

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

TO BE COMPLETED BY THE TOWNSHIP

Submission Information:

Application Number: LD-19-05

Project Title: KIA DEALERSHIP

Received By: MAD

File Date: 4/16/19

Date Complete: _____

90 Day Date: 7/15/19

Ward No. 5

REQUIRED MATERIAL FOR ALL SUBDIVISION/LAND DEVELOPMENT APPLICATIONS:

1. This form **MUST** be completed and submitted.
2. A Subdivision/ Land Development Application **MUST** include all of the items listed in the application checklist in Section V to be considered complete.
3. Incomplete application will **NOT** be placed on the Planning Commission agenda. Incomplete applications will be returned to the applicant.
4. Complete applications must be received at least 45 DAYS (see schedule) prior to the Planning Commission meeting at which it will be heard
5. One (1) digital copy, ten (10) full size paper copies, and one (1) 11x17 reduced copy of the plans, plus three (3) copies of each report or study are to be submitted in the initial submission of the complete application.

***It is highly encouraged to submit applications in a digital format**

I. CONTACT INFORMATION

Applicant
Information

SUSSMAN AUTOMOTIVE
Name
1920-40 JENKINTOWN ROAD, JENKINTOWN, PA 19046
Address
215-887-1800 x 1103 215-887-7795
Phone Fax
esussman@sussmanauto.com
Email Address

Property
Owners
Information
(if different
than applicant)

ELANE ASSOCIATES
Name
SAME AS ABOVE
Address
Phone Fax
Email Address

Architect/
Planner

LANCE R. KRAEMER ASSOCIATES
Name
750 FOREST AVENUE, RYDAL, PA 19046
Address
215-576-6939
Phone Fax
lance@lrkassoc.com
Email Address

Engineer/
Surveyor

TEI
Name
720 SECOND STREET PIKE
Address

II. **PROJECT INFORMATION**

Application Type:

- | | | |
|--|---|--|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Minor Land Develop. | <input type="checkbox"/> Preliminary Major SD & LD |
| <input type="checkbox"/> Preliminary Major Subdivision | <input type="checkbox"/> Prelim. Major Land Develop. | <input type="checkbox"/> Final Major SD & LD |
| <input type="checkbox"/> Final Major Subdivision | <input checked="" type="checkbox"/> Final Major Land Develop. | |

Full street address of the property: 1501, 1505, 1509, & 1515 EASTON RD, ABINGTON, PA

Tax Parcel No.: 30220 009 County Deed Book No.: _____ Page No.: _____
30220 011
30220 010

Description of Proposed Work: NEW AUTOMOBILE DEALERSHIP FOR KIA
30220 008

Total Tract Acreage: 63,161.76 SF Project Acreage: 63,161.76 SF

Zoning District: MS-H Existing Number of Lots: 4 Proposed Number of Lots: 1
MAIN ST.

Existing Sewer Flows: 1 EDU Proposed Sewer Flows: 1 EDU

Proposed Land Use:

- | | | |
|--|---|--|
| <input type="checkbox"/> Single Family Detached | <input type="checkbox"/> Single Family Attached | <input type="checkbox"/> Single Family Semi-Detached |
| <input type="checkbox"/> Multi-Family | <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Office |
| <input type="checkbox"/> Other (Describe): _____ | <input type="checkbox"/> Industrial | |

III. REVIEW

Please complete the following section by circling a response:

- Have you met with the Zoning Officer regarding this plan? Yes No
- Are there known variances/any zoning relief necessary for this project? Yes No
- If YES, have you submitted an application to the Zoning Hearing Board? Yes No
- Has this plan been heard by the Zoning Hearing Board? Yes No

*Please be advised that if any variances are found to be necessary during the course of the review of this plan, you will be required to go to the Zoning Hearing Board prior to proceeding to the Planning Commission. In addition, you will be requested to grant the Township a waiver to the 90-day action period or an immediate denial of this application will be made, and you will be required to resubmit the application.

It is recommended that ALL Land Development and Major Subdivision applications have a pre-submission meeting to discuss the project prior to full application submittal.

Minor Subdivision applications may request a pre-submission meeting; if one is desired.

Meetings are held the fourth Tuesday of each month beginning at 9:30 a.m. at the Township Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

Applicant signature

Date 4/15/19

To schedule a pre-submission meeting, please contact the office of the Township Manager at 267-536-1003 or email TCastorina@abington.org

THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

Application Fee Amount: \$ 1,000.00 Check No.: # 200193

Review Escrow Fee Amount: \$ _____ Check No.: # _____

DECISION INFORMATION

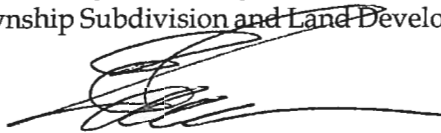
Approval Denial Decision Date: _____

Comments/Conditions:

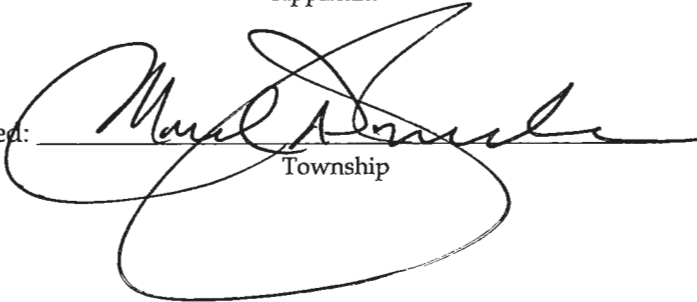
PLANNING PROCESS EXTENSION AGREEMENT

The Pennsylvania Municipality Planning Code (MPC) and the Abington Township Subdivision and Land Development Ordinance state that action must be taken by the Township within ninety (90) days after a complete application is filed with the Township. In the Township, complicated, unique, and community impactful projects have or may require additional time in order to complete a thorough review before being considered for approval. As such, an applicant may voluntarily waive the timing requirement at any time, but is encouraged to submit this waiver with the completed application.

I, the applicant, hereby voluntarily waive the timing requirement as set forth in the MPC (Section 509) and the Abington Township Subdivision and Land Development Ordinance (Section 146-13).

