

# Township of Abington

Wayne C. Luker, *President*  
Steven N. Kline, *Vice President*  
Richard J. Manfredi, *Manager*  
Jay W. Blumenthal, *Treasurer*

## Subdivision & Land Development Notice Plan Review LD-17-02

Notice is hereby given that the Township of Abington will hold the following public meetings at the Abington Township Administration Building (1176 Old York Road) Planning Commission, Code Enforcement Committee and Board of Commissioners, to discuss the application of **Brown Street Associates, LLC**.

MEETINGS	DATE AND TIME
Planning Commission Committee	November 15, 2017 @ 7:30 p.m.
Code Enforcement Committee	December 6, 2017 @ 7:00 p.m.
Board of Commissioners	December 14, 2017 @ 7:30 p.m.

This is the application of **Brown Street Associates, LLC** for the property located at 1747 Edge Hill Road. The applicant proposes to subdivide the 2.83 acre site into three parcels. Lot #1 will contain the existing single family dwelling on a lot of 2.3 acres. Lot #2 and Lot #3 are proposed to be developed as single family dwellings and conform to the R-3 Residential Dimensional Requirements of Section 502, Figure 5.1 of the Zoning Ordinance of the Township of Abington. All three parcels will have frontage on Edge Hill Road. This property is located within Ward #1 of the Township of Abington.

The application and plans are on file in the Code Enforcement Department and may be reviewed upon request. If there are any questions and/or comments that you may have, please feel free to contact me at 267-536-1017.

Mark A. Penecale  
Planning & Zoning Officer

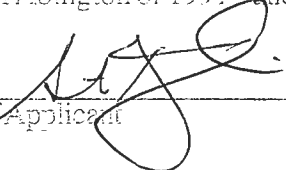
- ***These meetings are subject to change if additional review time is required by Township Staff or requested by the applicant.***

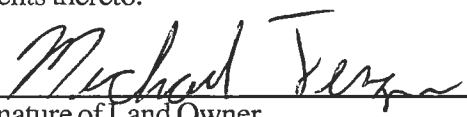
**Township of Abington**  
**APPLICATION FOR APPROVAL OF PLAN**

Submission Date 9/12/17 Application No. LD-17-02

To the Board of Commissioners of the Township of Abington:

The undersigned hereby makes application for approval of plan type as indicated below, under the provisions of the Code of Abington Township, Chapter 146, entitled 'The Subdivision and Land Development Regulations of the Township of Abington of 1991' and any supplements and amendments thereto.

  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Signature of Land Owner

Title of Plan Submitted: Preliminary/Final Subdivision Plan - Brown Street Associates, LLC - 1747 Edge Hill Rd.

A. Plan Type:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Minor Subdivision  | <input type="checkbox"/> Minor Land Development       |
| <input type="checkbox"/> Preliminary Major Subdivision | <input type="checkbox"/> Pre Major Land Development   |
| <input type="checkbox"/> Final Major Subdivision       | <input type="checkbox"/> Final Major Land Development |
| <input type="checkbox"/> Preliminary Major SD & LD     | <input type="checkbox"/> Final Major SD & LD          |

B. Plan Identification:

Plan Dated: 8/30/2017 Engineer: William R. Cujdik, PE, PLS

Plan Proposes: Brief narrative of the proposed activity. Commercial applications to include building square footage and specific uses; Residential applicants to include number of lots and amount of dwelling unit types:

The applicant proposes to subdivide the existing 123,320.0 SF lot into three lots. Lot 1 = 102,059.3, Lot 2 = 10,608.7 SF and Lot 3 = 10652.0 SF. The existing single family dwelling and related improvements will remain on Lot 1. Single family dwellings and related improvements will be constructed on Lots 2 & 3. Public water and sewer will service the site. Total Disturbed Area = 32,435 sf

C. Property Identification:

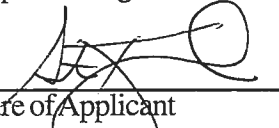
Address/Location 1747 Edge Hill Road, Abington, PA 19001  
between streets Acorn Lane and Old Welsh Road


**Township of Abington**  
**APPLICATION FOR MODIFICATION OF PLAN**

Submission Date 9/19/17 Application No. LD-17-02

To the Board of Commissioners of the Township of Abington:

The undersigned hereby makes application for modification of plan application requirements as indicated below, under the provisions of the Code of Abington Township, Chapter 146, entitled 'The Subdivision and Land Development Regulations of the Township of Abington of 1991', and any supplements and amendments thereto.

  
 \_\_\_\_\_  
 Signature of Applicant

  
 \_\_\_\_\_  
 Signature of Land Owner

Title of Plan Submitted: Preliminary/Final Subdivision Plan - Brown Street Associates, LLC - 1747 Edge Hill Rd.

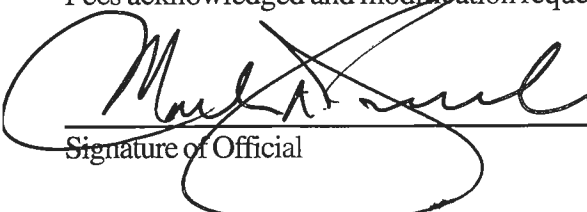
A. Plan Type:

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Preliminary Major SD & LD

- Minor Land Development
- Pre Major Land Development
- Final Major Land Development
- Final Major SD & LD

<u>Regulation Topic</u>	<u>Section #</u>	<u>Extent of Modification Requested</u>
<u>Property Identification</u>	<u>146-11.A &amp; 1146-11.B</u>	<u>Requiring Tax Parcel Information for all properties and location of all utilities within 400 feet of the property involved in the application.</u>
<u>Street Plan</u>	<u>146-11.F.2.b</u>	<u>Requiring Profile Plan (no new streets are proposed)</u>
<u>Phasing Plan</u>	<u>146-11.I</u>	<u>Requiring a Phasing Plan with defined timelines</u>
<u>Recreational Facilities Plan</u>	<u>146-11.J</u>	<u>Requiring a Recreational Facilities Plan</u>
<u>Curb, Gutter &amp; Sidewalk</u>	<u>146-27.A</u>	<u>Requiring Sidewalks</u>

Fees acknowledged and modification request received:

  
 \_\_\_\_\_  
 Signature of Official

9/19/17  
 \_\_\_\_\_  
 Date

D. Applicant Identification:

Applicant Brown Street Associates, LLC  
 Address 1525 Campus Drive, Warminster, PA 18974 Phone (215)704-2525

Land Owner Michael & Agnes Ferguson  
 Address 1747 Edge Hill Road Phone \_\_\_\_\_

Equitable Land Owner \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_

Architect \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_

Engineer William R. Cuidik, PE, PLS for Boundary Stone Associates, LLC  
 Address PO Box 601, West Deptford, NJ 08086 Phone (856)384-2889

Attorney \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_

**IMPROVEMENTS PROPOSED**

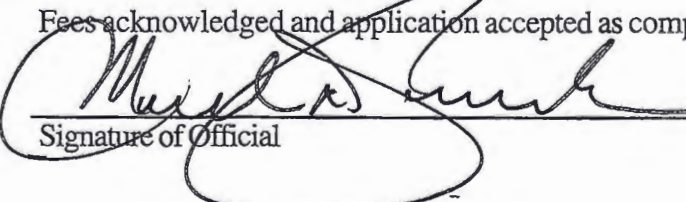
**UNITS**

**ESTIMATED COST**

Streets		
Street Widening		
Street Signs		
Street Lighting		
Curbs		
Sidewalks		
Storm Sewers		
Water Supply		
Fire Hydrants		
Sanitary Sewers	2 Manholes & 273.5 LF 8" PVC	\$15,500
Monuments	3	\$900
Shade Trees	4	\$1,200
Open Space		
Park Lane		
Other		
Total Cost:		\$17,600

Fees received from applicant:  
 Check # 1448 Rec # \_\_\_\_\_  
 Check # 144

Application Fee \$ 300.00  
 Review Escrow \$ 2500.00  
 Total 2800.00

Fees acknowledged and application accepted as complete:  
  
 Signature of Official

Date 9/19/17.



# Township of Abington

Wayne C. Luker, *President*  
Steven N. Kline, *Vice President*  
Richard J. Manfredi, *Manager*  
Jay W. Blumenthal, *Treasurer*

Mr. Steven Kozlowski  
Brown Street Associates, LLC.  
1525 Campus Drive  
Warminster, Pa. 18974

October 19, 2017

**Re: The Subdivision & Land Development of 1747 Edge Hill Road, Abington, Pa. 19001.**

Dear Mr. Kozlowski,

I have received a submission packet for the subdivision and land development of 1747 Edge Hill Road, Abington, Pa. 19001. The property is zoned within the R-3 Residential District of Ward #1 of the Township of Abington. Lot #1 will contain the existing single family dwelling on a lot of 2.34 acres with frontage on Edge Hill Road. Lot #2 and Lot #3 are proposed to be subdivided and developed as single family dwellings. The proposed two new lots conform to the dimensional requirements of Section 503, Figure 5.1 of the Zoning Ordinance. The following is a listing of the staff review comments that need to be addressed to the satisfaction of the Board of Commissioners of the Township of Abington. Several of the conditions listed with this staff review letter are permit related comments and must be addressed at the time permits are submitted for review. Those comments will be clearly marks with a (BP).

**Engineering Department:**

1. Sanitary sewers in this area flow to an Abington Township pump station and then ultimately to the Pennypack Interceptor in Philadelphia.
2. Edge Hill Road is a State Road (S.R. 2084). Any work in the roadway and the right-of-way area must be approved and permitted with PennDot prior to the start of any work.
3. All sanitary sewer pipes placed within the right-of-way and/or street must be Class 52 Ductile Iron Pipe. Plastic and/or PVC piping is not acceptable within any portion of the right-of-way.
4. As per the Storm Water Management Ordinance, the applicant has submitted plans and a storm water management report for this project. Those plans have been reviewed by

BCM Engineers, LLC and those staff review comments are attached under separate cover for your review.

5. The site plan indicates a one and one-half (1.5) drop from the finished floor to the backyard elevation on both proposed new properties. However, if a rear entry door is plans, there will have to be steps or landing. This should be considered impervious coverage and added into the calculations for on-site storm water management.
6. The Engineering Department requires a \$5,000.00 escrow for the storm water management and soil erosion controls. The escrow must be submitted to this Department prior to the release of any permits. This escrow will be held for the duration of the project and will be released once the final Certificate of Occupancy has been approved. This escrow will be used anytime the storm water management system or soil erosions control systems are in need of repair or maintenance and the applicant fails to take the required corrective actions to the satisfaction of the Engineering Department.
7. The plan indicates that iron pins will be used as corner markers. Abington Township requires concrete monuments be used at all corners and property line off-sets. There are six corners where concrete monuments will be required.
8. The location of the proposed sanitary sewer is unacceptable. The construction of the sewer line will most likely damage the tree root system of the existing trees. We feel it would be best if you avoided that and moved the sewer main extension into the street and away from the trees. Contact this office for additional details.
9. Abington Township has a detail for the standard sanitary sewer manhole lid. That detail is available to you by contacting this office. The plan is required to be amended to include that detail.
10. In the event that this application is approved, the addresses for the properties will be as follows:
  - A. Lot #1: The existing single family dwelling will remain 1747 Edge Hill Road, Unit #4
  - B. Lot #2 will be addressed as 1771 Edge Hill Road and assigned Unit #87
  - C. Lot #3 will be addressed as 1779 Edge Hill Road and assigned Unit #88

**Code Enforcement Department:**

11. The plan calls for the construction of a new single family dwelling on Lot #2 and Lot #3. If this plan is approved, the applicant is required to submit sealed architectural plans that

comply with the Residential Construction Code adopted by the Township of Abington at the time of submission. (BP)

12. All contractors and sub-contractors working on this site are required to be registered with Attorney General's Office of the Commonwealth of Pennsylvania. (BP)
13. Separate permits are required for all electrical, heating, air conditioning and the construction of any structures. (BP)

**Plumbing Inspector's Office:**

14. Plumbing work is proposed in connection with this application. All plumbing work proposed is required to be applied for and completed by a Master Plumber that is registered with this office. (BP)
15. All plumbing work must be designed and installed to comply with the Plumbing Code adopted by the Township of Abington at the time the application is submitted for review. (BP)

**Fire Marshal's Office:**

16. This application was reviewed by the Fire Marshal's Office, however, no comment was provided.

**Planning & Zoning Office:**

17. The properties are zoned within the R-3 Residential District and comply with the dimensional requirements of Section 503, Figure 5.1 of the Zoning Ordinance. However, Section 2103.H, Use H-7 contains infill development regulations that the proposed structures do not appear to comply with. The applicant should review the requirements of Section 2103.H, Use H-7 and revise the plan to adhere to the requirements of the Zoning Ordinance or request relief from the Zoning Hearing Board of the Township of Abington.
18. The plan submitted for review shows a wooded area along the frontage of the property. No detail has been provided as to size and the type of the existing trees or what trees will be removed to allow for the development of the two proposed new lots. The applicant is required to identify the size and type of all existing trees 6 caliper inches or better. In addition, the applicant is required to identify all trees proposed to be removed. The

applicant should review Section 2400.2.d. of Zoning Ordinance pertaining to tree removal and tree preservation.

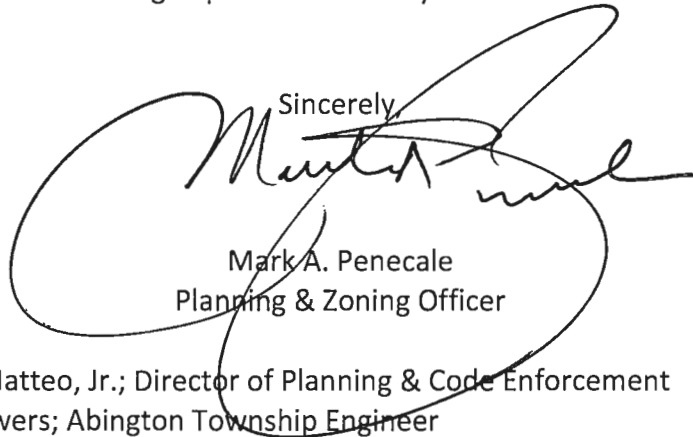
19. The applicant has provided detail of tree protection methods proposed to be deployed on the site, however, without the existing trees plotted and the ones proposed to be removed, I am unable to identify if what is proposed complies with the requirements of both the Zoning Ordinance and the Subdivision & Land Development Ordinance of the Township of Abington.
20. In the event that this application is approved, the applicant is required to submit revised deeds for each of the properties involved in this application. The deeds are required to be executed and copies submitted to the Engineering Department to be registered.
21. The plan plots the location of 20 foot offset in the right-of-way width along this site frontage. The right-of-way width should be consistent along the entire frontage.
22. The applicant is required to contact Mr. George Wrigley, the Director of the Waste Water Treatment Facility at 215-886-0934 in relation to the ACT 537 Exemption Mailer Application that has been filed for this project.
23. The applicant has submitted letters of availability from both Aqua and PECO for the installation of public utilities to serve the two proposed new single family dwelling.
24. The plan submitted for review plots the location of four new street trees to be planted within 5 feet of the front property line. The plan lists the proposed new trees to be 10 to 12 foot high Sugar Maples.
25. There is an existing fire hydrant within 150 feet of this site.
26. This application will require waivers from the following Sections of the Subdivision & Land Development Ordinance of the Township of Abington:
  - A. **Section 146-11.A - Property Identification Plan** – The plan is required to supply the tax parcel information, owner’s name & lot area for all properties within 400 feet of the site(s) involved in this application.
  - B. **Section 146-11.B – Existing Features Plan** – The plan is required to plot the location of all utilities on the sites and within 400 feet of the properties involved in this application.



- C. **Section 146-11.C – Proposed Layout Plan** – The plan is required to plot the location of all existing utilities, to include the size, type and depth of all existing improvements proposed to remain and be removed.
- D. **Section 146-11.F – Profile Plan** - The applicant is required to submit a streets profile plan. No charges to the layout of the roadway is proposed.
- E. **Section 146-11.H – Landscaping & Shade Tree Plan** – The applicant is required to submit a landscaping plan that plots the location of all trees proposed to be removed. The plan should also plot the location of tree protection methods to be used and the size, type and location of all proposed plant growth to be installed.
- F. **Section 146-11.I – Phasing Plan** – A phasing plan is required to be submitted that provides to a clear timeline for the proposed development.
- G. **Section 146.11.J – Recreational Facilities Plan** – No portion of this pending development is proposed to offered as public open space.
- H. **Section 146-11.K – Planning Module** – The applicant has submitted an ACT 537 exemption mailer that has been forwarded to Mr. Wrigley for review.
- I. **Section 146-11.L – Architectural Plans** – No plans or renderings of the proposed new single family dwellings have been submitted.

This application is scheduled to be reviewed by the Planning Commission, Code Enforcement Committee and the Board of Commissioners of the Township of Abington. Any revisions to the plans submitted must be received by my office at least 14 days prior to the next scheduled meeting. If there are any questions pertaining to the comments listed above, I would ask that you contact the reviewing department directly or I can be reached at 267-536-1017.

Sincerely,



Mark A. Penecale  
Planning & Zoning Officer

Cc: Lawrence T. Matteo, Jr.; Director of Planning & Code Enforcement  
Michael E. Powers; Abington Township Engineer  
File Copy (2)



920 Germantown Pike, Suite 200  
Plymouth Meeting, PA 19462  
Telephone 610-313-3100  
Fax 610-313-3151  
www.atcgroupservices.com

October 16, 2017

Mr. Michael E. Powers, P.E., Township Engineer  
Abington Township  
1176 Old York Road  
Abington, PA 19001

Subject: 1747 Edge Hill Road - Acorn Subdivision

Reference: Stormwater Facilities Review  
BCM Project No. Z057000047

Dear Mr. Powers:

We are in receipt of the following documents prepared by Boundary Stone Associates, LLC, West Deptford, NJ 08086

- Stormwater Management Calculations (August 30, 2017)
- Brown Street Associates, LLC Subdivision Plan
  - a. Sheet 1 of 5 entitled Preliminary/Final Subdivision Plan (August 30, 2017)
  - b. Sheet 2 of 5 entitled Site Improvement (August 30, 2017)
  - c. Sheet 3 of 5 entitled Profile & Details (August 30, 2017)
  - d. Sheet 4 of 5 entitled Details (August 30, 2017)
  - e. Sheet 5 of 5 entitled Details (August 30, 2017)

Based upon our review, we have the following comments:

1. The proposed site is located within the Stormwater Peak Rate Control and Management District B of the Wissahickon Watershed and is currently governed under Abington's Stormwater Management Ordinance, which was adopted on January 14, 2016.
2. The applicant has designed and proposed two (2) infiltration beds to control storm water runoff from the site.
3. The proposed infiltration beds are shown to satisfy the following requirements:
  - a) Section 406. Water Volume Control
  - b) Section 409. Stormwater Peak Rate Control



Michael Powers, P.E.  
Township of Abington  
October 16, 2017  
Page 2

4. The Land Cover Conditions used in the Runoff Volume calculations should be based on values found in Table E-1 in Appendix E of the of the Stormwater Management Ordinance.
5. The Soil Hydrologic Group used for runoff calculations must be confirmed to be consistent with NRCS Soil Survey Data.
6. Proposed Infiltration Beds should be disconnected and an outlet structure must be added to Infiltration Bed 1. The discharge from one BMP should not flow into a second BMP constructed on a separate property.
7. Drainage areas for runoff calculations and Infiltration Bed sizing calculations must be confirmed. There is an area upslope of Lot 3 which should be included.
8. The developer shall post escrow fees to cover engineering review, and future inspections (Yearly inspections and construction inspection).

