MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 6, 2024

Mr. Rich Manfredi, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: MCPC # 24-0110-001
Plan Name: 323 & 329 Osceola Ave Lot Line Change
(2 lots comprising 0.54 acres)
Situate: Jenkintown Road (E), Willow Ave (W)
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 10, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicants, Ami Dolev and Jennifer Groen, have submitted a preliminary plan for a nonresidential lot line adjustment. The proposal would transfer 536 square feet from 198 Serrill Road to 323 Osceola Avenue. The applicants own both 323 and 329 Osceola Avenue which have been utilized together as a landscaping business. 198 Serrill Road is located in the township's R-2 Low- Medium Density Residential zoning district, and 323 and 329 Osceola Avenue are located in the township's R-4 High Density Residential zoning district. Although the proposal will improve the conformity of the properties, they will remain nonconforming in the following ways; building setbacks (front, side, and rear yards), lot coverage (impervious cover, green area), and buildings (residential separation). Improvements of nonconformities include the rear yard, while impervious coverage, green area, and building separation will slightly decline. The site is served by public water and sewer. The plan is dated April 12, 2024.

COMPREHENSIVE PLAN COMPLIANCE

This area of Abington Township is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision.* Suburban Residential areas are areas which depend on automobiles for transportation and often have extensive landscaping on

individual properties. The primary uses in these areas might include: single-family detached homes, less dense multifamily and single-family attached uses, and institutional uses.

This area of Abington Township is identified as High Density Residential (323 and 329 Osceola Avenue) and Medium Density Residential (198 Serrill Road) on the future land use plan of the Abington Comprehensive Plan (2007).

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 issues that the applicant and the township may wish to consider prior to plan approval. Our comments are as follows:

REVIEW COMMENTS

ZONING

It appears that there is currently a metal shipping container on the 323 Osceola Avenue property, which is located within the R-2 Zoning District, and will transition to the R-4 Medium – High Density Zoning District due to the zoning district line running through these properties. The township's Zoning Ordinance, Article XI, R4, Section 604, A. states that "outside storage of junk, debris, other materials, and outdoor vehicle repairs shall not be permitted" within the R-4 Zoning District. We defer to the township Zoning Officer to determine if the metal shipping container complies with this requirement.

GRAMMATICAL ERROR

On the proposed document plan, when referring to the Zoning Requirements of the property, Serrill Road is incorrectly written as Serrill Avenue.

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.

Please print the assigned MCPC number (#24-0110-001) on any plans submitted for final recording.

Sincerely,

Margaux Petruska

Margaux Petruska, Community Planner II
Margaux.petruska@montgomerycountypa.gov – 610-278-3728

c: Ami Dolev and Jennifer Groe, Applicants
Andrew R. Stoll, Esq., Fox Rothschild, LLP, Applicant's Representative
Allison A. Lee, P.E., Pennoni, Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Nicholas Brown, Chair, Township Planning Commission

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

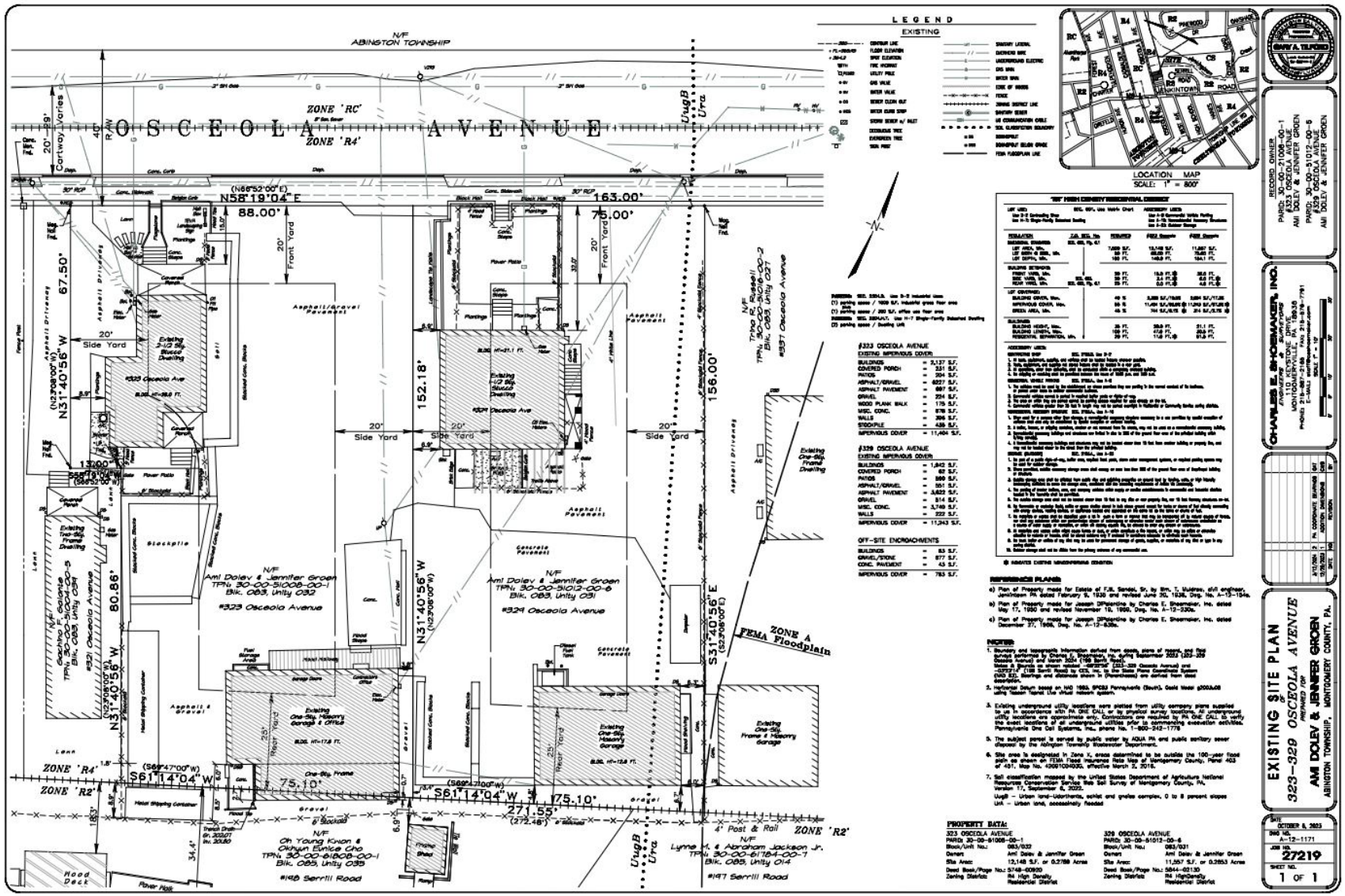


323 & 329 Osceola Avenue
MCPC#240110001

Montgomery County Planning Commission

0 50 100 200 Feet

N


OSCEOLA AVENUE
ZONE 'RC'
ZONE 'R4'
ZONE 'R2'
ZONE A
FEMA Floodplain
#323 Osceola Avenue
#329 Osceola Avenue
#337 Osceola Avenue
#321 Osceola Avenue
#198 Serrill Road
#197 Serrill Road
LEGEND
EXISTING
LOCATION MAP
SCALE: 1" = 800'
EXISTING SITE PLAN
323-329 OSCEOLA AVENUE
PREPARED FOR
AMI DOLEY & JENNIFER GROEN
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.
CHARLES E. SHOEMAKER, INC.
CONSULTING ENGINEERS & SURVEYORS
DATE: OCTOBER 6, 2023
SHEET NO. 1 OF 1