Signed: 
Applicant

Date: 4/15/19

Received: 
Township

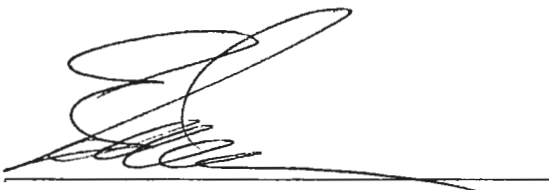
Date: 4/16/19

**ESCROW AGREEMENT FOR PROFESSIONAL REVIEW FEES
FOR SUBDIVISION/LAND DEVELOPMENT APPLICATIONS**

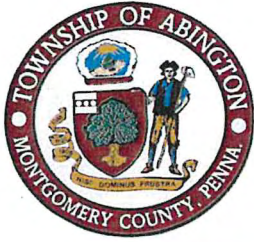
The undersigned hereby agrees to post an escrow to cover the costs of the review of subdivision and land development applications by the Township's Planner, Engineer, and Solicitor. The amount of said escrow shall be according to the attached "Schedule of Fees" and shall be posted at the time of initial submission of an application to the Township. Said fees shall be placed in an escrow account and any balance remaining shall be returned to the applicant subsequent to the receipt of final approval.

The applicant is advised that the "Schedule of Fees" represents only an estimate of the costs associated with plan review. The completeness and quality of the submission, the complexity of the project, the number of revisions and other factors may cause costs to exceed the established escrow amounts. If during the course of a subdivision/land development review an escrow amount falls to 10% of the original escrow amount or \$250, whichever is greater, the Township may require the posting of additional escrow.

NOTE: NO FINAL APPROVALS, CONSTRUCTION, BUILDING OR OCCUPANCY PERMITS SHALL BE ISSUED UNTIL ALL OUTSTANDING PROFESSIONAL REVIEW FEES HAVE BEEN SATISFIED.

Signed: 
Applicant

Date: 4/15/19



Township of Abington

Engineering & Code Department

Wayne C. Luker, President
Steven N. Kline, Vice President

Richard J. Manfredi, *Manager*
Amy R. Montgomery, *P.E., Director*

Mr. Eric Sussman
Sussman Associates, II, LLC
1920-1940 Jenkintown Road
Jenkintown, Pa. 19046

May 1, 2019

Re: LD-19-05: 1501 thru 1515 Easton Road, Roslyn, Pa. 19001.

Dear Mr. Sussman,

The staff of the Township of Abington have reviewed the plans and reports submitted with Land Development Application LD-19-05 for the properties located at 1501 thru 1515 Easton Road, Roslyn, Pa. 19001. Please be aware the staff review comments listed below must be addressed to satisfaction of the Board of Commissioners of the Township of Abington.

Engineering & Code Department:

1. The Stormwater Management & Engineering Review comments will be sent under separate cover from Boucher & James, Inc.
2. Please correct the date on the plans or add a revision date so that we know the plans are current and submitted for this application.
3. The submittal should have an "Existing Features Plan" that shows only the existing structures that are currently on the property.
4. The submittal should have a "Proposed Improvements Plan" that shows the site as it is being proposed. Any structures that are being removed would not be on the plan.
5. The submittal should include a "Utilities Plan" that shows all utilities on the property (electric, gas, storm, sanitary, communication, water, etc.).
6. Easton Road is a County Road. Any and all work proposed in the roadway and the ROW area must be approved/permitted with the Montgomery County Department of Roads and Bridges prior to start of construction.
7. Nylsor Avenue is a Township road. Any work proposed in this roadway or ROW area will require a Township Highway Permit (Road Opening Permit) BEFORE construction starts.
8. When the Lot Consolidation is approved, the applicant must have a new property deed recorded at the Montgomery County Recorder of Deeds office. A copy of the approved deed must be submitted to the Township for our records (there is a \$10 for registering a deed.)

Planning & Zoning Department:

9. This project received a dimensional variance from Section 1006, Figure 10.18 of the Zoning Ordinance of the Township to allow the green space to be reduced to 17.25%. The green space within this zoning district is required to be 35%.
10. A dimensional variance was also granted to allow for on-site parking of 9 feet in width and for parking stalls to be within five feet of a property line.
11. A dimensional variance was granted to allow for 74.5 foot setback from the curb face instead of the maximum 70 foot limitation.
12. A dimensional variance was granted to allow for the windows to be 2 feet, 8 inches from grade.
13. I failed to find a trash enclosure area on the plan. Please identify how trash storage and removal will be addressed.
14. A note must be added to the plan stating that vehicle delivery will be completed at an off-site location that does not include the public right-of-way.
15. The light standards are required to be at least 20 from all residential districts and are limited to no greater than 18 feet in height. Please refer to Section 2601.H.4 and section 2601.H.9 of the Zoning Ordinance of the Township of Abington.
16. The land scape plan is required to include the type, number and size of all proposed landscaping to be installed. The plan is required to be revised to include an updated landscape plan.
17. All of the on-site parking stalls are listed as either customer or display. Please identify the employee parking on this development.

Waste Water Department:

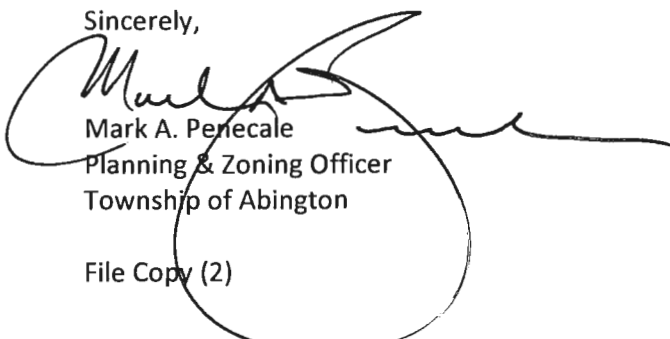
1. Staff review comment from this department will be sent under separate cover.

Fire Marshal's Office:

1. The driveway entrance island proposed for the Easton Road entrance must be a mountable curb island to allow emergency vehicle access.

Please address all of the comments listed above and submit the revised plans as soon as possible. If you have any questions, I would ask that you contact me at 267-536-1010.

Sincerely,



Mark A. Penecale
Planning & Zoning Officer
Township of Abington

File Copy (2)



Township of Abington

Engineering & Code Department

Wayne C. Luker, President
Steven N. Kline, Vice President

Richard J. Manfredi, *Manager*
Amy R. Montgomery, *P.E., Director*

February 20, 2019

Sussman Associates II, LLC
1920-1940 Jenkintown Road
Jenkintown, Pa. 19046

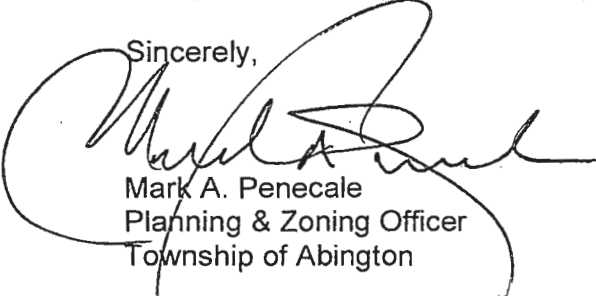
Re: Application #18-27: Sussman Associates II, LLC, 1501 thru 1515 Easton Road, Roslyn, Pa. 19001.

Dear Mr. Sussman,

I am pleased to inform you that on February 19, 2019 the Zoning Hearing Board of the Township of Abington approved with conditions, the dimensional variances you requested from Section 1006, Figure 10.18 of the Zoning Ordinance of the Township for the above listed properties. The approval is conditioned as per the Addenda A of the decision. (See Attached) The property is zoned within the Main Street High District of Ward #5 of the Township of Abington.

Permits for the proposed improvements must be submitted within 180 days of that date of this letter. In the event that the required construction permits are not submitted within 180 days of the date of this letter, the approval is voided. If there are any questions that you may have, please feel free to contact me at 267-536-1010.

Sincerely,


Mark A. Penecale
Planning & Zoning Officer
Township of Abington

Cc: Wayne Luker, Commissioner Ward #5
Joseph Kuhls, 500 Office Center Drive, Suite 400, Fort Washington, Pa. 10034
Zoning Hearing Board Members
Bruce E. Eckel, Esq.
Engineering & Code Department Staff

Conditions:

Case #18-27: 1501, 1505, 1509. 1513 & 1515 Easton Road, Roslyn, Pa. 19001

1. That there be no repair and/or service facilities present or offered at the subject property.
2. That there be no loudspeaker or other broadcast facility and/or equipment at the subject property.
3. That the egress movement from the subject property onto Nyslor Avenue be limited to right-out-only and signed by the applicant to indicate same.
4. That there be no employee parking on any roads adjacent to the subject property.
5. That the applicant maintains and replace when necessary the existing fence between the subject property and those properties fronting on Nyslor Avenue.



Township of Abington
Zoning Hearing Board
1176 Old York Road
Abington, Pennsylvania, 19001

John DiPrimio, Zoning Hearing Board, Chairperson
Michael O'Connor, Zoning Hearing Board, Vice Chairperson
Jose Casalina, Zoning Hearing Board, Secretary
Gertrude M. Hackney, Esq. Zoning Hearing Board Member
Barbara M. Wertheimer, Zoning Hearing Board Member
Bruce J. Eckel, Zoning Hearing Board Solicitor

DECISION

18-27: This is the application of Sussman Associates II, LP, owners of the properties located at 1501, 1505, 1509, 1513 and 1515 Easton Road, Roslyn, Pa. 19001. The applicant seeks dimensional variances from Section 1006, Figure 10.18 of the Zoning Ordinance of the Township of Abington. The applicant proposes to consolidate the properties and construct a new automotive dealership. The applicant seeks approval of the plan that provides 17.25% green space instead of the required 35%. A variance is required to allow for on-site parking spaces to be five feet from the property line instead of the required 10 feet. A variance has been requested to allow the building to 74.5 feet from the curb face instead of the 70-foot limitation. In addition, a variance has been required from the requirement that all windows have to be between two and eight feet from grade. The properties are zoned within the Main Street High District of Ward #5 of the Township of Abington.

Hearing Dates: January 15, 2019
Decision Date: February 19, 2019
Copy Mailed: February 20, 2019

You are hereby notified that your application has been DENIED/APPROVED/APPROVED WITH THE FOLLOWING CONDITIONS, by decision rendered on February 19, 2019.

BOARD SIGNATURES

John DiPrimio
Chairperson, Zoning Hearing Board

Vote

Aye:
Nay:

CONDITION(S)

SEE ATTACHED
DOCUMENT #1
AS APPROVED

Michael O'Connor
Michael O'Connor
Vice Chair, Zoning Hearing Board

Aye: _____
Nay:

Jose Casalina
Jose Casalina
Secretary, Zoning Hearing Board

Aye:
Nay: _____

Gertrude H. Hackney
Gertrude H. Hackney, Esq.
Zoning Hearing Board

Aye:
Nay: _____

Barbara M. Wertheimer, Esq.
Zoning Hearing Board Member

Aye: _____
Nay: _____

Dated: February 19, 2019

There is a 30-day period after the date of this decision for an aggrieved person to file an appeal in court to contest an approval or denial by the Zoning Hearing Board. Applicants that take action on a Zoning Hearing Board approval during the 30-day appeal period, do so at their own risk.

All applicable application and/or permits must be secured from the Township of Abington within six months of the date of this decision or this decision becomes null and void.

**SEWAGE FACILITIES PLANNING MODULE
APPLICATION MAILER**



pennsylvania
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

For more information, visit DEP's website at
www.depweb.state.pa.us, keyword: Act 537.

INSTRUCTIONS FOR COMPLETING SEWAGE FACILITIES PLANNING MODULE APPLICATION MAILER

(remove before sending mailer to the approving agency (the Department of Environmental Protection (DEP) or delegated local agency))

Please read the following instructions carefully before completing the application mailer. This information will be used to determine if sewage facilities planning is necessary for your project, and, if it is, which forms are appropriate.

Act 537 Sewage Facilities' planning is the duty of local municipalities. The responsibility of meeting the sewage disposal needs of the municipality rests with the municipality. Each municipality is required to have an Act 537 Official Sewage Facilities Plan to adequately address these needs. Adoption by resolution of a planning module is the vehicle for legally amending the municipality's Official Plan. It is imperative that the municipality receives all of the information required in order to make informed decisions.

Upon completion, submit this Mailer / Application form to the approving agency (DEP or delegated local agency). Additionally, provide a copy of the completed form to the County Health Department having jurisdiction over the area in which the proposed project is located.

