

The stated meeting of the Planning Commission of the Township of Abington was held on Tuesday, May 27, 2025 via webinar and in-person at the Township Administration Building, Abington, PA, with Chairman Mr. Brown presiding.

CALL TO ORDER: 7:33 p.m.

ROLL CALL: Present: BROWN, DICELLO, BAKER, NEWELL,
WEATHERLY

Excused: ROBINSON, GOLDSTONE

Also Present: Township Engineer Lee
County Planner Narcowich

PLEDGE OF ALLEGIANCE

CONSIDER APPROVAL OF MINUTES:

Mr. Baker made a MOTION, seconded by Mr. DiCello to approve the minutes of the Planning Commission Meeting of January 28, 2025.

MOTION was ADOPTED 5-0.

PRESENTATION: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Review of LD-24-01 – 2241 Old Welsh Road – Final Major Subdivision and Land Development Plan:

Mr. Brown said the applicant previously appeared before the Planning Commission in September 2024 for a preliminary land development approval.

Under the current plan submission, the applicant proposes to demolish the existing detached garage, gazebo, stone walls, and rear concrete driveway onsite, and subdivide the existing previously consolidated 56,250 sq. ft. lot into seven (7) new lots.

Lots 1-7 will consist of 7,600 sq. ft. facing Parkview Avenue and each lot will have a proposed new 1,800 sq. ft. single family detached dwelling.

Lot 5 consists of 10,545 sq. ft. corner lot fronting Old Welsh Road and Fairview Avenue with a single family detached dwelling that will remain, and no garage is proposed for Lot 5. Lot 6 and 7 will consist of 7,603 sq. ft. each and these interior lots will front Old Welsh Road and both lots will be improved with 1,800 sq. ft. single family detached dwellings.

Mr. John Anderson, PE representing the applicant, requested final approval of the plan noting the applicant received preliminary approval last year from the Planning Commission as well as the Board of Commissioners at the beginning of this year. The applicant resubmitted its final application and received all outside agency approvals, and an HOP from PennDOT is required for the two lots on Old Welsh Road that have driveway access.

The applicant received PA DEP module exemption approval for additional sewer connections and there will be six new sewer connections, and the Montgomery County Conservation District's approval of adequacy for soil erosion and sedimentation control. The applicant received the Township Engineer's review letter and there were some review comments from the sewer engineer and the applicant will comply.

Mr. Brown said in September there were two waivers requested by the applicant that were not recommended for approval related to additional street lighting and roadway width on Parkview Avenue.

Mr. Anderson replied we reviewed the street lighting and after speaking with the ward Commissioner and the residents, they indicated they did not want additional street lighting, so we will not be installing it. Also, the applicant is no longer requesting a waiver regarding roadway width on Parkview because we are widening the road on our side of Parkview by three feet and that will bring our side into compliance.

The plan proposes individual stormwater management on each of the six lots in the form of underground basins primarily located underneath the driveways of each lot. We are trying to consolidate the development towards Parkview and Old Welsh Road to leave the center of the lot undisturbed to maintain as many trees as possible, and any tree that is being removed will be replaced to abide by the Township's Tree Replacement Ordinance.

The intersection at Parkview and Fairview will have an adequate handicapped accessible ramp system with a crosswalk that will require the applicant to install a 2-3 ft. wall for grading that will be necessary for the sidewalk.

Also, previously the plan showed homes with an open porch and the code requires that only a portion of the front of the house can be open, so a section of the dwelling will be enclosed.

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

Mr. Baker asked will the replacement trees be in the same location? They seem to be placed randomly.

Mr. Anderson replied the replacement trees will be placed randomly by design to create open areas and trees will be planted at the back of the buildings and along the side.

Mr. Weatherly thanked the applicant for making the needed changes and he welcomes six more families to the Township.

Mr. Brown asked for any public comment.

Lora Lehmann, resident, expressed concern there was no proper notification to residents. Also, she was concerned about the last-minute change before the January 8th vote regarding the facades across the front just coming into compliance with the zoning code, and there was no notice for seven days and that is not what was advertised, so it should not be heard tonight.

Mr. Brown replied we will check with Township staff on that.

Mr. Weatherly made a MOTION, seconded by Mr. Baker to recommend approval of the LD-24-01- 2241 Old Welsh Road Final Major Subdivision and Land Development Plan.

MOTION was ADOPTED 5-0.

ADJOURNMENT: 7:50 p.m.

Respectfully submitted,

Liz Vile, Recording Secretary