MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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MONTGOMERY COUNTY
PLANNING COMMISSION

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

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 29, 2025

Mr. Christopher S. Christman, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: MCPC # 25-0045-001
Plan Name: 1526 Fairview Avenue
(1 dwelling unit on 2 lots comprising 0.32 acres)
Situate: 1526 Fairview Avenue, at Hamilton Avenue
Abington Township

Dear Mr. Christman:

We have reviewed the above-referenced subdivision land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 25, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, ABH Builders, Inc., has submitted a preliminary subdivision and land development plan. The applicant proposes to subdivide one lot into two and construct a single-family detached home on proposed "Lot 1," which would be 7,500 square feet in size. An existing single-family detached home would remain on what is designated on the plan as "Lot 2," which would be 6,469 square feet in size. The site is located in the R4 Medium-High Density Residential zoning district. Public water and sewer serve the site. The applicant has submitted a minor plan.

The applicant received a variance from the requirement for a minimum lot area of 7,500 square feet and from the requirement that the front yard setback be a minimum of 20 feet (both for Lot 2).

COMPREHENSIVE PLAN COMPLIANCE

In *MONTCO 2040*: A Shared Vision, The Montgomery County Comprehensive Plan (2015), the development site is located in the plan's future land use area called "Community Mixed Use." Secondary uses in this area include medium-density residential uses. Development in this area should be designed for walking. The land use is consistent with the comprehensive plan, but the proposal would be more consistent if it included sidewalk.

The proposed plan is generally consistent with the Comprehensive Plan Update for Abington Township (2007). On that plan's future land use map, the proposal is located in the "High Density Residential" future land use area.

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 township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

INFILL DEVELOPMENT

A. Build-to-Line (front yard setback). The build-to-line of the new home must be equal to the average of the front yards of the two reference houses (the build-to-line for the new home may be adjusted up to 5 feet from the average to provide some flexibility). In this case, the reference houses are the home on Lot 2 and the home on the adjacent property to the southwest (1514 Fairview Avenue). The applicant should include build-to-line data for the two reference houses in the zoning table.

SIDEWALK AND STREETLIGHTING

A. Sidewalks. A sidewalk shall be provided [§146-27]. Although there is no existing sidewalk in this area, Fairview Avenue is a street on which sidewalks should be constructed over time, consistent with the recommendations of *MONTCO 2040* and Walk Montco. Requiring sidewalks to be constructed when new land development occurs will facilitate construction of a future sidewalk network.

B. Sidewalk Escrow Requirement. When the Board of Commissioners determines that the installation of curbs and sidewalks are not required for a lot or parcel of ground undergoing subdivision or land development approval, the applicant or developer shall be required to post an escrow amount with the Township of Abington for a period of two years following construction permit issuance, in an amount sufficient to complete curb and sidewalk installation along all street frontage involving the application, when any additional lots or parcels of land remain along the block(s) to which the lot or parcel has frontage which are capable of subdivision or land development at a future point in time [146-27.1].

C. Streetlighting. Streetlighting shall be installed along each street front. There is a utility pole in front of the applicant's property that might accommodate a light [§146-38].

ARCHITECTURE

A. Architectural Plans. Tentative, scaled, architectural plans shall be included for the front, side, and rear elevations of the building [§146-11.H].

LANDSCAPING

A. Existing Vegetation. Each mature tree with a 10-inch caliper or greater on the site shall be designated either "TO REMAIN" or "TO BE REMOVED" in accordance with the state criteria [§2401.A.2].

B. Plan Preparer. The landscaping and shade tree plan shall be prepared by a registered landscape architect [§146-11.H].

OTHER PLAN INFORMATION

A. Cartway width shall be provided [§146-24.D].

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 (# 25-0045-001) on any plans submitted for final recording.

Sincerely,



Mike Narcowich, AICP, Community Planning Assistant Manager II
610.278.5238 – michael.narcowich@montgomerycountypa.gov

c: Arthur Herling III, Applicant's Representative
Nicholas Brown, Chair, Township Planning Commission
Khaled R. Hassan, P.E., Pennoni, Township Engineer
Allison A. Lee, P.E., Pennoni, Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Greg R. Heleniak, Esq., Rudolph Clarke, LLC, Township Solicitor

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

ATTACHMENTS A, B



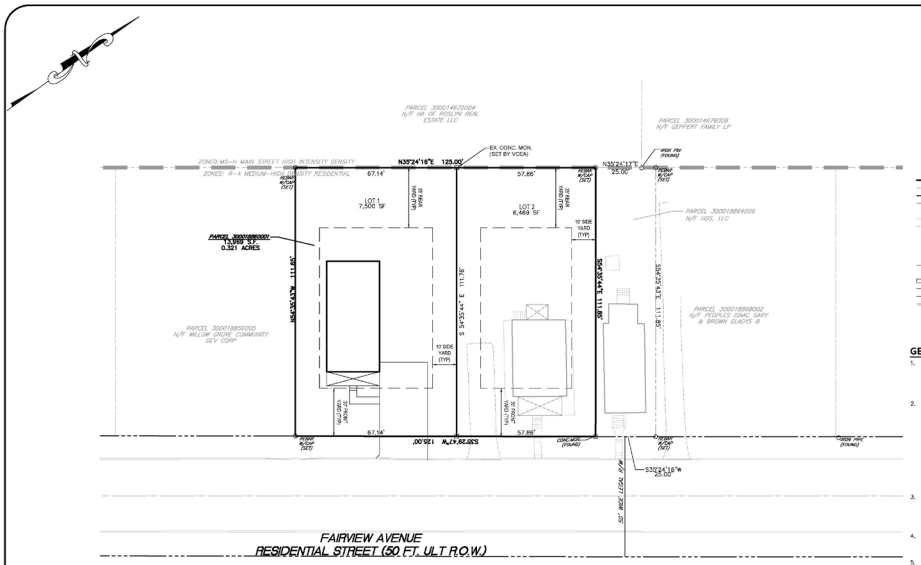
1526 Fairview Avenue
MCPC#250045001

Montgomery County Planning Commission

0 50 100 200 Feet

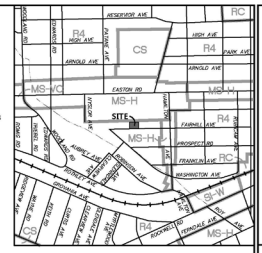
N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap



INDEX OF SHEETS

SHEET No.	TITLE
1	RECORD PLAN
2	EXISTING CONDITIONS PLAN
3	GRADING AND UTILITY PLAN
4	STORMWATER PLAN AND PROFILE
5	EROSION AND SEDIMENT CONTROL PLAN
6	LANDSCAPE PLAN
7	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
8	CONSTRUCTION DETAILS



LOCATION MAP
SCALE: 1" = 800'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING LEGAL RIGHT OF WAY
- EXISTING ROAD CENTERLINE
- EXISTING ROAD
- EXISTING CURB
- EXISTING EDGE OF DRIVE
- EXISTING CONCRETE MONUMENT
- EXISTING PIN
- PROPOSED MONUMENT TO BE SET
- PROPOSED IRON PIN TO BE SET
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- PROPOSED SIDEWALK
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED CLEAR SIGHT TRIANGLE

GENERAL NOTES:

1. THE BOUNDARY AND EXISTING FEATURES FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON AUGUST 02, 2023. ADDITIONAL SURVEY WORK FOR EXISTING UTILITIES WITH THE RIGHT-OF-WAY WAS PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES (VCEA) ON JANUARY 10, 2025.
2. DESIGNATION OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATED IN LOCATION, DEPTH AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES /FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY CAVANAUGH'S SURVEYING SERVICES NOR VAN CLEEF ENGINEERING ASSOCIATES.
3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2006, PENNSYLVANIA ACT 121.
4. VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
5. HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
6. METES AND BOUNDS AS SHOWN ARE BASED ON PA. STATE PLAN COORDINATE SYSTEM. ROTATION TO DEED MERIDIAN IS 15 DEGREES 53 MINUTES 43 SECONDS CLOCKWISE.
7. THIS SITE IS SITUATED IN FLOOD ZONE X, BEING DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN ON THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), PANELS 294 OF 313, MAP NUMBERS 42091C0294G AND 42091C0313G, HAVING AN EFFECTIVE DATE OF MARCH 2, 2016.
8. PURSUANT TO NATIONAL WETLANDS INVENTORY MAPPING, THIS SITE DOES NOT CONTAIN WETLANDS NOR WATERS.
9. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
10. FIRE HYDRANTS AND STREETLIGHTS ARE TO BE INSTALLED AT THE EXPENSE OF THE SUBDIVIDER/LAND DEVELOPER IN ACCORDANCE WITH TOWNSHIP STANDARDS AND WITH THE RECOMMENDATIONS OF THE RESPECTIVE UTILITY COMPANIES, SUBJECT TO THE APPROVAL OF THE BOARD OF COMMISSIONERS.
11. STREETLIGHTS AND STREET NAME SIGNS ARE TO BE INSTALLED AT THE EXPENSE OF THE SUBDIVIDER/LAND DEVELOPER IN ACCORDANCE WITH TOWNSHIP STANDARDS AND DEDICATED TO THE TOWNSHIP.
12. THE PHILADELPHIA ELECTRIC COMPANY AND THE BELL TELEPHONE COMPANY OF PENNSYLVANIA ARE GRANTED THE RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR POLE LINES AND UNDERGROUND EQUIPMENT ON, UNDER AND ACROSS LOTS, AND THIS SHALL BE SO RECITED IN ALL DEED DESCRIPTIONS, TOGETHER WITH THE RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR POLE LINES AND UNDERGROUND EQUIPMENT ON, UNDER AND ACROSS ALL HIGHWAYS IN THIS TRACT.

CERTIFICATIONS:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THE _____ DAY OF _____ A.D. 20__ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED _____ (NAME OF OFFICER OF THE CORPORATION), WHO ACKNOWLEDGES (HIMSELF/HERSELF) TO BE THE (PRESIDENT OR SECRETARY), BEING AUTHORIZED TO DO SO, (HE/SHE) EXECUTED THE FOREGOING PLAN BY SIGNING THAT SAID CORPORATION IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED HEREON AND THAT SAID CORPORATION DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

_____ NOTARY PUBLIC

_____ MY COMMISSION EXPIRES

BOARD OF COMMISSIONERS APPROVAL

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON THIS _____ DAY OF _____, 19____

_____ PRESIDENT

ATTEST _____ SECRETARY

_____ ENGINEER

CERTIFIED BY THE MONTGOMERY COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 19 _____

_____ FILE NO. _____

ATTEST _____ SECRETARY

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK _____ PAGE NO. _____ ON _____ BY _____

PROFESSIONAL ENGINEER CERTIFICATION

I, SAMUEL D. COSTANZO, PA. P.E. No. 041557-R DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF ABINGTON TOWNSHIP AS LAST AMENDED.

_____ SAMUEL D. COSTANZO PA PE No. 041557 R

CERTIFICATION OF ACCURACY (EXISTING BOUNDARY)

I, PATRICK A. CAVANAUGH, PA PROFESSIONAL LAND SURVEYOR NO. SU-051056-E, A REGISTERED SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PROJECT BOUNDARIES SHOWN HEREON REPRESENT A BOUNDARY SURVEY BY CAVANAUGH'S SURVEYING SERVICES UNDER MY IMMEDIATE SUPERVISION DURING THE MONTH OF AUGUST, 2023; THAT THE INFORMATION SHOWN HEREON FOR SAID BOUNDARIES ARE CORRECTLY LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS PERTINENT TO SAID BOUNDARIES ARE CORRECT.

_____ PATRICK A. CAVANAUGH, PA PLS NO. SU-051056-E

CERTIFICATION OF ACCURACY (PROPOSED)

I, DAVID H. ARTMAN, PA PROFESSIONAL LAND SURVEYOR NO. SU-051039-E, A REGISTERED SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PROPOSED LOTS, STREETS, EASEMENTS AND RIGHT OF WAYS SHOWN HEREON ARE TRUE AND CORRECT.

_____ DAVID H. ARTMAN, PA PLS NO. SU-051039-E

M.C.P.C. APPROVAL BLOCK

MCPC NO. _____

PROCESSED AND REVIEWED REPORT BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE _____

_____ FOR THE DIRECTOR

MONTGOMERY COUNTY PLANNING COMMISSION

ZONING DATA:

ZONED: R4 – MEDIUM-HIGH-DENSITY RESIDENTIAL DISTRICT
EXISTING USE: H-7 SINGLE FAMILY DETACHED DWELLING UNIT(PERMITTED)
PROPOSED USE: H-7 SINGLE FAMILY DETACHED DWELLING UNIT(PERMITTED)

	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT AREA	7,500 SF	13,969 SF	7,500 SF	6,469 SF
MIN. LOT WIDTH	50 FT.	125 FT.	67.1 FT.	57.9 FT.
MIN. LOT DEPTH	100 FT.	111.7 FT.	111.7 FT.	111.8 FT.
MIN. YARDS				
FRONT	20 FT.	8.6 FT.[2]	20.9 FT.	8.6 FT.
SIDE	10 FT.	12 FT.	14.3 FT.	12 FT.
REAR	25 FT.	56.9 FT.	36.9 FT.	56.9 FT.
MAX. BUILDING AREA	40%	7%	15%	14%
MAX. IMPERVIOUS COVERAGE	55%	12%	25%	25%
MIN. GREEN AREA	45%	88%	75%	75%
MAX. BLDG. HEIGHT	35 FT.	≤35 FT.	≤35 FT.	≤35 FT.
MAX. BLDG. LENGTH	100 FT.	<100 FT.	46 FT.	<100 FT.
MIN. SEPARATION FOR RESIDENTIAL DWELLINGS	20 FT.	10 FT.[2]	≤20 FT.	19 FT.
MIN. OPEN SPACE	N/A	0 SF	0 SF	0 SF

VARIANCES (GRANTED AT 11/19/24 MEETING):

1. § 602 – FIGURE 6.1, REQUIRING A LOT AREA OF 7,500 SF.
   A LOT AREA OF 6,469 SF IS PROPOSED FOR LOT 2.
2. § 602 – FIGURE 6.1, REQUIRING A FRONT YARD SETBACK OF 20 FT.
   THE EXISTING FRONT YARD SETBACK IS 8.6 FT FOR LOT 2.

WAIVERS REQUESTED:

1. §146-11.A(4) & §146-11.D.(3)
   TO PROVIDE EXISTING FEATURES AROUND THE PROPOSED PROPERTY WHEN EXISTING FEATURES WITHIN 400 FEET OF THE SITE IS REQUIRED.
2. §146-11.A.(7)& §146-11.D.(4)
   TO PROVIDE THE VERTICAL DATUM OF NAVD 88 WHEN AN INDICATION THAT THE ELEVATIONS ARE BASED UPON SANITARY SEWER DATUM OF THE TOWNSHIP OF ABINGTON.
3. §146-27.(1)
   TO NOT PROVIDE SIDEWALK ALONG EXISTING STREET FRONTAGE WHEN SIDEWALK IS REQUIRED.
4. § 146-33.(7)
   TO NOT PROVIDE CITY No 1 INLETS FOR STORM SEWERS WHEN THEY ARE REQUIRED.
5. § 146-35.(3).(A)
   TO NOT PROVIDE SANITARY SEWER SERVICE BY GRAVITY TO DWELLING BASEMENT WHEN SANITARY SEWER SERVICE FROM BASEMENT IS REQUIRED.

BUILDING AREA CALCULATION:

EXISTING:
916 SF
916 SF/13,969 SF = 7%

PERMITTED: 40% OF LOT AREA
LOT 1: 7,500 SF x 0.40 = 3,000 SF
LOT 2: 6,469 SF x 0.40 = 2,587 SF

PROPOSED:
LOT 1: 1,139 SF / 7,500 SF = 15%
LOT 2: 916 SF / 6,469 SF = 14%

IMPERVIOUS SURFACE CALCULATION:

EXISTING:

	LOT 1	LOT 2
HOUSE	916 SF	
WALKWAYS	309 SF	
DRIVEWAY	420 SF	
TOTAL	1,645 SF/13,969 SF = 12%	

PERMITTED: 55% OF LOT AREA
LOT 1: 7,500 SF x 0.55 = 4,125 SF
LOT 2: 6,469 SF x 0.55 = 3,557 SF

PROPOSED:

	LOT 1	LOT 2
HOUSE	1,139 SF	916 SF
ENTRY WALK	107 SF	339 SF
DRIVEWAY	617 SF	420 SF
TOTAL	1,863 SF/7,500 SF = 25%	1,645 SF/6,469 SF = 25%

DENSITY CALCULATIONS: (PER ZO 2801.B.)

PERMITTED: NET LAND AREA DIVIDED BY MIN. LOT AREA PER D.U.
13,969 SF/7,500 SF = 1.9 D.U.

PROPOSED:
2

PARKING REQUIREMENTS:

REQUIRED: 2 SPACES PER DWELLING (EXCLUSIVE OF GARAGE)

PROPOSED:
LOT 1: 4 SPACES (NO GARAGE PROPOSED)
LOT 2: 2 SPACES

[1] VARIANCE GRANTED
[2] EXISTING NONCONFORMITY

REFERENCE PLAN:

1. PLAN ENTITLED "EXISTING FEATURES" PREPARED BY CAVANAUGH SURVEYING SERVICES DATED 08/10/2023.
2. PLAN ENTITLED "PLAN OF COTTAGE LOTS AT WILLOW GROVE" PREPARED BY WM.T.B. ROBERTS DATED 04/02/1947 AS RECORDED IN DEED BOOK 403, PAGE 500.

EQUITABLE OWNER/APPLICANT:

ABH BUILDERS, INC.
1526 FAIRVIEW AVENUE
WILLOW GROVE, PA 19090-4804

MAILING ADDRESS:
775 PENLLYN-BLUEBELL PIKE
BLUE BELL, PA 19422

APN 30018860001

SITE AREA:

0.321 ACRES OR 13,969 SQ. FT. (NET TO LEGAL R.O.W.)

Van Cleef ENGINEERING WITH FOCUS
Bridge/Highway
Land/Regional Planning
Municipal Engineering
Site Development
Surveying/Boundary/ALTA
Water/Wastewater
Environmental
Transportation Engineers
Landscape Architecture

REV	DESCRIPTION	AUTH	DATE

SERIAL NO. 20242142504
Before You Dig Anywhere
Know what's below. Call before you dig. — STOP! CALL 1-800-242-1776 TOLL FREE — IN ONE CALL DISTRICT PA

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED OR COLORIZED INK SEAL OF VAN CLEEF ENGINEERING ASSOCIATES SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN ELECTRONICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY UNAUTHORIZED USE OF THIS PLAN BY ANY PARTY WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

SAMUEL D. COSTANZO — DATE
PENNSYLVANIA PROFESSIONAL ENGINEER NUMBER: 041557-R

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
565 FAIRVIEW STREET, SUITE 210 | TRAPPE, PA 19426
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (215) 345-1555

RECORD PLAN (SHEET 1 OF 1 TO BE RECORDED)

FOR

ABH BUILDERS INC.

DATE:	FEBRUARY 14, 2025
SCALE:	1" =20'
DESIGNED BY:	JLM
DRAWN BY:	ENP
CHECKED BY:	DHA
JOB NUMBER:	2403-A

APN: 300018860001

ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

1 of 8