Unless your project qualifies for one of the planning exemptions provided in Act 537, a package of sewage facilities planning forms appropriate for the project will be sent to the return address indicated on the mailer, or instructions for obtaining the appropriate forms from DEP's website (www.depweb.state.pa.us) will be issued. Each form includes detailed instructions that explain the use of the form and how to complete it. The package of completed forms and its supporting documentation is called a **sewage facilities planning module**, or "planning module." Once the planning module is complete, it must be submitted to the municipality in which the project is located for review and, if acceptable, adoption.

After adoption by the municipality, complete planning modules are submitted to either DEP or, if appropriate, to the delegated agency for review and final action. Some municipalities (or groups of municipalities working together) have requested and received DEP approval to review and take final action on planning modules. These are known as **delegated agencies**. To find out if your project is located in an area served by a delegated agency, contact the municipality or DEP's regional office serving your area.

Please note that both DEP and delegated agencies are required by law to charge fees for the review of planning modules. The fees DEP must charge are set by law in Act 537, while delegated agencies may set fees which can be the same or different from those in Act 537. For more information on review fees for your particular project, see the planning module documents or contact the approving agency (DEP or delegated agency) serving the area of your project.

NOTE: DEP will provide all planning module forms, however, if your project is a **minor subdivision** (defined as a subdivision of 10 lots or less, intended for single family residential homes served by individual onlot sewage disposal systems) you may also contact the municipality in which your project is located for a "Component 1" minor subdivision planning module form.

1. Print the name of the proposed development and name, address, telephone number and email address of the person who is proposing the project. If planning module components are to be sent to a different person or address, include this information on the front of the mailer in the return address block.
2.
 - a. Enter the county in which the project is located.
 - b. Enter the municipality in which the project is located.
 - c. Enter the road or address (if available) or street coordinates (example - west side of T-235, 1 mile south of intersection of Rt 15 and T-235).
 - d. Enter the appropriate tax parcel identification number (if available) of the parcel proposed for subdivision.
 - e. Enter the name of the U.S. Geological Survey (USGS) 7.5-minute quadrangle map which contains the project area, and the location of the project area on that map in inches up and over from the lower right corner of the map to the approximate center of the project. (Example - Centerville West quad, 7 inches up and 2.5 inches over from lower right corner of map.) Alternatively, include an original or a copy of the USGS quad map with the project area outlined on it.
 - f. If the proposed project is located within a special protection watershed, (i.e., watersheds with a stream classification of High Quality or Exceptional Value), check "yes." If not located in special protection watershed, check "no."
3. Check the box that best describes the intended use of the proposed land development project. **Residential** refers to single-family lots. **Multi-residential** includes apartments, condos, etc. **Commercial** includes retail centers, office

parks, industrial development, etc. **Institutional** refers to schools, hospitals and the like. **Brownfield Site Redevelopment** refers to projects proposing to recycle land. Some developments will involve more than one type of use, or will not fit comfortably into any of the classifications given. If this is the case, choose more than one category or explain under **Other**.

4.
 - a. Enter the number of single family residential lots or Equivalent Dwelling Units (EDUs) proposed. An EDU is defined as that part of a multi-family dwelling or nonresidential project with flows equal to 400 gallons per day (gpd) (the assumed flow, for planning purposes, of a single family residential lot). To determine the number of EDUs, divide the proposed sewage flow of the project by 400 gpd.
 - b. Enter the total number of lots created from this parcel of land since May 15, 1972, including the lots being proposed at this time. (Onlot disposal proposals only.)
 - c. Enter the total project acreage and the acreage of any remaining land (land not proposed for development but under the same ownership and adjacent to the project area).
5. Enter the proposed total sewage flow from the project in gpd. See Title 25 of the Pennsylvania Code, Chapter 73, Section 73.17, (www.pacode.com), or DEP's *Domestic Wastewater Facilities Manual*, DEP ID: 362-0300-001 available on DEP's website at www.depweb.state.pa.us, keyword: wastewater.
6. Choose the category (a, b, c or d) that describes the method of sewage disposal planned to serve the project and enter the information requested. Since this information could have an effect on the planning requirements for your project, be as accurate as possible. If more than one method of sewage disposal is planned, or if an interim method is planned, indicate it here.
 - a. **Sewerage System**
 If an existing system is being extended to serve the proposed project, or if lots are to connect directly to an existing sewage collection system, check all boxes that describe the project. Write in the names of the existing collection systems that will be used, the interceptor sewer which will be used for conveyance and the treatment facility where the sewage flows will be treated. Include the National Pollutant Elimination Discharge System (NPDES) permit number for the treatment facility, where applicable.
 - b. **Construction of Sewage Treatment Facility (with stream discharge or with spray irrigation as final disposal option)**
 Check the box corresponding to the chosen final disposal option (stream discharge or spray irrigation field). This category does **NOT** include individual residence spray irrigation systems (IRSIS) which are considered onlot sewage disposal systems ((c), below). For stream discharges, name the receiving waterbody. If the proposed facility is intended to replace an existing, malfunctioning onlot system, check the box marked "repair."
 - c. **Onlot Sewage Disposal Systems (individual, community, or large-volume)**
 Check the box corresponding to the type of onlot sewage disposal systems proposed to serve the project. An **individual onlot sewage disposal system** is a system of piping, tanks or other facilities used for collecting, treating and disposing of sewage into a subsurface absorption area. This category also includes IRSIS. A **community onlot system** is a facility either publicly or privately owned which will collect and dispose of sewage from two or more lots or EDUs into a subsurface absorption area. A **large-volume onlot system** is an individual or community onlot system which is designed to treat flows in excess of 10,000 gpd.
 The approving agency must be notified at least 10 days in advance of all soil testing activities (including those related to planning exemption requests - see 7(b)(5)(v)), so that its staff have the option of observing the tests.
 - d. **Retaining Tanks (holding tanks or privies)**
 If retaining tanks are proposed as the method of sewage disposal, enter the number of holding tanks or privies which are proposed to serve the project.
7. Check this box if you desire to obtain your sewage facilities planning module forms from DEP's website. You will be provided with appropriate instructions, website addresses and DEP coding information in a letter rather than a package of paper forms.

8. Requests for Planning Exemption under the Sewage Facilities Act

You may request to be exempt from Act 537 planning requirements. Effective December 15, 1995, certain classes of subdivisions are no longer subject to the planning requirements of the Sewage Facilities Act. Completing Section 8 will help you and the approving agency determine if your project fits into one of these categories.

a. Protection of rare, endangered or threatened species.

DEP's technical guidance document "Policy for Pennsylvania Natural Diversity Inventory (PNDI) Coordination During Permit Review and Evaluation," (400-0200-001) requires DEP to ensure that requests for authorizations, are coordinated with the Department of Conservation and Natural Resources' (DCNR) Pennsylvania Natural Diversity Inventory (PNDI).

Conducting a search of the PNDI database and providing a copy of a "PNDI Project Environmental Review Receipt" for the proposed project and, if potential impacts are identified by the search, clearance or recommendation letters from the jurisdictional agency responsible for the particular species identified by a search, satisfies this requirement.

To avoid project delay, self-explanatory, self-conducted "PNDI Project Planning Environmental Review" searches are initiated at www.naturalheritage.state.pa.us. This interactive, online search will ask questions about the proposed project and provide the appropriate receipt, instructions or additional information regarding coordination with jurisdictional agencies.

As an alternative to the self-conducted search, project sponsors may request DEP staff to conduct the search by providing a completed "PNDI Project Planning & Environmental Review Form" (PNDI Form). The form is available at www.naturalheritage.state.pa.us. Individuals making this request should be aware that, due to the nature of the search software, DEP staff may need to contact them for additional information to successfully complete the search and that exclusive of any other items, their sewage planning exemption request is considered incomplete by DEP, until the appropriate receipt, clearance or recommendation letters are received.

For more information, see the "Policy for Pennsylvania Natural Diversity Inventory (PNDI) Coordination During Permit Review and Evaluation," (400-0200-001), available online in the eLibrary at DEP's website address www.depweb.state.pa.us.

b. Attach a plot plan for the proposed project. The plan must depict anticipated lots to be created, either estimated sewer line runs (public sewer proposals), or site suitability test locations and Site Investigation and Percolation Test Reports (onlot proposals).

c. Projects proposing use of onlot sewage disposal systems

(1) Information Required from the Municipality

The municipality in which the project is located (identified in Item 2.b. of the mailer) should determine if the municipality's Official Sewage Facilities Plan shows that the area planned for the project is to be served by onlot sewage disposal systems. If it is, the municipality should indicate this by having an authorized municipal official sign and date the form in the space provided. The official's name and title should be printed on the line below.

(2) Information Required from the Municipal Sewage Enforcement Officer (SEO)

The municipality's SEO must conduct personally, observe or otherwise confirm in a manner approved by DEP, site testing on each proposed lot in the subdivision (including any remaining land) to determine that separate sites are available for both a permitted primary onlot sewage disposal system and a replacement system (to be used if the original system fails in the future). If the SEO finds that each lot has been tested properly and fulfills these criteria, the SEO must indicate this by signing and dating the form in the space provided. His/her name and certification number should be printed on the line below.

(3) Information Required from the Applicant

The person proposing the subdivision, or his/her authorized agent, must determine if each lot in the subdivision (including the remaining land, if any) is at least one (1) acre in size. If they are, the applicant or his/her agent must indicate this by signing and dating the form in the space provided.

(4) Determinations Made by the Approving Agency

When the above listed information is received, the approving agency will determine the following:

- (a) If the geology of the project area is conducive to nitrate-nitrogen contamination of groundwater (determined from the topographic map location information); or
- (b) If elevated levels of nitrate-nitrogen are known to exist within one-quarter (1/4) mile of the proposed development (determined from agency groundwater sampling records in existence at the time of the application); or
- (c) If the area proposed for development is within an identified High Quality (HQ) or Exceptional Value (EV) watershed (determined from the topographic map location).

Following this investigation, the approving agency will render a decision on the exemption request within 10 working days of receiving the request for exemption. Both the applicant and municipality will be notified of the decision. If the request cannot be granted, the person named in the return address block will receive the proper planning module component forms (or instructions to obtain them from the DEP website) along with the notification of the decision, including the reason(s) that the request cannot be granted.

d. Projects proposing use of public sewerage facilities (i.e., ownership by municipality or authority)

(1) Information Required from the Municipality

The municipality in which the proposed project is located (identified in Item 2.b. of the mailer) will determine the following from written documentation requested and obtained by the applicant from the facility permittee. ***This documentation MUST also be sent to the approving agency (DEP or delegated local agency) for evaluation.***

- (a) Certification from the permittees of the collection, conveyance and treatment facilities proposed for use that capacity is available in these facilities to receive and treat the sewage flows from the proposed project; and
- (b) That these added flows will not cause an overload or 5-year projected overload in the facilities.

If the facilities proposed for use are owned and operated by an authority, or authorities, then attach a letter from each to the mailer.

If this written certification has been submitted by the applicant, an authorized municipal official should sign and date the form and print his/her name and title and the municipality name in the spaces provided.

NOTE: Since planning is a municipal responsibility, sewer authorities involved should make required information available but should **NOT** sign the mailer as the authorized municipal official.

(2) Determinations Made by the Approving Agency

When the above listed information is received by the approving agency, the approving agency will determine the following (from DEP records):

- (a) That the existing collection, conveyance and treatment facilities are in compliance;
- (b) That the existing facilities have no existing or 5-year projected overload;
- (c) That the municipality has a currently approved Official Sewage Facilities Plan which is being implemented; and
- (d) That the project does not propose service by facilities needing a new or modified permit from DEP under the Clean Streams Law.

Following this investigation, the approving agency will render a decision on the exemption request within 10 working days of receiving the request for exemption. Both the applicant and the municipality will be notified of the decision. If the request cannot be granted, the person named in the return address block will receive the proper planning module component forms (or instructions to obtain them from DEP's website) along with the notification of the decision, including the reason that the request cannot be granted.

If unsure of which local DEP office to contact, the following DEP regional offices will assist you in determining the appropriate local DEP office that serves your specific municipality.

If you need more information or assistance, please contact your local DEP office.

DEP REGIONAL OFFICES

Southeast Region

2 E. Main St.
Norristown, PA 19401
Main Telephone: 484-250-5900
24-Hour Emergency: 484-250-5900

Counties: Bucks, Chester, Delaware, Montgomery and Philadelphia

Southwest Region

400 Waterfront Drive
Pittsburgh, PA 15222-4745
Main Telephone: 412-442-4000
24-Hour Emergency: 412-442-4000

Counties: Allegheny, Armstrong, Beaver, Cambria, Fayette, Greene, Indiana, Somerset, Washington and Westmoreland

Southcentral Region

909 Elmerton Ave.
Harrisburg, PA 17110
Main Telephone: 717-705-4700
24-Hour Emergency: 1-877-333-1904

Counties: Adams, Bedford, Berks, Blair, Cumberland, Dauphin, Franklin, Fulton, Huntingdon, Juniata, Lancaster, Lebanon, Mifflin, Perry and York

Northwest Region

230 Chestnut St.
Meadville, PA 16335-3481
Main Telephone: 814-332-6945
24-Hour Emergency: 1-800-373-3398

Counties: Butler, Clarion, Crawford, Elk, Erie, Forest, Jefferson, Lawrence, McKean, Mercer, Venango and Warren

Northeast Region

2 Public Square
Wilkes-Barre, PA 18711-0790
Main Telephone: 570-826-2511
24-Hour Emergency: 570-826-2511

Counties: Carbon, Lackawanna, Lehigh, Luzerne, Monroe, Northampton, Pike, Schuylkill, Susquehanna, Wayne and Wyoming

Northcentral Region

208 W. Third St., Suite 101
Williamsport, PA 17701
Main Telephone: 570-327-3636
24-Hour Emergency: 570-327-3636

Counties: Bradford, Cameron, Clearfield, Centre, Clinton, Columbia, Lycoming, Montour, Northumberland, Potter, Snyder, Sullivan, Tioga and Union

1. Development Information

Name of Development Sussman Automotive KIA
Developer Name Sussman Associates II, LLC
Address 1501-1515 Easton Road
Abington, PA 19001-2452
Telephone # 215.887.1800
Email _____

2. Location of Development

a. County Montgomery
b. Municipality Abington Township
c. Address or Coordinates 1501-1515 Easton Road

d. Tax Parcel # _____
e. USGS Quad Name Ambler
inches up 0.94" over 0.44"
from bottom right corner of map.
f. Located in a High Quality/Exceptional Value watershed?
 Yes No

3. Type of Development Proposed (check appropriate box)

Residential Multi-Residential
Describe _____
 Commercial Institutional
Describe Automobile showroom and New car
display parking lot.
 Brownfield Site Redevelopment
 Other (specify) _____

4. Size

a. # of lots One # of EDUs One
b. # of lots since 5/15/72 4
c. Development Acreage <One
d. Remaining Acreage _____

5. Sewage Flows 400 gpd

6. Proposed Sewage Disposal Method (check applicable boxes)

a. Sewerage System
 Existing (connection only) New (extension)
 Public Private
 Pump Station(s)/Force Main Gravity
Name of existing system being extended _____

Interceptor Name _____
Treatment Facility Name _____

NPDES Permit # N/A
b. Construction of Treatment Facility
 With Stream Discharge
 With Land Application (not including IRSIS)
 Other
 Repair?
Name of waterbody where point of discharge is proposed
(if stream discharge) _____

c. Onlot Sewage Disposal Systems
(check appropriate box)
 Individual onlot system(s) (including IRSIS)
 Community onlot system
 Large-Volume onlot system
d. Retaining tanks
Number of Holding Tanks _____
Number of Privies _____

7. Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

a. Protection of rare, endangered or threatened species
Check one:
 The "PNDI Project Environmental Review Receipt" is attached.
or
 A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.
Applicant or Consultant Initials _____

b. Plot Plan Attached Site Reports Attached

c. Onlot Disposal Systems

(1) I certify that the Official Plan shows this area as an onlot service area.

(Signature of Municipal Official) / Date

Name (Print) / Title

Municipality (must be same as in 2.b.)

Telephone # _____

(2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

Signature of SEO / Date

Name (Print) / Certification #
Telephone # _____

(3) I certify that each lot in this subdivision is at least 1 acre in size

(Signature of Project Applicant/Agent) / Date

d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

(Signature of Municipal Official) / Date

Name (Print) / Title

Municipality (must be same as in 2.b.)

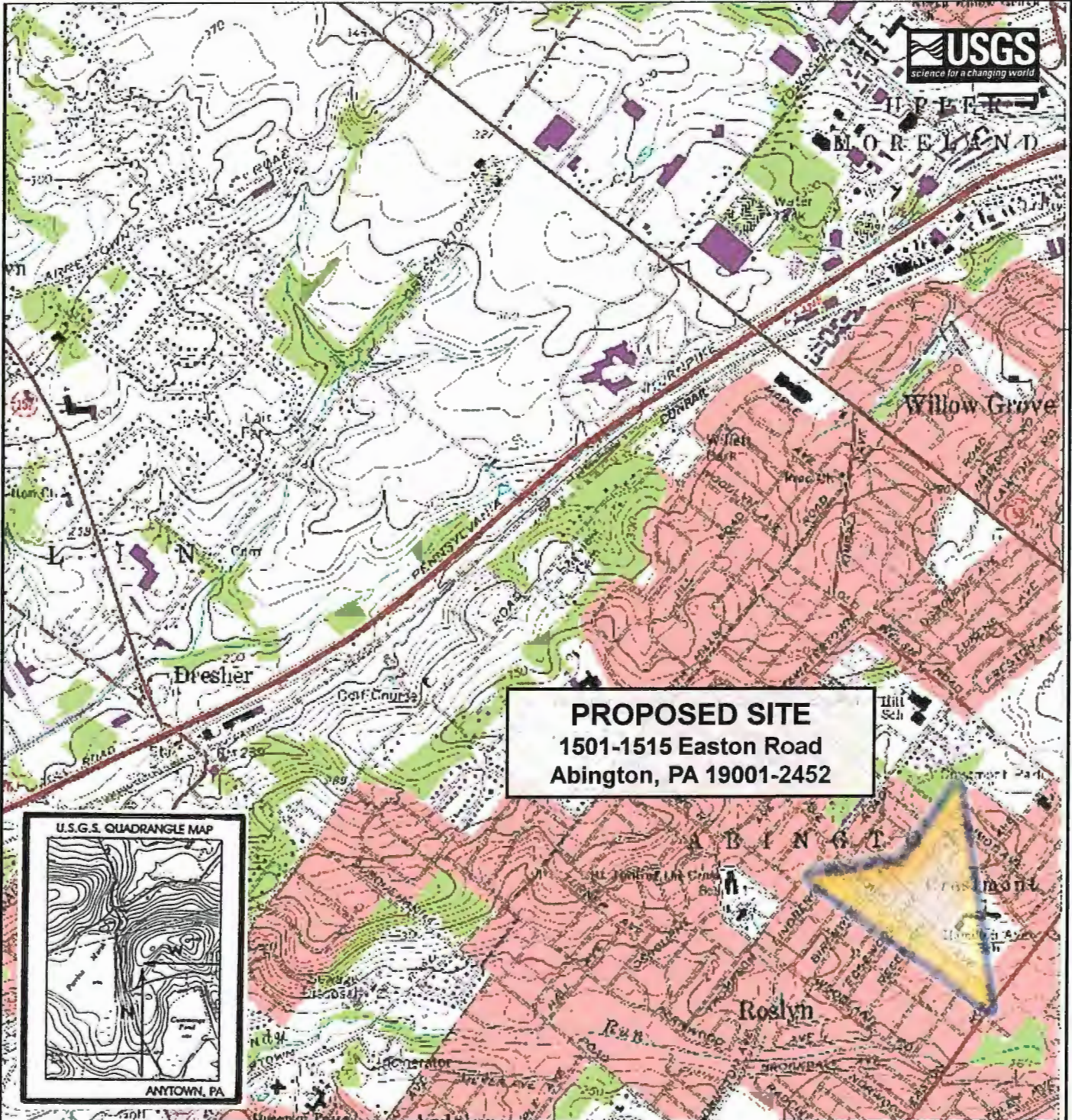
Telephone # _____

Return Correspondence/Forms to:

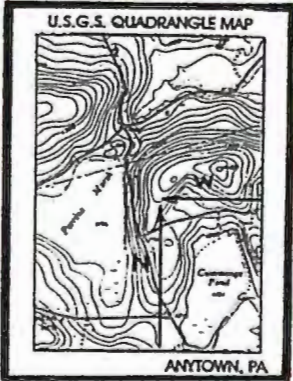
DEPARTMENT OF ENVIRONMENTAL PROTECTION

DEP USE	
Components Sent	
Onlot Disposal	<input type="checkbox"/>
Collection and Treatment	<input type="checkbox"/>
Planning Agency Review	<input type="checkbox"/>
Exempt from Planning	<input type="checkbox"/>
Code _____	
Date _____	

"Fold Here"



PROPOSED SITE
1501-1515 Easton Road
Abington, PA 19001-2452



Latitude=40°07'48.29" Longitude=-75°07'38.1" OR North (UP) =0.94" West (to the left) =0.44"



Scale: 1 : 24,000
Date: 9Apr19
Comm No: 19002.001



TANTALA ASSOCIATES, LLC
ENGINEERS & ARCHITECTS
6200 FRANKFORD AVENUE
PHILADELPHIA, PA 19135-3400
WWW.TANTALA.COM

LOCATION SKETCH
AMBLER QUAD EXTRACT
SK 190409 -1

PNDI LOCATION SKETCH

for
at
Sussman Automotive Associates, LLC
1501-1515 EASTON ROAD
ABINGTON, PA 19002-2452

1. PROJECT INFORMATION

Project Name: **Sussman Assoc.**

Date of Review: **3/15/2019 03:27:45 PM**

Project Category: **Development, Additions/maintenance to existing development facilities**

Project Area: **1.63 acres**

County(s): **Montgomery**

Township/Municipality(s): **ABINGTON**

ZIP Code: **19001; 19090**

Quadrangle Name(s): **AMBLER**

Watersheds HUC 8: **Schuylkill**

Watersheds HUC 12: **Lower Wissahickon Creek**

Decimal Degrees: **40.130082, -75.127254**

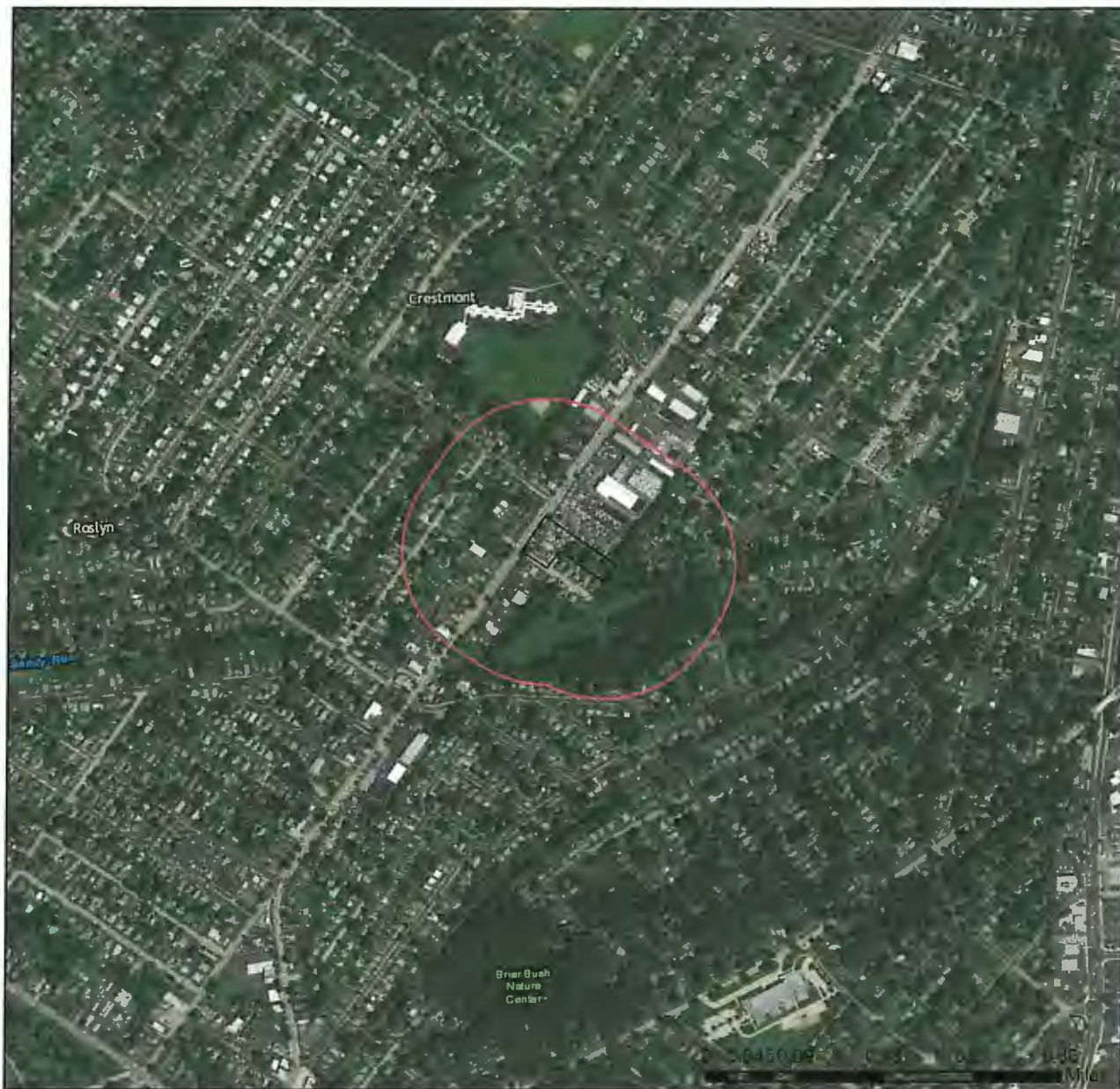
Degrees Minutes Seconds: **40° 7' 48.2948" N, 75° 7' 38.1130" W**

2. SEARCH RESULTS

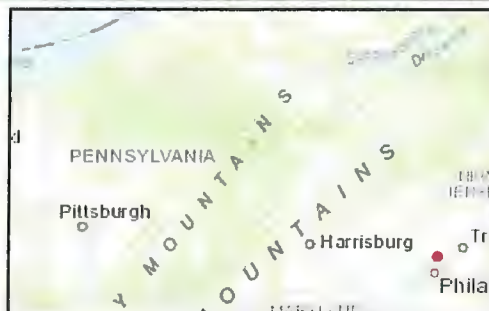
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Sussman Assoc.

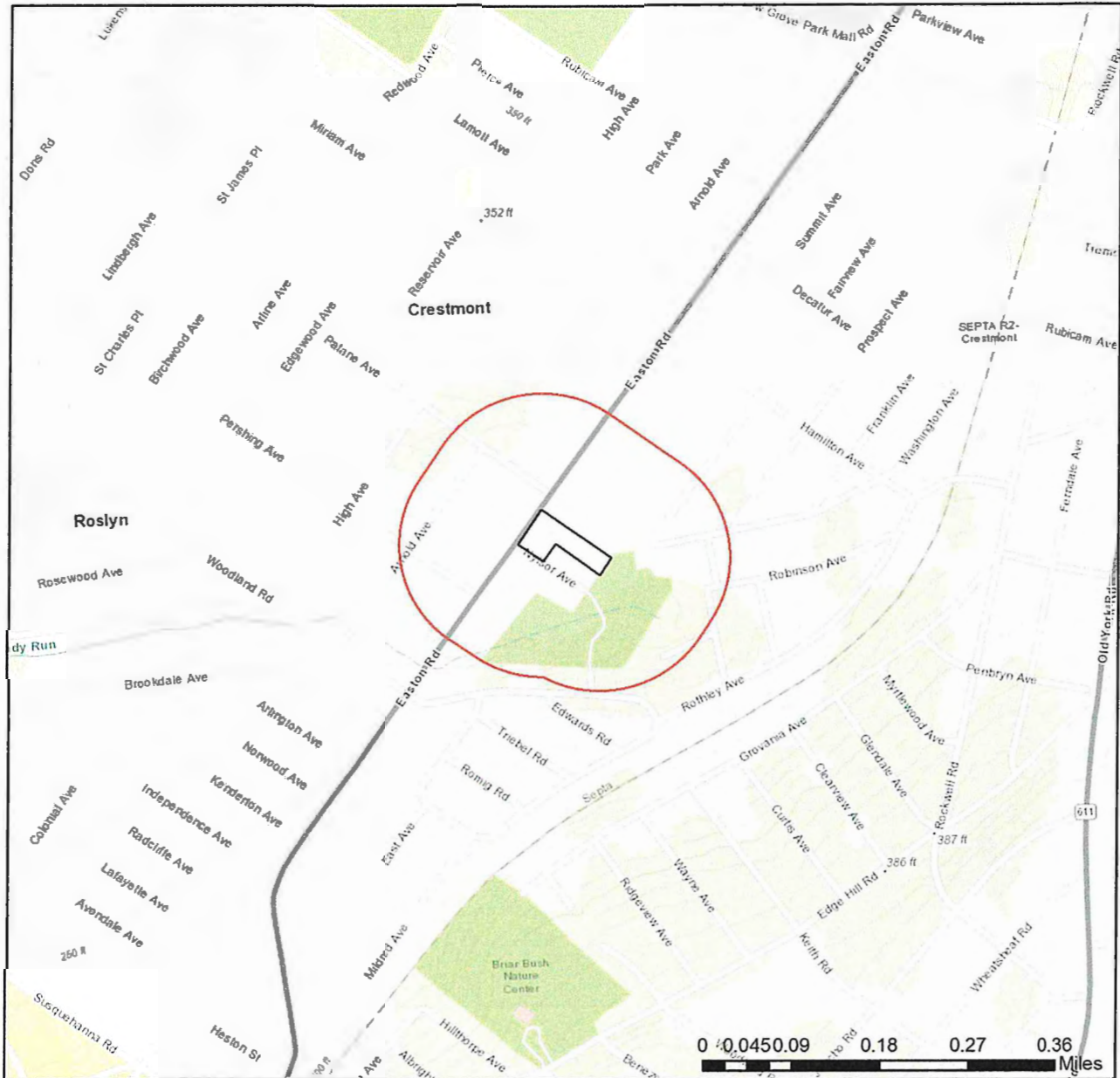


- Project Boundary
- Buffered Project Boundary



Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Sussman Assoc.



- Project Boundary
- Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopc, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS,



3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources
Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

U.S. Fish and Wildlife Service
Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
NO Faxes Please

PA Fish and Boat Commission
Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

PA Game Commission
Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Peter J. Tantala, P.E.
Company/Business Name: Tantala Associates, LLC
Address: 6200 Frankford Avenue
City, State, Zip: Philadelphia, PA 19135-3400
Phone: () 215.289.4600 Fax: () 215.289.4601
Email: ptantala@tantala.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

Peter J. Tantala
applicant/project proponent signature

15 Apr 19
date