



PLANNING COMMISSION RECOMMENDATION FORM

APPLICANT INFORMATION:

LD-19-01 June 25, 2019  
Application Number Date

Duke Real Estate Partners, LLC  
Name

357 Highland Avenue  
Address: Number + Street

Jenkintown Pa 19046  
City State Zip

Overview: Land development plan for the creation of a 42 stall on-site parking lot and cross easement drive lanes with the Switchville Crossings Development for the property best known as the Wyncote Substation.

Requested Waivers:

146-11.B.7 - Utilities Plan 146-11.J - Recreational Facilities Plan  
146-11.L - Architectural Plan 146-27 Sidewalks

PLANNING COMMISSION COMMENTS AND RECOMMENDATIONS:

Comments and/or Conditions: This plan has received ZHB approval dated May 22, 2019. The Planning Module has been approved and submitted to DEP. This plan was reviewed as a Sketch Plan by the Planning Commission. This application is on an open ended extension.

Recommendations:

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_

[ ] APPROVED [ ] DENIED VOTE: \_\_\_\_\_ OF \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: June 25, 2019



PLANNING COMMISSION RECOMMENDATION FORM

APPLICANT INFORMATION:

SK-19-03 April 23, 2019  
Application Number Date

Duke Real Estate Partners, LLC  
Name

357 Highland Avenue  
Address: Number + Street

Jenkintown Pa 19046  
City State Zip

Overview: Land development plan for the creation of a 42 stall on-site parking lot at the site best known as the Wyncote Substation.

Requested Waivers:

Sketch Plan No waiver requested at this time

PLANNING COMMISSION COMMENTS AND RECOMMENDATIONS:

Comments and/or Conditions: Review the Shade Tree Commission comments related to plantings along the Highland Avenue frontage.

Recommendations:

- 1. Obtain the required dimensional relief from the ZHB.
- 2. Submit a revised plan to review.
- 3.
- 4.

[X] APPROVED [ ] DENIED VOTE: 8 OF 8  
Signature: [Handwritten Signature] Date: April 23, 2019



PLANNING COMMISSION RECOMMENDATION FORM

APPLICANT INFORMATION:

LD-19-01 Planning Module                      May 28, 2019  
Application Number                                      Date

Duke Real Estate Partners, LLC  
Name

361 Highland Avenue  
Address:                                      Number + Street

Jenkintown                                      Pa                                      19046  
City    State                                      Zip

Overview: Planning Commission Review of the Planning Module for both the 361 Highland Ave property and the balance of the Switchville Crossing Development. Mr. Wrigley was available to answer questions and provide background information.

Requested Waivers:  
Planning Module Review                                      No waiver requested at this time

PLANNING COMMISSION COMMENTS AND RECOMMENDATIONS:

Comments and/or Conditions: This Planning Module has already been approved by Cheltenham Township and the Philadelphia Water Department

- Recommendations:
1. The Planning Commission recommended approval of the Planning Module.
  - 2.
  - 3.
  - 4.

APPROVED                       DENIED                      VOTE: 9 OF 9  
Signature: *Mark...*                      Date: May 28, 2019



Eastburn and Gray, PC

Attorneys at Law

Marc D. Jonas

470 Norristown Road, Suite 302

Blue Bell, PA 19422

Direct: 215-542-9345

Fax: 215-542-9421

mjonas@eastburngray.com

April 18, 2019

**VIA EMAIL mpenecale@abington.org**

Mark Penecale  
Planning & Zoning Officer  
Abington Township  
1176 Old York Road  
Abington, PA 19001

**Re: Wyncote Sub-Station Land Development Application**

Dear Mark:

The applicant agrees to a 90-day extension of the 90-day requirement for action on the pending land development application.

Very truly yours,

A handwritten signature in black ink that reads "Marc D. Jonas".

Marc D. Jonas

MDJ/mw

cc: Brian Regli [bregli@myrevere.com](mailto:bregli@myrevere.com)



**Township of Abington**  
**APPLICATION FOR APPROVAL OF PLAN**

Submission Date 2/5/19 1/30/19 Application No. LD-19-01

To the Board of Commissioners of the Township of Abington:

The undersigned hereby makes application for approval of plan type as indicated below, under the provisions of the Code of Abington Township, Chapter 146, entitled 'The Subdivision and Land Development Regulations of the Township of Abington of 1991', and any supplements and amendments thereto.

X [Signature] Signature of Applicant X [Signature] Signature of Land Owner

Title of Plan Submitted: Wyncote Sub-station Parking Plan

A. Plan Type:

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

B. Plan Identification:

Plan Dated: January 22, 2019 Engineer: Charles E. Shoemaker, Inc.

