19046; Robert Leapson, P.L.S. Surveyor, TEI Consulting Engineers, Inc., 720 2nd Street Pike, Suite 201, Southampton, PA, 18966; and Peter J. Tantala, P.E., Civil Design Engineer, Tantala Associates, LLC, 6200 Frankford Avenue, Philadelphia, PA, 19135.

This property is split-zoned in the Main Street High District and Main Street Low District located at 1601 Easton Road and was subject to Zoning Hearing Board approval on January 15, 2019. Prior to that, back in 1997, the property was subject to ZHB approval for lot consolidation plan that was put into place of the Mazda Dealership. Proposed is the removal of existing Mazda building of 3,097 sq. ft. and add an addition of just over 2,500 sq. ft. to the southernmost building on the site, which will be an extension of the service-bay area in the back.

There is no change in impervious surface and the Zoning Hearing Board approval confirmed non-conforming right to 85% impervious surface coverage and the addition to the rear of the building will increase number of service bays that will match existing rear yard setback of 19.7 feet.

This process began in January with a meeting with the neighbors along with Commissioner of the ward, President Luker and we addressed their concerns and then proceeded with the application to the Zoning Hearing Board, who granted relief.

Applicant is in receipt of Township staff review letter dated May 1, 2019 and Zoning Ordinance Comments letter dated May 10, 2019; Boucher & James review letter dated May 13, 2019 and the MCPC's letter dated May 24, 2019, and the applicant will comply with comments of all of those review letters with the exception of waiver requests.

Regarding Mazda; waiver is requested from SALDO in regards to 5% of parking area being landscaped because this is an outdoor storage area and the ZHB granted excess impervious surface on this parcel due to the high-level demand of parking area. Also waiver is requested from installing sidewalk along Decatur as there is no sidewalk currently and there would be no connection behind or on Summit. There are also additional waiver requests.

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

Mr. Baker said currently, there are homes behind the lot including a privacy fence and mature trees, will that remain as is and what about vegetation on Easton Road.

Mr. Kraemer replied on Easton Road there will be plantings in the five-foot strip that will be low enough so that it will not block the vehicles for sale.

Ms. Strackhouse asked for the width of the sidewalk.

Mr. Kraemer replied four-foot wide.

Ms. Strackhouse noted that the MCPC review letter indicates sidewalk shall be at least eight-feet wide.

Mr. Kuhls replied sidewalk is existing nonconforming.

Mr. Penecale said waivers requested by the applicant are from:
Section 146.11.A. – Property Identification Plan; Section 146.11.B. – Existing Features Plan; Section 146.11.F. – Street Plan; Section 146.11.G. – Utility Plan; Landscape Plan - applicant has provided additional landscaping, so waiver is withdrawn; Section 146-11 I - Phasing Plan; Section 146.11.J. – Recreational Facility Plan; Section 146.11.L Architectural Plan and Section 146-39.C. – 5% of the total parking lot area needs landscaping and Section 147 -27 – Sidewalks.

Ms. Gauthier commented that there are a lot of waivers requested from the SALDO and the applicant should provide why there is a hardship and what they would provide instead. Also, she does not want to grant approval of a waiver for landscaping when she does not know what the applicant will do to mitigate the asphalt areas with plantings. Also she would like to see what the features are that are located 400 feet away.

Mr. Penecale replied there is an aerial map located on the plan.

Ms. Strackhouse clarified that this project is to modernize current facility. Is that correct?

Mr. Kuhls replied yes. In regards to the waivers; they are general requirements that can be waived and the applicant withdraws the landscaping waiver.

Mr. Narcowich asked about potential locations for street trees between the building and Easton Road as well as to replace the crosswalk on Decatur at Easton Road. The County recommends connecting the building to the street with crosswalks as the zoning requires it; however, he will defer to the Township as to whether that will be a required condition.

Mr. Kuhls replied we will be happy to work with the Township on adding street trees; however, there is concern about debris from the trees falling on the vehicles for sale.

Ms. Gauthier said from the service bay access way is a bus stop and that would be a good place for crosswalk/stripping.

Mr. Kuhls replied as long as it does not require installation of any additional impervious surface or necessitate the loss of a parking space that should not be a problem.

Mr. Russell commented that he is not in favor of waiver from installation of sidewalks and concurs with comments of the MCPC.

Ms. Gauthier asked about the proposed light fixtures.

Mr. Kraemer replied we are adding light fixtures to match those on Easton Road, but there are none contemplated for the rest of the site.

Mr. Brown said Township staff review letter comments raises concern about stormwater flow towards the back edge of the property, has there been any consideration to improve it?

Mr. Kuhls replied the applicant's civil engineer will produce a narrative in response to that comment to the satisfaction of the Township Engineer. Also, Mr. Sussman is willing to put in the sidewalk on the section of Decatur as well as striping across the parking space area.

Mr. Penecale said in summary; sidewalk waiver was amended to include half of Decatur to where they park and from there striped; there will be additional plantings onsite for added buffer; replace a crosswalk on Decatur; add a decorative crosswalk from the building to the sidewalk; submit stormwater management narrative and there are a list of waivers requested by the applicant.

Ms. Gauthier added that the location map needs to be revised to the Mazda property.

Waiver requests were voted on separately as follows:

Mr. Rosen made a MOTION, seconded by Ms. Strackhouse to approve waiver request from Section 146.11.A. – Property Identification Plan.

MOTION was ADOPTED 8-1. Ms. Gauthier opposed.

Mr. Rosen made a MOTION, seconded by Ms. Strackhouse to approve waiver request from Section 146.11.B. – Existing Features Plan.

MOTION was ADOPTED 8-1. Ms. Gauthier opposed.

Mr. Rosen made a MOTION, seconded by Ms. Strackhouse to approve waiver request from Section 146.11.F. – Street Plan.

MOTION was ADOPTED 9-0.

Regarding Section 146.11.G. – Utility Plan – waiver was withdrawn as the applicant will comply with new items such as lighting and dumpster location that will be shown on the plan.

Applicant withdrew waiver request for landscaping plan.

Mr. Rosen made a MOTION, seconded by Ms. Strackhouse to approve waiver request from Section 146-11.I- Phasing Plan.

MOTION was ADOPTED 9-0.

Mr. Rosen made a MOTION, seconded by Ms. Strackhouse to approve waiver request from Section 146.11.J. – Recreational Facility Plan.

MOTION was ADOPTED 9-0.

Applicant will comply with providing an Architectural Plan.

Mr. Rosen made a MOTION, seconded by Ms. Strackhouse to approve waiver request from Section 146.39.C – 5% of total parking lot area needs to be landscaped.

MOTION was ADOPTED 8-1. Ms. Gauthier opposed.

Mr. Rosen made a MOTION, seconded by Ms. Strackhouse to approve partial waiver from Section 147 -27 – Sidewalks, which has been amended to include a waiver for installation of sidewalk on a portion of Decatur Avenue and the applicant will install sidewalks on the upper end of Decatur from Easton Road down to the parking area.

MOTION was ADOPTED 9-0.

Mr. Rosen made a MOTION, seconded by Ms. Robinson to recommend approval of application of Elaine Associates, LP subject to conditions as stated and approval of waivers as listed.

MOTION was ADOPTED 9-0.

Ms. Gauthier stated that the reason she opposed some of the waivers was because she feels the ordinance should be followed as it has just been updated especially those sections regarding property identification and existing features and the applicant should provide clearly the reasons why they are requesting waivers.

Agenda Item PC3 – Application of Sussman Associates, II, LP – property located at 1501, 1505, 1509 and 1515 Easton Road, Roslyn, PA, 19001:

Ms. Strackhouse read agenda Item PC3 into the record and asked the applicant to present their plan.

Mr. Kuhls said this property is located within Main Street High District and the process began with a meeting of the neighbors who expressed concern about what was going to become of the four separate parcels - 1501, 1505, 1509 and 1515 Easton Road. Proposed is to demolish those existing buildings and consolidate the four parcels and construct a 5,500 sq. ft. building to be used as a KIA Automotive Dealership.

Application received dimensional variances from the Zoning Hearing Board on February 19, 2019 of 82.5% impervious surface; a variance was granted to push back the build-to line from 70 feet back 74.5 feet; variance was granted for window configuration; also a condition regarding parking setback along Nylsor Avenue side to allow a five-foot buffer rather than 10 feet buffer, fencing, etc, and there was no opposition from the neighbors.

Zoning Hearing Board placed conditions of approval as follows: that there would be no repair and/or service facilities present or offered at the subject property; that there will be no loudspeaker or other broadcast facility and/or equipment at the subject property; that the egress movement from the subject property onto Nylsor Avenue be limited to right-out-only and signed by the applicant to indicate same; that there be no employee parking on any roads adjacent to the subject property; that the applicant maintains and replace when necessary the existing fence between the subject property and those properties fronting on Nylsor.

Applicant received Township staff review letter dated May 1, 2019; Zoning Ordinance Comment letter dated May 13, 2019; Boucher & James review letter dated May 15, 2019; and a MCPC letter dated May 24, 2019, and the applicant will comply in general with those letters; however, there are a list of waivers requested by the applicant.

Regarding Section 146-28 that requires 20-foot long spaces in which there is an inconsistency in the zoning ordinance and the applicant proposes 18-foot long spaces. Applicant will conform to stormwater management ordinance; however there is an issue regarding lines that come out under Nylsor that can be expanded into two-eight inch lines and not a 15-inch line. Applicant is requesting a waiver from requirement of at least 5% of the total area dedicated to landscaping because it is a car dealership and zoning relief has already been obtained by ZHB.

Mr. Rosen questioned whether there will be any landscaping done on the property.

Mr. Kraemer replied along Easton Road there will be the street wall concept and security railings and there will be plantings in front of those railings for buffering.

Ms. Gauthier questioned whether the asphalt towards Easton Road is being extended from where it currently exists.

Mr. Kraemer replied yes, in some spots. There will be a landscaping plan showing location, species, etc.

Peter J. Tantala, P.E., Civil Design Engineer, Tantala Associates, LLC, 6200 Frankford Avenue, Philadelphia, PA, 19135, said he prepared and performed the stormwater management design for this site in which the site encompasses 1.45 acres and less than one acre of the site will be disturbed for this project. Shown on the plan were two drainage areas; regarding drainage area near Easton Road; that portion of the site currently drains to the southeast to a shallow conduit beneath Nylsor Avenue to a drainage swale. Remainder of the site that is not part of the disturbed area drains to the east and discharges to the rear of the site and there is no proposed change to that portion of the site.

Regarding waiver request of change in the diameter; Section 146-33.D of the code requires that all stormwater management conveyance pipes have a minimum diameter of 15-inches and in two instances on this site that is not possible. One of those instances is the ultimate discharge pipe across and beneath Nylsor Avenue conveying ultimate stormwater discharge to where it goes now. Existing pipe is very shallow and we propose to replace it with two 8-inch pipes because the discharge pipe on the opposite side of Nylsor Avenue is very high and that will increase capacity from what is there now.

Ms. Gauthier clarified that the applicant is proposing an underground stormwater facility that will retain the stormwater system. Is that correct?

Mr. Tantala replied yes, retain the water and release it at a lesser rate than what it is currently.

Mr. DiCello questioned whether there are any maintenance concerns.

Mr. Tantala replied no, because we are restraining the water to a level more restrictively than what the code requires and there will be access for maintenance.

Ms. Gauthier asked for a location map for the site plan.

Mr. Kraemer replied we will comply.

Ms. Gauthier asked about a tie-in of the neighboring property of same owner.

Mr. Sussman replied there is an internal driveway in the back of the property.

Ms. Gauthier commented that she would like to see existing features on the property so as to see the tie-ins as well as the lighting to be shown on the plan.

Mr. Kuhls replied we will show exactly where it is and we will comply regarding the lighting.

Waiver requests were voted on separately as follows:

Mr. Rosen made a MOTION, seconded by Ms. Strackhouse to approve waiver request from Section 146.11.A. – Property Identification Plan.

MOTION was ADOPTED 8-1. Ms. Gauthier opposed.

Mr. Rosen made a MOTION, seconded by Mr. Russell to approve waiver request from Section 146.11.B. – Existing Features Plan.

MOTION was ADOPTED 8-1. Ms. Gauthier opposed.

Mr. Rosen made a MOTION, seconded by Ms. Robinson to approve waiver request from Section 146.11.F. – Street Plan.

MOTION was ADOPTED 8-1. Ms. Gauthier opposed.

Mr. Rosen made a MOTION, seconded by Ms. Strackhouse to approve waiver request from Section 146.11.G. – Utility Plan.

Mr. Kuhls noted that the applicant will only show on the plan what is being proposed.

MOTION was ADOPTED 9-0.

Waiver request for providing a landscaping plan was removed and the applicant will comply.

Mr. Rosen made a MOTION, seconded by Ms. Strackhouse to approve waiver request from Section 146-11.I- Phasing Plan.

MOTION was ADOPTED 9-0.

Mr. Rosen made a MOTION, seconded by Mr. Russell to approve waiver request from Section 146.11.J. – Recreational Facility Plan.

MOTION was ADOPTED 9-0.

Architectural plan was submitted by the applicant.

Mr. Rosen made a MOTION, seconded by Ms. Gauthier to approve wavier request from Section 146-28 – 20-ft. deep parking stalls and allow 18-ft. wide parking stalls.

MOTION was ADOPTED 9-0.

Mr. Rosen made a MOTION, seconded by Mr. Russell to approve waiver request from Section 146-39 – 5% of all parking area be landscaped.

MOTION was ADOPTED 8-1. Ms. Gauthier opposed.

Mr. Rosen made a MOTION, seconded by Mr. Russell to approve waiver request from Section 146-33 – width of storm drains.

MOTION was ADOPTED 9-0.

Applicant will provide location map.

Mr. Narcowich referring to his review letter in regards to sidewalks along building façade; upgrade crosswalks over Nylsor Avenue at Easton Road to one with a continental design – Township standard; building connection to the street; in the Main Street District all buildings shall be connected by a continuous pedestrian system of crosswalks and sidewalks to the street. Landscaping; building foundation landscaping is required along a minimum of 25% of the area between the building and sidewalks, building and parking and building and access drives. Potential locations for new street trees on the applicant's site include the proposed green area adjacent to the proposed exit drive on Easton Road and the proposed green area on Nylsor Avenue near the proposed fence and adjacent residential use. Screening; vehicle storage such as along Nylsor is required to have a medium-intensity screen and street furniture is required such as benches, trash/recycling receptacles, bike racks and planters.

Mr. Penecale noted that the plan before the Planning Commission is the same one that was presented to the Zoning Hearing Board. Upgrade of the crosswalk can be added to the plan; building connection can be added to the plan and the applicant stated that additional landscaping will be added both at the corner of Nylsor closest to the residential property as well as behind the dealership. Replacement street trees can be planted onsite that will not impede signage.

Mr. Kuhls clarified that items listed in the MCPC letter dated May 24, 2019 in regards to zoning ordinance requirements have been resolved as part of the ZHB application, so those items will be removed. However, the applicant will comply with requirements of SALDO regarding crosswalks; list of plantings; landscaping plan will be submitted; screening and street furniture, so essentially everything that is not included in that letter that is not a zoning ordinance requirement, the applicant will comply.

Ms. Gauthier suggested that Mr. Sussman get input from the Roslyn Business Association in regards to the type of street furniture they would like there.

Mr. Sussman agreed.

Mr. Rosen made a MOTION, seconded by Mr. Russell to recommend approval of the application of Sussman Associates, II, LP subject to conditions as stated and approval of waivers as listed.

MOTION was ADOPTED 9-0.

Mr. Russell made a MOTION, seconded by Mr. Rosen to approve planning module for Mazda application subject to Township's review.

MOTION was ADOPTED 9-0.

Mr. Russell made a MOTION, seconded by Mr. Rosen to approve planning module for the KIA application subject to Township's review.

MOTION was ADOPTED 9-0.

ADJOURNMENT: 8:59 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary