

The stated meeting of the Planning Commission of the Township of Abington was held on Tuesday, August 26, 2025 via webinar and in-person at the Township Administration Building, Abington, PA, with Chairman Nicholas Brown presiding.

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

**ROLL CALL:** Present: BROWN, DICELLO, BAKER, WEATHERLY  
Excused: ROBINSON, NEWELL

Also Present: Township Engineer Lee  
County Planner Narcowich

**PLEDGE OF ALLEGIANCE**

**CONSIDER APPROVAL OF MINUTES:**

Mr. Weatherly made a MOTION, seconded by Mr. Brown to approve the minutes from the Planning Commission Meeting of July 22, 2025.

MOTION was ADOPTED 4-0.

**PRESENTATION:** None.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

Review LD-25-01-1526 Fairview Avenue, Preliminary/Final Major Subdivision and Land Development Plan:

Mr. Brown said the applicant is proposing to subdivide the existing 13,696 sq. ft. lot into two (2) new lots as follows: Lot 1 – will consist of a 7,500 sq. ft. lot fronting Fairview Avenue and will be comprised of a new single-family detached dwelling, asphalt driveway, concrete walkway, and rain garden. Lot 2 – will consist of a 6,469 sq. ft. lot fronting Fairview Avenue and will be comprised of the existing single-family detached dwelling unit. No improvements to Lot 2 are proposed as part of this application.

Ms. Kim Freimuth, Attorney representing the applicant, said the applicant received variances from the Zoning Hearing Board back in November to allow for the undersized lot and for a front yard setback, and since then, the applicant submitted the subdivision and land development plan. This is our second review by the Township's Engineer as well as the Township's Traffic Engineer. The applicant will comply with all comments; however, we have a list of updated waiver requests that we submitted last week to include approval for a one-stage preliminary/final land development plan process.

The existing dwelling will remain on Lot 2 and proposed is a new single-family dwelling on Lot 1 with a raingarden for stormwater management.

Ms. Allison Lee, Township Engineer, said regarding the waiver request letter dated August 18, 2025, Item #3 waiver from Section 146-11. A. (7) & 146-11. D. (4) – the applicant requests a waiver to not provide an indication of the vertical datum to the Sanitary Sewer Datum of the Township of Abington. Generally, the applicant withdraws this waiver as they can provide a conversion factor to get to the sanitary sewer datum, so they just need to add a note to convert to the sewer datum.

Mr. Scott Mill, Project Engineer representing the applicant, said he will confirm with the Township Engineer which is the correct datum to use for the conversion.

Ms. Allison Lee continued that the other waiver request from Section 146-33. G is to provide ADS drain basins or approved equal within the site. This is about the pipe being 2 feet below grade in which the applicant already complies, so if no new inlets are being proposed within the Fairview Avenue right-of-way, there is no need for this waiver.

Mr. Brown clarified that Items 3 and 6 as listed in the waiver request letter will be removed and one waiver request was added to consider approval of the plan as preliminary as final. Is that correct?

Mr. Mill replied yes.

Ms. Allison Lee said she supports all other waiver requests.

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

Mr. Weatherly agreed that the two waivers as discussed are not needed.

Mr. Brown asked about Item #7 of the waivers that the sanitary sewer service to the dwelling basement be provided by gravity. Is that the point of emphasis?

Mr. Mill replied no, the point of emphasis is that it is required to service the basement level. Where the existing lateral comes in is about seven feet deep, so it doesn't get to the basement, and we will utilize the existing lateral from the street.

Mr. Brown noted that the EAC provided a review letter commending the applicant on the use of a raingarden and they recommended providing maintenance guidelines to whoever owns the home in the future.

Mr. Narcowich said street lighting should be installed along each street front; architectural plans are required; cartway width should be provided; regarding existing vegetation, each mature tree with a 10-inch caliper or greater shall be designated to remain or be removed; and a registered landscape architect should provide a landscape plan. In the zoning table, the build-to-line of the new home should be incorporated to say that the new home's build-to-line must be equal to the average of the front yards of the two referenced houses.

Mr. Mill replied we were not contemplating any street lighting at this time; however, we would be willing to install a lamppost. A landscape plan will be prepared by a registered landscape architect, and the architectural plans were submitted as well as the cartway width.

Mr. Weatherly said regarding street lighting, the applicant can validate whether that would be incompliance with the street lighting requirement to the satisfaction of the Township Engineer.

Ms. Freimuth agreed.

Ms. Allison Lee said we need to see whether there is adequate lighting for that street as well as for the proposed new dwelling, and if there is, then a streetlight will not be necessary, if not, we would appreciate it if a new streetlight were installed for safety reasons.

Mr. Brown asked for any public comment. There was none.

Mr. Brown made a MOTION, seconded by Mr. DiCello to recommend approval of this application inclusive of the waivers requested in the letter dated August 18, 2025, which are to approve a one-stage preliminary and final approval process; to not provide existing features within 400 ft of the property adjacent to the site; to not provide sidewalks along Fairview Avenue frontage; to allow the pipe cover per the manufacturer's recommendations as oppose to 24 inches; to allow to tie into the existing lateral connection from the existing house; to allow the maximum 3:1 slope and the slope will be permitted at the raingarden and no other portions of the property; approve waiver from requirement to infiltrate groundwater; and further review street lighting requirements with the Township to confirm that any submitted design is compliant.

MOTION was ADOPTED 4-0.

**ADJOURNMENT:**

8:04 p.m.

Respectfully submitted,

Liz Vile, Recording Secretary