

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

TO BE COMPLETED BY THE TOWNSHIP

Submission Information:

Application Number: LD-19-04

File Date: 4/16/19

Project Title: Sussman Mazda

Date Complete: \_\_\_\_\_

Received By: MA PENNELLE

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 Rd  
Address Jenkintown PA 19046  
215-887-1800 ext 1103 215-887-7795  
Phone Fax  
esussman@sussmanauto.com  
Email Address

**Property  
Owners  
Information  
(if different  
than applicant)**

SUSSMAN Associates II  
Name  
SAME AS ABOVE  
Address  
\_\_\_\_\_  
Phone Fax  
\_\_\_\_\_  
Email Address

**Architect/  
Planner**

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

**Engineer/  
Surveyor**

TEI  
Name  
720 SECOND STREET PIKE  
Address

Engineer/  
Surveyor  
Cont'd

215-322-0272 215-364-9645  
Phone Fax  
tei1000@comcast.net  
Email Address

Attorney

KUHLS LAW  
Name  
500 OFFICE CENTER DRIVE, SUITE 400  
FORT WASHINGTON, PA 19034  
Address  
484-684-4203  
Phone Fax  
jckuhls@kuhlslaw.com  
Email Address

STEVEN WINTER  
ENGINEER

TANTALA ASSOCIATES LLC  
6200 FRANKFORD AVE., PHILA., PA 19135  
215-284-4600  
ptantala@tantala.com

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: 1601 EASTOP ROAD, ABINGTON, PA 19001

Tax Parcel No.: BLOCK 128  
UPIT 01  
30128 001 County Deed Book No.: \_\_\_\_\_ Page No.: \_\_\_\_\_

Description of Proposed Work: REMOVAL OF EXISTING AUTO SHOWROOM AND ADDITION  
TO EXISTING SHOWROOM/SERVICE BUILDING.

Total Tract Acreage: 69,262 SF Project Acreage: 69,262 SF  
MS-H

Zoning District: MS-L Existing Number of Lots: 1 Proposed Number of Lots: 1

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

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

THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

Application Fee      Amount: \$ 1,000.00      Check No.: # 523477

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

DECISION INFORMATION

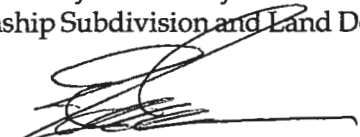
Approval       Denial       Decision Date: \_\_\_\_\_

Comments/Conditions:

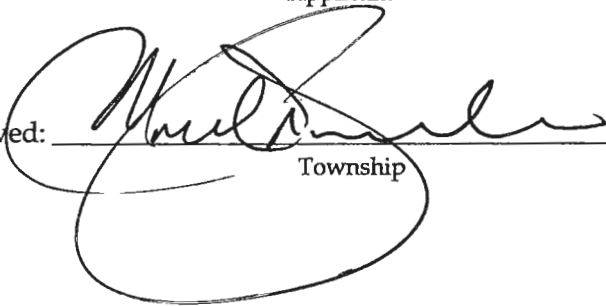
### PLANNING PROCESS EXTENSION AGREEMENT

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

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

Mr. Eric Sussman  
Elaine Associates, LP  
1920-1940 Jenkintown Road  
Jenkintown, Pa. 19046

May 1, 2019

**Re: LD-19-04, 1601 Easton Road, Willow Grove, Pa. 19090.**

Dear Mr. Sussman,

The staff of the Township of Abington have reviewed the plans and reports submitted with Land Development Application LD-19-04 for the property located at 1601 Easton Road, Willow Grove, Pa. 19090. Please be aware the staff review comments listed below must be addressed to the satisfaction of the Board of Commissioners of the Township of Abington.

### Engineering & Code Department:

- 1 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.
- 2 The submittal should have an "Existing Features Plan" that shows only the existing structures that are currently on the property.
- 3 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.
- 4 The submittal should include a "Utilities Plan" that shows all utilities on the property (electric, gas, storm, sanitary, communication, water, etc.).
- 5 The plans indicate a reduction of impervious surface area. And I realize impervious is being replaced with pervious (remove building- add paving), but I am concerned that the stormwater flow might affect the adjacent property owners on Summit Avenue. What if any precautions are being taken so this does not happen?
- 6 Easton Road is a County Road. Any and all work proposed in the roadway and the R.O.W. area must be approved/permitted with the Montgomery County Department of Roads and Bridges prior to start of construction.
- 7 Decatur, Hamilton and Summit Avenues are all Township Roads. Any work proposed in the roadway or ROW area will require a Highway Permit (Road Opening Permit) BEFORE construction starts.
- 8 Please move the North arrow into a clear area of the drawing space on sheets 1, 3 & 5. And please include a North arrow on sheets 2 & 4.
- 9 The silt filter sock detail on sheet 5 of 5 has been omitted. Please revise.

**Waste Water Department:**

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

**Fire Marshal's Office:**

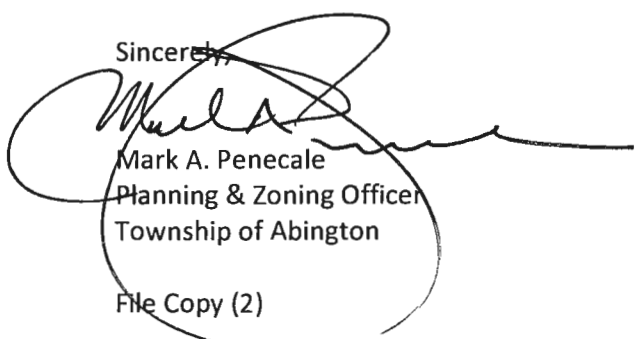
11. The plan has been reviewed and found to be in compliance with the requirements of the Township of Abington.

**Planning & Zoning Office:**

12. This development plan received a dimensional variance to reduce the setback to the rear of the building to 19.7 feet. The proposed addition will be in line with the existing building.
13. A dimensional variance was also granted to allow for the windows to be between 2 and 8 feet from grade.
14. I failed to find a trash enclosure area on the plan. Please identify how trash storage and removal will be addressed.
15. 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.
16. 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.
17. 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.
18. All of the on-site parking stalls are listed as either customer or display. Please identify the employee parking on this development.

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*

January 16, 2019

Elaine Associates, LP  
P. O. Box 374  
Jenkintown, Pa. 19046

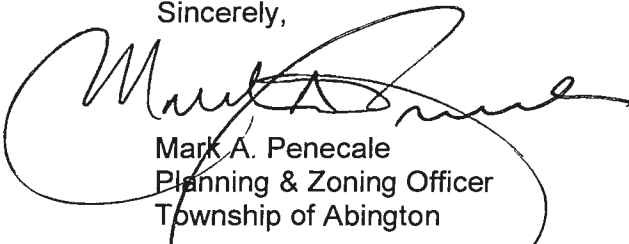
**Re: Application #18-26: Elaine Associates, LP for the property located at 1601 Easton Road, Willow Grove, Pa. 19090.**

Dear Mr. Sussman,

I am pleased to inform you that on January 15, 2019 the Zoning Hearing Board of the Township of Abington approved the dimensional variances you requested from Section 1006, Figure 1018 and Figure 10.19 of the Zoning Ordinance of the Township for the above listed property. The property is zoned within the Main Street High and Main Street Low Districts of Ward #5 of the Township of Abington.

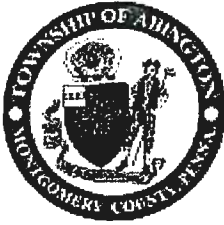
Permits for the proposed improvements must be submitted within 180 days of that date of this letter. In the event that the required construction permits are not submitted within 180 days of the date of this letter, the approval is voided. If there are any questions that you may have, please feel free 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. 19034  
Zoning Hearing Board Members  
Bruce E. Eckel, Esq.  
Engineering & Code Department Staff



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  
Bruce J. Eckel, Zoning Hearing Board Solicitor

**DECISION**

**18-26:** This is the application of Elaine Associates, LP, owners of the property located at 1601 Easton Road, Willow Grove, Pa. 19090. The applicant seeks dimensional variances from Section 1006, Figure 10.18 and 10.19 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to construct an addition to the rear of the building to increase the number of service bays that will match the existing rear yard setback of 19.7 feet. In addition, relief is required from the requirement that all windows be between two and eight feet above grade. The applicant also proposes to remove the building located on the southeast corner of the intersection of Easton Road & Decatur Avenue. The property is zoned within the Main Street High District of Ward #5 of the Township of Abington.

Hearing Dates: January 15, 2019  
Decision Date: January 15, 2019  
Copy Mailed: January 16, 2019

You are hereby notified that your application has been DENIED/APPROVED/APPROVED WITH THE FOLLOWING CONDITIONS, by decision rendered on January 15, 2019.

**BOARD SIGNATURES**

John DiPrimio  
Chairperson, Zoning Hearing Board

**Vote**

Aye:             
Nay:           

**CONDITION(S)**

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.  
Chairperson, Zoning Hearing Board *Member*

Aye:

Nay:

Dated: January 15, 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.