This review encompasses only the conceptual engineering aspects for the stormwater facilities shown in the plans. Neither the Township of Abington nor BCM Engineers can accept liability for the technical design aspects, as this is the sole responsibility of the developer's engineer. The developer is responsible for the complete operational capability of the system. Also, the developer will be required to furnish the Township, two sets of blue-line "as-built" plans for review. Upon approval of the "as-built" plans, the developer will be required to submit to the Township one (1) set of reproducible "as-built" plans of the stormwater facilities installed by him.

A preconstruction meeting with Township personnel and/or its representative(s) is mandatory before the start of any construction. This meeting must be held at least 7 days prior to start of construction. Any changes made to the stormwater facilities after the date of the approved plans must be resubmitted for review. The developer will be financially responsible for construction inspection of the facilities. Inspection is to be performed by the Township and/or its representative and reimbursed by the developer.

Should you have any questions concerning this review, please feel free to contact us.

Sincerely,

Michael R. Filmyer, P.E.  
Senior Project Manager

MRF:sws

cc: Scott Marlin, Abington Township

Projects: abington\stormwater reviews\Edge Hill Road - Acorn Subdivision\Acorn Subdivision Comments.doc

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR  
KENNETH E. LAWRENCE, JR., VICE CHAIR  
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311  
NORRISTOWN, PA 19404-0311  
610-278-3722  
FAX: 610-278-3941 • TDD: 610-631-1211  
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

October 24, 2017

Mr. Mark A. Penecale, Zoning Officer  
Abington Township  
1176 Old York Road  
Abington, Pennsylvania 19001-3713

Re: 17-0235-001  
1747 Edgell Road: 2 units on 3 lots on acres  
Situate: Edgell Road (S), Old Welsh Rd (E)  
Abington Township

Dear Mr. Penecale:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 3, 2017. We forward this letter as a report of our review.

## BACKGROUND

Brown Street Associates, LLC the applicant, has submitted a plan for a subdivision and land development. The proposed subdivision would subdivide one 2.83 acre property into three. There is a single-family house on the existing property; the applicant proposes to construct two new single-family detached homes, so each of the new properties would be the site of one single-family detached home. The proposal would have a density of .94 dwelling units per acre. The applicant has submitted a preliminary and final plan.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issue(s) that the applicant and Township may wish to consider prior to final plan approval. Our comments are as follows:



## REVIEW COMMENTS

### SIDEWALKS

- A. We recommend the requested waiver of the sidewalk requirement be denied. Overlook Elementary is located directly across the street on the north side of Edgell Road, and Roy Chester Park is nearby. There is not a sidewalk network on the south side of the road, but MCPC recommends developing sidewalk networks in suburban residential areas and near schools and parks. Therefore, we recommend developing a sidewalk, piece by piece, as development and other opportunities occur. It should be noted that there is a caution sign alerting drivers on northeast-bound Edgell Road to pedestrians near the applicant's site.

### SITE DESIGN

- A. Parking. The driveways each include two parking spaces arranged at a right angle to the driveway (which likely serves in part for a turnaround area so cars don't have to back onto Edgell Road). However, this design results in a relatively high amount of paving between the homes and the street, which tends to detract from aesthetics.
- (1) Has the applicant considered alternative designs for the paved areas?
  - (2) We recommend that these areas be screened from the street with low shrubs—partly to soften the view of the paving from the street and school, and partly to reduce glare from headlights for cars turning around in the driveway.
  - (3) Has the applicant considered pervious paving for the parking spaces?

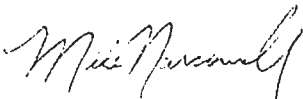
## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the Township's planning objectives for residential development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Mike Narcowich, AICP, Principal Planner II  
610.278.5238 - [mnarcowi@montcopa.org](mailto:mnarcowi@montcopa.org)

c: Richard J. Manfredi, Township Manager  
Steven Kozlowski, Applicant's Representative

Mark A. Penecale

October 24, 2017

Lawrence T. Matteo Jr., Director of Planning and Code Enforcement  
Michael E. Powers, P.E., Township Engineer  
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachment: Aerial Photo