

The stated meeting of the Planning Commission of the Township of Abington was held on Wednesday, September 28, 2022, at the Township Administration Building, Abington, PA, with Chairwoman Lucy Strackhouse presiding.

CALL TO ORDER: 7:30 p.m.

ROLL CALL: Present: BROWN, DiCELLO, COOPER, BAKER,
STRACKHOUSE
Excused: ROSEN, ROBINSON

Also Present: County Planner NARCOWICH
Township Engineer LEE

CONSIDER APPROVAL OF MINUTES:

Mr. Baker made a MOTION, seconded by Mr. DiCello to approve the minutes of the Planning Commission Meeting of August 23, 2022.

MOTION was ADOPTED 5-0.

PRESENTATION: None.

UNFINISHED BUSINESS: None.

Review and approve the Minor Land Development Application, LD-22-04 – 521 Moredon Road (Solar Array Panel):

Ms. Strackhouse said that the applicant is proposing to lease a portion of land owned by the Sisters of the Holy Redeemer to install a ground mounted principal solar array and panel system, and associated equipment, conduit, concrete pads along with the solar panels; an extension of the exiting gravel access road; and stormwater runoff control measures. Access to/from the site will be by way of one (1) existing gravel access road currently used by the Sewer Authority located off Moredon Road.

Also, the applicant was granted conditional use approval for the portion of the array and fencing that encroaches within Zone 2 of the Riparian Corridor Conservation District by the Board of Commissioners on August 11, 2022.

Mr. Joseph Catuzzi, Attorney representing the applicant, presented the timeline of the applicant's approval process through the Township, and noted that the applicant will comply with Township Engineer's review letter dated September 9, 2022.

Ms. Allison Lee, Township Engineer, supports the waivers requested by the applicant as follows:

Section 142 – Stormwater Management – the applicant proposes concrete curb level spreaders for the solar panel array that will help reduce the velocities of the flows leaving the site. Stormwater management is provided for the 3,300 sq. ft. of the new gravel area as required by the code.

Section 146-11. B (11) (b) – Existing Features Plan – the applicant proposes to not conduct a tree survey for the entire 85-acre parcel since only two (2) trees are to be removed as part of this project.

Section 146-11. H. (1) – Landscape Plan – the applicant proposes the landscape plan be prepared by the design engineer with the screening and replacement trees being selected by the Redeemer Health System’s Director of Landscaping. Also, the landscaping plan has been reviewed by the Shade Tree Commission.

Ms. Strackhouse asked for any comments from members of the Planning Commission.

Mr. DiCello asked for the project start date.

Mr. Mike Bayesa, ESG, representing the applicant, replied that the start date is planned for the end of the first quarter, beginning of the second quarter of next year.

Mr. DiCello asked who owns the equipment?

Mr. Bayesa replied it is owned by Redeemer Village LLC.

Mr. Baker asked about the design as well as the kilowatts of the solar panels.

Mr. Tim Boles, Project Engineer, representing the applicant, replied there will be rows of panels mounted on posts that will be driven into the ground.

Mr. Bayesa added that the solar panels are 1.173 kilowatts.

Mr. Brown asked how tall are the solar panels?

Mr. Boles replied there will be two panels per section that are eight to nine feet tall.

Ms. Strackhouse questioned whether they will be visible from the Tall Trees residential development.

Mr. Boles replied most of the time they will not be visible; however, in the wintertime, there may be some visibility.

Ms. Strackhouse asked for any public comment. There was none.

Mr. Cooper made a MOTION, seconded by Mr. Baker to recommend approval of the minor Land Development Application, LD-22-04 – 521 Moredon Road (Solar Array Panel) and to approve the applicant's requested waivers as listed.

MOTION was ADOPTED 5-0.

ADJOURNMENT: 7:43 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary