

The stated meeting of the Planning Commission of the Township of Abington was held on Tuesday, April 23, 2024 via webinar and in-person at the Township Administration Building, Abington, PA, with Chairman Brown presiding.

CALL TO ORDER: 7:31 p.m.

ROLL CALL: Present: BROWN, DICELLO, BAKER, STRACKHOUSE,
WEATHERLY
Excused: ROBINSON

Also Present: Township Engineer Lee
County Planner Narcowich

PLEDGE OF ALLEGIANCE

CONSIDER APPROVAL OF MINUTES:

Mr. Brown made a MOTION, seconded by Mr. Baker to approve the Planning Commission Meeting minutes of February 27, 2024.

MOTION was ADOPTED 5-0.

PRESENTATION: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Review the Final Major Land Development Application LD-23-01 for the location at 711 Fox Chase Road, Jenkintown, PA 19046 (St. Basils):

Mr. Brown said this is a final major land development application for the location at 711 Fox Chase Road, the former St. Basil Academy School site. The applicant proposes to demolish the existing structures and construct a total of 150 age-restricted carriage homes as well as a clubhouse and pool on an existing parcel of land located within the newly created AR-Age Restricted Carriage Home Overlay District. The entire site consists of approximately 46.37 acres located within the CS-Community Service Zoning District.

Other site improvements include parking, curbing, sidewalk, landscaping, lighting, and sanitary and stormwater management facilities. Access to/from the site will be by way of one proposed entrance off Fox Chase Road. In addition, an emergency access road is proposed off Fox Chase Road on the northwestern corner of the site.

Ms. Alyson Zarro, Esquire, representing the applicant, introduced Brian Thierrin, representing Toll Brothers, Jeff Madden, PE with ESE Consultants, and Sandy Koza Traffic Engineer with McMahon Associates, and said that the preliminary plan was presented before the Planning Commission back in December 2023 and then it was presented to the Board of Commissioners in March 2024 in which they granted approval including waiver requests.

The applicant received a review letter from Pennoni Associates dated April 3, 2024, and the applicant will comply with all comments as listed.

Based on recommendations made at the last Planning Commission, the applicant shifted the sidewalk along the frontage, which is shown on the plan, and the buffer along the two property lines is the same and has been formally added to the plan.

Mr. Madden presented the plan of the intersection of Fox Chase Road showing that the sidewalk has been pushed back almost to the right-of-way along the entire frontage connecting it back down to meet the existing sidewalk against the applicant's property line. The plan also shows all improvements to the intersection, which has been forwarded to PennDOT for review.

Mr. Brown asked how wide is the sidewalk along the frontage?

Mr. Madden replied five-foot wide.

Mr. Brown asked for any comments from members of the Planning Commission.

Mr. Baker clarified that the sidewalk is continuous from south to north. Is that correct?

Mr. Madden replied yes.

Mr. Brown questioned whether the stormwater basins will be naturalized.

Mr. Madden replied the two front basins are infiltration basins and there will be a seed mix on the sides and bottom of them that is low maintenance and will not need to be weekly manicured.

Mr. Brown asked about any native plant species.

Mr. Madden replied water will be infiltrating there for a few days, so the plants will flourish in that area. The small basin in the back will be an infiltration basin and have the same seed mixture. The other two larger basins in the back will have the same seed mixture on the sides and the bottom, so it will be naturalized as much as possible. Also, there will be trees and shrubs along the perimeter of the basins.

Mr. Weatherly clarified that the basins will be naturalized, and nothing has changed from the previous plan. Is that correct?

Mr. Madden replied that is correct.

Mr. Weatherly asked about the maintenance schedule for the stormwater basins.

Mr. Madden replied everything will be detailed in the Operations and Maintenance Agreement and submitted to the Township for review. The maintenance of the basin is detailed in the post-construction stormwater management plans that will be reviewed by the Conservation District and DEP.

Mr. Baker questioned whether any changes were made to the street layout from the previous submission, and is the number of units the same?

Mr. Madden replied there has been no change to the street layout and the number of units is the same.

Mr. Weatherly asked for the status of sanitary sewer capacity for the project.

Mr. Thierrin replied a capacity agreement has been sent to Philadelphia and we are waiting for authorization.

Ms. Allison Lee noted that the applicant indicated they will comply with Township Engineer's review letter dated April 3, 2024.

Mr. Brown asked for any public comment.

Vince Kelly, resident, said St. Basils property is located directly behind his house. For the past three years, he has attended every meeting and wants to be sure there will be no last-minute revisions made to the plan as it directly affects his family. It is important that the amount of open space is maintained, and that this development is constructed appropriately.

Pierce Kerr, resident, expressed concern about seasonal maintenance of the basin, and wants to be sure that it will be maintained. Also, the last drawing included shrubs, which he does not see on the plan.

Ms. Zarro replied there are detailed landscaping plans, and the buffer and green space are shown on the plans.

Mr. DiCello asked how deep will the basins be?

Mr. Madden replied 5-6 feet deep and will drain within three days per DEP requirements, and nothing has changed from the previous submission.

Natalya DiBello, resident, asked for the number of parking spaces for each house.

Mr. Madden replied each house has two parking spaces in the driveway and there is the opportunity for two additional spaces within the garage. Also, there are approximately 35 additional spaces throughout the site for overflow parking.

Mr. Weatherly clarified that the applicant has met the required number of parking spaces per zoning regulations. Is that correct?

Mr. Madden replied that is correct.

Ms. DiBello said that since this is an age-restricted community, could a certain number of children live in this development?

Ms. Zarro replied a 55 and older community is restricted to adults over the age of 18 years old.

Ms. DiBello said then this project will not affect her school taxes. Is that correct?

Ms. Zarro replied that is correct. There will be no school-age children living in the community.

Chris Boyd, resident, said when the underground utility installation occurs during construction, is there a mitigation plan for any vermin that will be looking for somewhere else to go.

Mr. Thierrin replied when we encounter them, they will be removed or relocated properly.

Mr. Brown made a MOTION, seconded by Ms. Strackhouse to recommend approval of the Final Major Land Development Application LD-23-01 for the location at 711 Fox Chase Road, Jenkintown, PA, 19046 (St. Basils).

MOTION was ADOPTED 5-0.

PUBLIC COMMENT: None.

ADJOURNMENT: 8:09 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary