

The stated meeting of the Planning Commission of the Township of Abington was held on Tuesday, March 22, 2016 at the Township Administration Building, Abington, PA. with Chairperson, Ms. Lucy Strackhouse presiding.

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

**ROLL CALL:** Present: DiCELLO, COOPER, ROSEN, WEGGEL, SPEARMAN, GAUTHIER, STRACKHOUSE  
Excused: ROBINSON, RUSSELL

Also Present: Director of Code Enforcement MATTEO  
Planning & Zoning Official PENECALE

**PLEDGE OF ALLEGIANCE**

Ms. Strackhouse welcomed new member of the Planning Commission, Mr. DiCello to the Board.

Agenda Item PC1 – Application of Daniel J. Opdyke, owner of property located at 821 Central Avenue and vacant parcel fronting on Cricket Avenue

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

Mr. Opdyke said this is the property that his parents bought in 1952 and then built their home for their family in 1953. Lot #2 was always in our backyard and was used as a garden. The vacant lot will be increased to 7,500 sq. ft. and 821 Central Avenue will be reduced to 13,500 sq. ft. so to comply with Township’s Zoning Ordinance. Both lots are served by public sewer and water and this plan has been reviewed by Township staff, and we will comply with all requirements listed in Township staff review letter, dated, February 18, 2016.

Ms. Strackhouse asked for any comments/questions by members of the Planning Commission.

Ms. Gauthier said in regards to the waiver for right-of-way width; would it affect the 7,500 sq. ft. requirement?

Mr. Penecale replied it would, but Cricket and Central are streets fully improved with curb, gutter and sidewalks. This was not an issue for Township Engineer.

Ms. Gauthier continued that the garages and driveways in this neighborhood are located on the side of the homes, and if and when Lot#2 is developed, will there be enough room for a side driveway without disturbing any trees?

Mr. Opdyke replied, if and when a home is built, the developer could design a home to work around existing trees.

Ms. Gauthier expressed concern that if any trees need to be removed during construction of a home, they should be replaced.

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

Mr. Matteo noted that the plan conforms to Township's Zoning Ordinance.

Mr. Rosen asked about any waiver requests by the applicant.

Mr. Penecale replied they are as follows:

1. Section 146-11.A. – Property Identification Plan.
2. Section 146-11.B – Existing Features Plan.
3. Section 146.11.C – Proposed Layout Plan.
4. Section 146.11.L – Architectural Plan.
5. Section 146-24. D – Right-of-Way Width

There was one item listed in County's review letter, dated, March 8, 2016 in regards to shade trees. After visiting the site, he then spoke with Mr. Narcowich informing him that there is a very large tree listed on the front side of Central Avenue as well as there are two existing trees along the frontage of Cricket Avenue that would serve the Shade Tree requirement.

Mr. Rosen made a MOTION, seconded by Mr. Spearman to recommend approval of the application of Daniel J. Opdyke, owner of property located at 821 Central Avenue and vacant parcel fronting on Cricket Avenue and to recommend approval of all waivers requested by the applicant

MOTION was ADOPTED 7-0.

Agenda Item PC2 – Application of Nicholas and Shelley Schorsch, owners of property located at 1560 Warner Road and the vacant parcel fronting on Mill Road

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

Peter S. Friedman, Esquire, of Friedman Schuman Attorneys at Law, 101 Greenwood Avenue, Fifth Floor, Jenkintown, PA, 19046, representing the applicant, said the existing house is located on 1560 Warner Road, and behind the house is a garden area. The property owners are in the process of selling their home and did not realize that the garden area is part of a second property owned solely by Nicholas Schorsch, which is an eight acre property.

The applicant proposes to relocate the shared property line and add 11,031 feet to 1560 Warner Road and the vacant lot will decrease in lot area from 8.11 acres to 7.86 acres in size.

Nick T. Rose, P.E. ProTract Engineering, Inc., PO Box 58 Hatboro, PA 19040, representing the applicant, referred to the plan showing the property and proposal by the applicant. We are in receipt of Township staff review letter, dated, March 7, 2016 and County review letter, dated, March 22, 2016. Most comments relate to future building permit stage. The applicant will comply with comments made by Township Engineer. No physical change is proposed as it is just moving the line that is associated with 1560 Warner Road so that it is legally associated with it. County's review letter indicated support of the project and just a few comments were made relating to labels on the plan that the applicant will comply with.

Waivers requested by the applicant are as follows:

1. Section 146.11 A – Property Identification Plan.
2. Section 146-11.B – Existing Features Plan.
3. Section 146.11.C – Proposed Layout Plan.
4. Section 146.11.L – Architectural Plan.

Ms. Strackhouse questioned whether there are steep slopes on the property and that the larger lot is not for sale at this time. Is that correct?

Mr. Rose replied yes. There are steep slopes in the vicinity of Mill Road and the larger lot is not for sale at this time.

Ms. Strackhouse asked for any comments/questions by members of the Planning Commission.

Mr. Weggel said there is a stretch of property that is 2.5 feet wide; why wasn't the existing corner point used to extend the lot?

Mr. Rose replied because the fence is 2.5 feet over and they want to include the entire gutter area and the fence around it.

Ms. Gauthier said regarding Item #13 listed in staff review letter under Planning & Zoning Office; what is nonconforming?

Mr. Rose referred to the plan showing the side yard that does not conform to existing house as well as the shed in the back of the corner of the property.

Mr. Penecale added there is an additional shed located on the eight acre site near the rear property line that is an existing nonconforming.

Also, there was a comment in the County review letter Item C, stating, "For every use other than a dwelling unit, a 30' side yard shall be provided;" however, the closest that the one-story barn to any property line will be 43.3 feet, so it conforms.

This is a secluded portion of Meadowbrook with a country-lane look and we want to keep it that way.

There was also a request by the applicant for a waiver from Section 146-38 – Street Lighting.

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

Mr. Rosen made a MOTION, seconded by Ms. Gauthier to recommend approval the application of Nicholas and Shelley Schorsch, owners of property located at 1560 Warner Road and the vacant parcel fronting on Mill Road and to recommend approval of all waivers requested by the applicant.

MOTION was ADOPTED 7-0.

Ms. Strackhouse announced that Ms. Cathy Gauthier has been appointed to the Vacant Property Review Board and she congratulated Cathy on behalf of the members of the Planning Commission.

Planning Commission Meeting

March 22, 2016

**ADJOURNMENT:** 7:51 p.m.

Respectfully submitted,

Liz Vile, Recording Secretary