**Boucher & James, Inc.**  
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

INNOVATIVE ENGINEERING

Fountainville Professional Building  
1456 Ferry Road, Building 500  
Doylestown, PA 18901  
215-345-9400  
Fax 215-345-9401

2756 Rimrock Drive  
Stroudsburg, PA 18360  
570-629-0300  
Fax 570-629-0306

Mailing:  
P.O. Box 699  
Bartonsville, PA 18321

559 Main Street, Suite 230  
Bethlehem, PA 18018  
610-419-9407  
Fax 610-419-9408

[www.bjengineers.com](http://www.bjengineers.com)

May 13, 2019

Mr. Richard Manfredi, Manager  
Abington Township  
1176 Old York Road  
Abington, PA 19001

**SUBJECT: MAZDA DEALERSHIP – 1601 EASTON ROAD  
FINAL LAND DEVELOPMENT REVIEW NO. 1  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA  
PROJECT NO. 1926005R**

Dear Mr. Manfredi:

Pursuant to the Township's request, we have completed our first review of the Final Land Development Plan Application for the Mazda Dealership at 1601 Easton Road. The submitted information consists of the following:

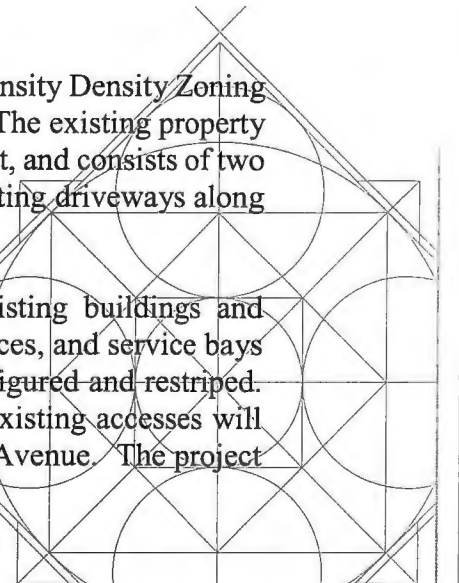
1. Land Development Plan (5 sheets) prepared by TEI Consulting Engineers, Inc., dated October 31, 2018.
2. Proposed Site and Elevation Plans (2 sheets) prepared by Lance R. Kraemer Associates, dated April 15, 2019.

### **BACKGROUND INFORMATION**

The Applicant, Elaine Associates, LP, is proposing a land development at 1601 Easton Road. The property is bordered by Easton Road to the west, Decatur Avenue to the north, Summit Avenue to the east, and Hamilton Avenue to the south.

The existing property is located within both the MS-H, Main Street High Intensity Density Zoning District and the MS-L, Main Street Low Intensity Density Zoning District. The existing property is currently an automotive dealership, has a total lot area of 33,176 square feet, and consists of two (2) buildings with associated parking. The site is accessed by three (3) existing driveways along Easton Road and one (1) existing driveway along Decatur Avenue.

The proposed land development consists of the removal of two (2) existing buildings and construction of a new, one story, building that will include a showroom, offices, and service bays for the sale and service of vehicles. The existing parking lot will be reconfigured and restriped. One (1) driveway access will be removed from Easton Road, and two (2) existing accesses will remain on Easton Road and one (1) existing access will remain on Decatur Avenue. The project site is served by public water and sewer.



Dimensional variances to permit a rear yard of 19.7 feet and windows to be between 0-feet and 10-feet above grade were granted by the Zoning Hearing Board on January 15, 2019.

Based on our review of the above information, we offer the following comments and/or recommendations for your consideration.

### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

1. In accordance with Section 146-10.B.(2)(f), north arrows must be provided on Sheets 2 and 4.
2. In accordance with Section 146-10.B.(4), the boundary line of the site undergoing land development shall be shown as a solid heavy line. The boundary line of the project site is similar to those of the adjoining properties and is unclear. The plan must be revised.
3. In accordance with Section 146-11.A.(2), a location map for the purpose of locating the site must be provided on the plan. The location map shall be presented at a scale of not less than 800 feet to the inch and shall show the relation of the site to adjoining properties and to all public and provide street and municipal boundaries existing within 1,000 feet.
4. In accordance with Sections 146-11.A.(4), 146-11.A.(10), and 146-11.B.(3), the existing properties with owners and tax parcel numbers, and the existing zoning districts within 400-feet of the project site, must be shown on the plan.
5. In accordance with Sections 146-11.A.(6) and 146-11.B.(4), the location of all existing monumentation must be shown on the plan. No existing monumentation is shown and the plan must be revised accordingly. All proposed monumentation must be in accordance with Section 146-32.
6. In accordance with Sections 146-11.A.(8) and 146-11.B.(2), the existing cartways and rights-of-way must be shown, labeled, and dimensioned on the plan.
7. In accordance with Section 146-11.B.(7), the existing waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants, and streetlights located on and within 400 feet of the project site must be shown on the plan. The plan must also indicate which existing utilities will be removed and/or abandoned and/or replaced as part of the proposed development.
8. In accordance with Section 146-11.B.(8)(b), the datum related to the existing topography must be noted on the plan.
9. In accordance with Section 146-11.B.(11)(b), the plan shall depict standalone trees of 10-inches or greater, with an indication of which trees are to be removed and which are to remain. Aerial photography depicts trees along Hamilton Avenue that are not shown in plan view, and the plan must be revised.
10. In accordance with Section 146-11.C.(1), the plan shall depict the layout of all associated curbs and sidewalks. Sidewalk and curb details are provided on Sheet 3; however, none



are shown in plan view. All proposed curb and sidewalk must be clearly shown and labeled on the plan. This includes the new curb at the northernmost driveway access from Easton Road.

11. In accordance with Section 146-11.C.(3), the building setback lines must be shown on the plan.
12. In accordance with Sections 146-11.C.(7) and 146-11.C.(8), a notation of the existing building to be demolished and those to remain as well as the layout of all parking areas and arrangement of all parking spaces must be provided on the plan. General Note 6 on Sheet 1 indicates both existing buildings are to be demolished. The plans do not clearly show the existing buildings to be demolished in the predevelopment condition, nor does the plan view clearly show the proposed development including the new building and parking arrangement. The plans must be revised to clearly depict the existing and proposed conditions.
13. In accordance with Sections 146-11.C.(10) and 146-11.G.(1), the location and size of all proposed sanitary sewer lines, storm sewer lines and related structures, water mains, fire hydrants, utility lines and on-site sewage disposal facilities must be shown on the plan. All existing and proposed utilities must be shown on the plan.
14. In accordance with Section 146-11.D.(6), proposed finished contours shall be indicated at intervals of two feet and delineated with solid lines. A grading adjustment is proposed adjacent to the service bay addition. Spot elevations are shown; however, it appears contour lines will change (i.e., elevation 96) and must be shown on the plan. In addition, any regrading around the new showroom and in the area of the existing building to be permanently removed must also be shown on the plan.
15. In accordance with Section 146-11.E.(2), an erosion and sedimentation control narrative must be submitted.
16. In accordance with Sections 146-11.E.(3), 146-43.E.(2), and 146-43.E.(3), erosion and sedimentation control plan approval by the Township Engineer is required. The proposed disturbance is less than one (1) acre, therefore we have reviewed the Erosion Control Plan, Sheet 5, and have provided the following comments. The plans must be revised accordingly.
  - a. The limit of disturbance must be shown on the plan.
  - b. Existing and proposed contours must be shown on the plan.
  - c. Silt sock is shown in plan view; however, a detail is not provided. In addition, silt sock is not referenced in the Sequence of Construction.
  - d. The size of the silt sock must be provided on the plan and associated calculations must be submitted.
  - e. The sanitary sewer lateral, water service, outlet storm sewer, underground

perforated pipe absorption bed, underground solid pipe detention bed, inlets, and storm sewers referenced in Stage 2 of the Sequence of Construction must be shown in plan view, all associated details must be provided on the plan, and supporting calculations must be submitted.

- f. The retaining wall, lighting, and trees referenced in Stage 3 of the Sequence of Construction must be shown in plan view, and all associated details must be provided on the plan.
  - g. An inlet filter is shown in the legend; however, no detail is provided, and no filters are shown in plan view. In addition, the Sequence of Construction must reference the installation of the inlet filters.
17. In accordance with Sections 146-11.F.(1) and 146-11.F.(4)(d), should stormwater management be proposed as referenced in the Sequence of Construction on Sheet 5 associated calculations, reports, plans, and details must be submitted.
  18. In accordance with Sections 146-11.F.(3) and 146-11.F.(4), plans and profiles of any proposed sanitary and storm sewers must be provided. Associated storm sewer calculations must also be submitted.
  19. In accordance with Sections 146-11.K, 146-11.M.(1)(a), and 146-35.B.(1), a letter certifying availability of public sanitary sewer facilities and an approved Sewage Facilities Planning Module must be provided to the Township, if applicable.
  20. In accordance with Section 146-11.M.(1)(b) and 146-36.A, a letter certifying availability of public water service must be provided to the Township, if applicable.
  21. In accordance with Section 146-12.A.(1), a record plan, which shall be a clear and legible blue or black line print on white opaque linen and shall be an exact composite overlay of the approved final property identification and proposed layout plans, on a sheet of the size required by the drafting standards must be provided. The Record Site Plan must be revised to clearly show the proposed improvements.
  22. An improvement and completion guarantee must be provided in accordance with Section 146-17. A detailed construction cost estimate with specific line items must be submitted for review.
  23. In accordance with Section 146-27.E, sidewalks shall be extended to the curblines with ramps for adequate and reasonable access across curbs by physically handicapped persons, including those in wheelchairs. Concrete Apron and Sidewalk details are provided on Sheet 3. Should associated handicap ramps be required, proposed detailed ramp design(s) consisting of dimensions, spot elevations, slopes, and associated details and ramp types must be provided. We suggest larger scaled detailed plans be provided for clarity. Review of all handicap ramps will be completed upon receipt of the detailed plans.
  24. In accordance with Section 146-27.1, when the Board of Commissioners determine that the installation of curbs and sidewalks are not required for a lot or parcel or 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. The Township shall determine if they will require escrow be posted for the future construction of curb and sidewalk.

25. In accordance with Section 146-28.A, the parking configuration showing the proposed parking spaces and dimensions must be provided on the plan.
26. In accordance with Sections 146-28.B and 146-28.C, entrances, exits, and driveways in a parking lot shall be a minimum of 24-feet wide, and interior circulation drives and aisles through an off-street parking area shall be a minimum of 24-feet wide for two-way traffic and 12-feet wide for one-way traffic. The two way parking aisles vary between 18-feet wide and 24-feet wide. In addition, the driveways accessing the project site from Easton Road are approximately 20-feet wide and the driveway accessing the project site from Decatur Avenue is approximately 16-feet wide. The existing parking lot is being reconfigured with this land development, and all driveways and parking aisles must be 24-feet wide for two-way traffic and 12-feet wide for one-way traffic.
27. In accordance with Section 146-33, should stormwater management be provided, all associated calculations, reports, plans, and details must be submitted for review.
28. In accordance with Section 146-37, all water mains, gas mains, electric, telephone and other communication services shall be located underground, and such facilities shall be installed prior to street paving. A note to this effect must be placed on the plan.
29. In accordance with Section 146-38.A, a plan showing the type and location of each streetlight to be installed must be provided. A lighting plan is provided, however no proposed lighting is shown. A lighting image/detail is provided on Sheet 4 and indicates four (4) streetlights will be provided. These streetlights must be shown in plan view.
30. In accordance with Section 146-39.A.(1), three (3) shade trees are required along Hamilton Avenue (125 feet ÷ 50 feet), 10 shade trees are required along Easton Road (477 feet ÷ 50-feet), and 2 shade trees are required along Decatur Avenue (80-feet ÷ 40-feet). No landscaping is proposed and must be provided.
31. In accordance with Section 146-39.B.(2)(c), one (1) deciduous or evergreen tree shall be provided for each 1,000 square feet of green area. Three (3) evergreen shrubs may be substituted for one (1) tree for a maximum of 50% of the tree requirement. Eleven (11) deciduous or evergreen trees are required within the 11,369 square feet of green area proposed on the project site.
32. In accordance with Section 146-39.B.(3)(a)[1], at least 5% of the total area devoted to parking, not including buffers or yards on the perimeter, shall not be paved but shall be used for interior landscaping within a parking area. Interior green area within the parking

area shall be provided and a supporting calculation shall be placed on the plan.

33. In accordance with Section 146-39.C, all landscaping required under this section and the provisions of the Zoning Code shall be guaranteed by the subdivider/land developer or builder for a period of one year after the township has issued an occupancy permit for the property. It shall be the responsibility of the subdivider/land developer to protect, maintain and feed (if necessary) both newly planted and existing plant materials during this period to ensure that plants are alive and healthy. An inspection shall be made by the township at the end of the one-year period; any plant materials unacceptable at the time of inspection shall be replaced in order to satisfy the landscaping requirements of this section and the Zoning Code. A note to this effect must be placed on the plan.

### **STORMWATER MANAGEMENT ORDINANCE COMMENTS**

The proposed development is located within the Sandy Run Watershed and the A Management District of the Wissahickon Watershed. The project site ultimately discharges to Sandy Run which has a Chapter 93 Classification of Trout Stock Fishery with Migratory Fishes (TSF, MF).

The plan does not show proposed stormwater management facilities and indicates a decrease in impervious area, however the Sequence of Construction references construction of stormwater management facilities. A plan clearly depicting existing and proposed impervious areas must be provided to confirm impervious areas.

In accordance with Section 106, Area W, Subsection A, "Proposed Impervious Surface" includes new, addition, or replacement impervious surface/cover. Impervious surfaces are being reconstructed with the proposed land development, therefore, per Table 106.1W, Article III and the requirements of Sections 404, 405, 406, and 409 must be followed.

### **MISCELLANEOUS COMMENTS**

34. On Sheet 1, the parking space counts for the customer, display and stock parking in the Parking Summary is not consistent with that presented and shown on Sheet LD1. Sheet 1 must be revised accordingly.
35. The building area listed in General Note 6 on Sheet 1 is inconsistent with that shown on Sheet 2 and the plan must be revised.
36. On Sheet 1, the Abington Township Engineer signature block is not required and must be removed from the plan.
37. On Sheet 3, a 94.19 spot elevation is proposed north of the existing canopy. This elevation appears low and should be revised.
38. The site details on Sheet 3 are illegible and must be revised.
39. On Sheet 3, the new showroom/offices are labeled as an existing building, however General Note 6 on Sheet 1 indicates all existing buildings are proposed to be demolished. The plan must be revised accordingly.

Mr. Richard Manfredi, Manager  
Abington Township  
May 13, 2019  
Page 7 of 7

40. A Concrete Apron detail is provided on Sheet 3. The location(s) of the concrete apron(s) must be shown and labeled on the plan.
41. Turning templates for the largest delivery truck, and for a fire truck must be submitted for review.
42. All comments received from the traffic engineer, shade tree commission, and fire marshal must be addressed to their satisfaction.
43. The Abington Township Application number (LD-19-04) must be added to all plan sheets.

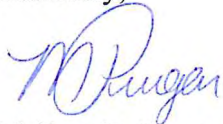
The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments, the receipt of a revised plan submission may generate new comments.

In order to facilitate an efficient re-review of revised plans, the Surveyor must provide a letter, addressing item by item, their action in response to each of our comments.

We recommend the above comments be addressed to the satisfaction of Abington Township prior to approval of the proposed Land Development Plan.

If you should have any questions regarding the above, please call me.

Sincerely,



Melissa E. Prugar, P.E.  
Municipal Engineer

MEP/cg

cc: Amy Riddle Montgomery, Director of Engineering and Code – Abington Township  
Mark Penecale, Planning & Zoning Officer – Abington Township  
Michael P. Clark, Esquire, Rudolph Clarke, LLC – Abington Township Solicitor  
Elaine Associates, L.P. – Applicant/Property Owner  
Robert R. Leapson, P.L.S., TEI Consulting Engineers, Inc. – Applicant's Surveyor  
Michael Narcowich, Montgomery County Planning Commission

**SEWAGE FACILITIES PLANNING MODULE  
APPLICATION MAILER**



**pennsylvania**  
DEPARTMENT OF ENVIRONMENTAL  
PROTECTION

For more information, visit DEP's website at  
[www.depweb.state.pa.us](http://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](http://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](http://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](http://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](http://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](http://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](http://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:

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DEPARTMENT OF ENVIRONMENTAL PROTECTION

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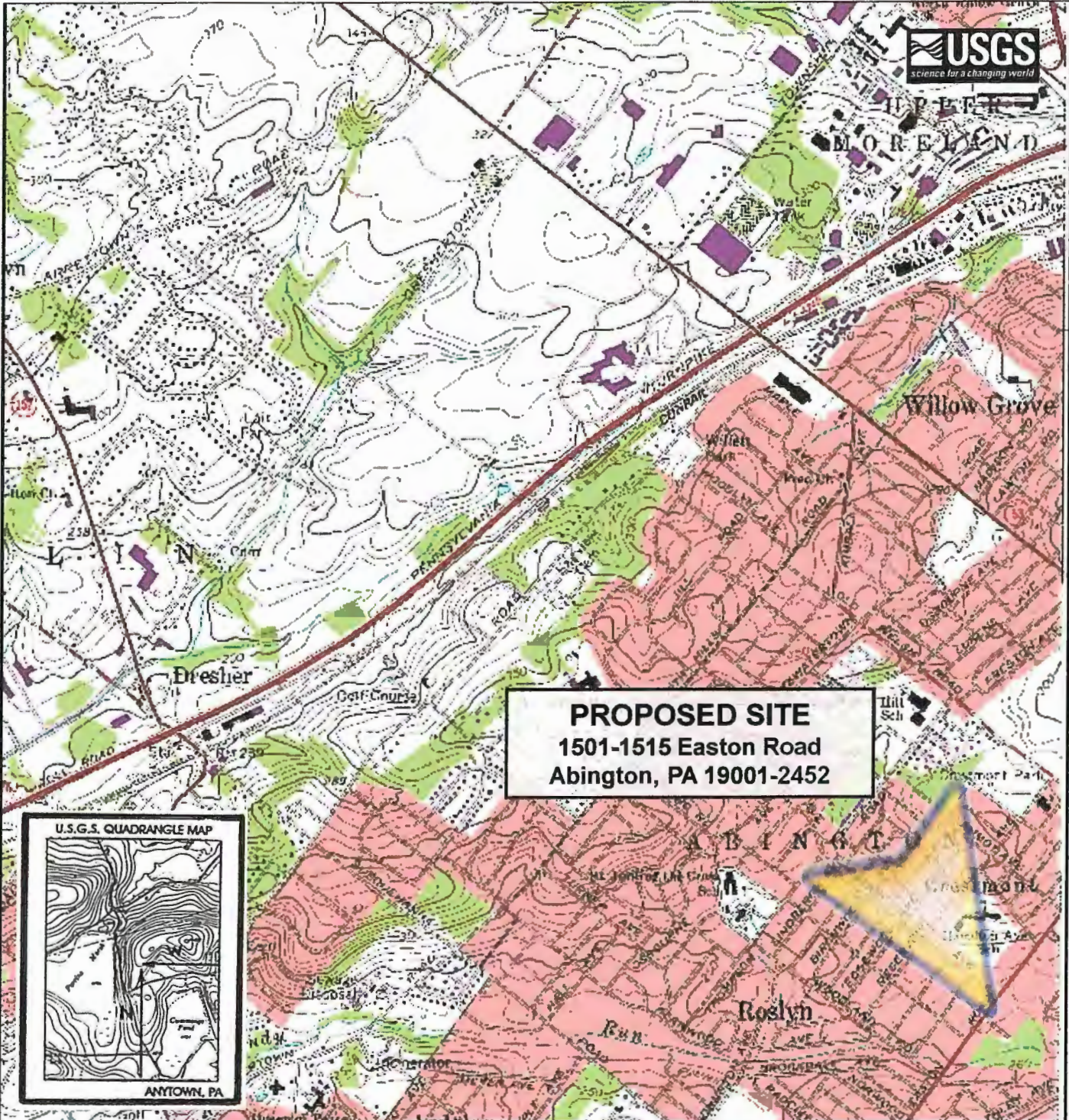
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DEP USE	
<b>Components Sent</b>	
Onlot Disposal	<input type="checkbox"/>
Collection and Treatment	<input type="checkbox"/>
Planning Agency Review	<input type="checkbox"/>
Exempt from Planning	<input type="checkbox"/>
Code	_____
Date	_____

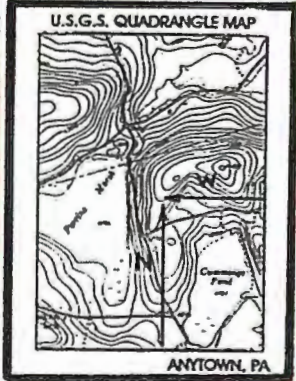
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**PROPOSED SITE**  
1501-1515 Easton Road  
Abington, PA 19001-2452



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 **Sussman Automotive Associates, LLC**  
at 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**

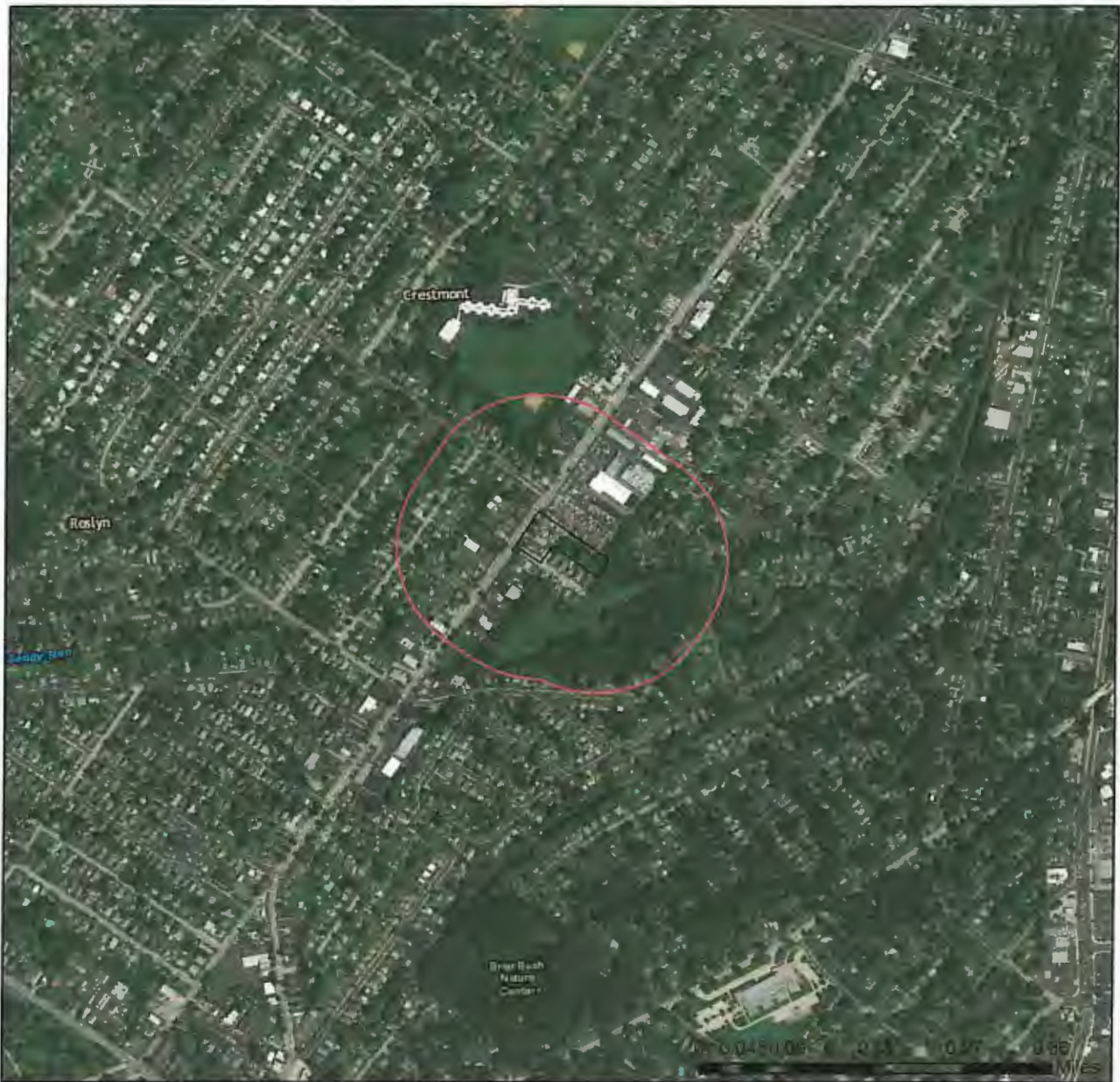
Degrees Minutes Seconds: **40° 7' 48.2948" N, 75° 7' 38.1130" W**

## 2. SEARCH RESULTS

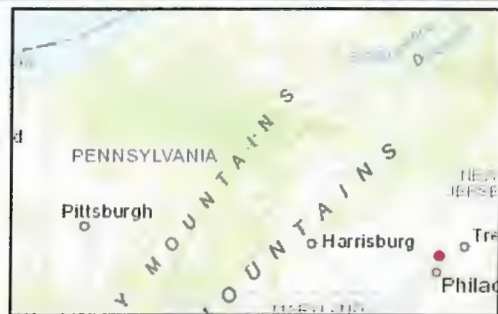
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No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



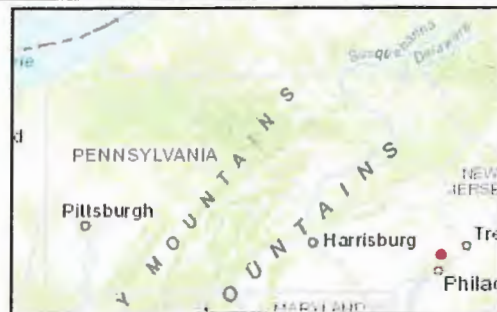
Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Esri, HERE, Garmin, © 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), swisstopo, 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](http://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](mailto: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](mailto: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](mailto:RA-PGC_PNDI@pa.gov)  
NO Faxes Please

**7. PROJECT CONTACT INFORMATION**

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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