Plan Proposes: Brief narrative of the proposed activity. Commercial applications to include building square footage and specific uses; Residential applicants to include number of lots and amount of dwelling unit types:  
Duke Real Estate Partners, LLC proposes to build a shared parking lot for 42 vehicles on the former PECO Energy Company Wyncote Sub-station site situated on the Southeast corner of Highland Avenue and Kenmore Avenue, and adjacent to the property known as Switchville Crossing. The existing Wyncote Sub-station building will remain, however no specific use of the building is proposed at present.

C. Property Identification:

Address/Location Southeast corner of Highland Avenue and Kenmore Avenue  
between streets Kenmore Avenue and Wharton Road


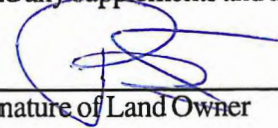
**(continued on next page)**

**Township of Abington  
APPLICATION FOR MODIFICATION OF PLAN**

Submission Date 2/5/2019 Application No. LA-19-01

To the Board of Commissioners of the Township of Abington:

The undersigned hereby makes application for modification of plan application requirements as indicated below, under the provisions of the Code of Abington Township, Chapter 146, entitled 'The Subdivision and Land Development Regulations of the Township of Abington of 1991', and any supplements and amendments thereto.

X  Signature of Applicant      X  Signature of Land Owner

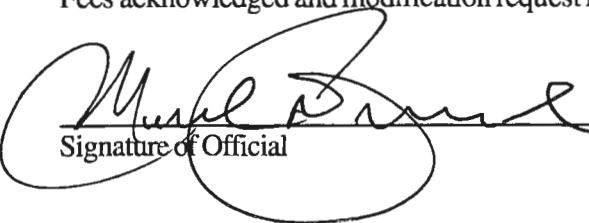
Title of Plan Submitted: Wyncote Sub-station Parking Plan

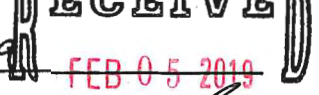
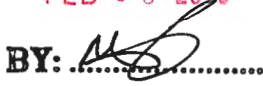
A. Plan Type:

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

<u>Regulation Topic</u>	<u>Section #</u>	<u>Extent of Modification Requested</u>
Utilities	146-11.B.(7)	Not all utilities within 400 ft shown
Recreational Facilities Plan	146-11.J	No recreational facilities provided.
Architectural Plan	146-11.L	No proposed building structure
Sidewalk	146-27.A	No sidewalk along Kenmore Ave

Fees acknowledged and modification request received:

  
Signature of Official

Date 2/5/2019  
  
 FEB 05 2019  
 BY: 

D. Applicant Identification:

Applicant Duke Real Estate Partners, LLC c/o Brian Regli  
Address 2010 County Line Road, Huntingdon Valley, PA 19006 Phone 215-355-9513

Land Owner Same as Above  
Address \_\_\_\_\_ Phone \_\_\_\_\_

Equitable Land Owner N/A  
Address \_\_\_\_\_ Phone \_\_\_\_\_

Architect N/A  
Address \_\_\_\_\_ Phone \_\_\_\_\_

Engineer Charles E. Shoemaker, Inc. c/o Gary Tilford, PLS  
Address 1007 Edge Hill Road, Abington, PA 19001 Phone 215-887-2165

Attorney Eastburn and Gray, P.C. c/o Marc Jonas, Esq.  
Address 470 Norristown Road, Suite 302, Blue Bell, PA 19422 Phone 215-542-9345

**IMPROVEMENTS PROPOSED    UNITS    ESTIMATED COST**

Streets	_____	_____
Street Widening	_____	_____
Street Signs	_____	_____
Street Lighting	_____	_____
Curbs	Highland Ave. and Kenmore Ave.	360 LF \$5000
Sidewalks	Highland Ave.	800 SF \$5000
Storm Sewers	On-site storm inlets, pipes, rain garden, & infiltration bed	\$30,000
Water Supply	_____	_____
Fire Hydrants	_____	_____
Sanitary Sewers	_____	_____
Monuments	_____	_____
Shade Trees	_____	_____
Open Space	_____	_____
Park Lane	_____	_____
Other	_____	_____
Total Cost:	\$40,000	

Fees received from applicant:

Application Fee 10,000.00  
Review Escrow 10,000.00  
Total 14,000.00

Fees acknowledged and application accepted as complete:

[Signature]  
Signature of Official

2/5/19  
Date

**RECEIVED**  
FEB 05 2019

check # 11030 - Application  
check # 11032 - Escrow Fee

BY: [Signature]

**CHARLES E. SHOEMAKER, INC.**

*ENGINEERS AND SURVEYORS*  
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS  
1007 EDGE HILL ROAD  
ABINGTON, PENNSYLVANIA 19001

January 30, 2019

Amy Montgomery  
Director of Engineering & Code  
Abington Township  
1176 Old York Road  
Abington, PA 19001

**RE: WAIVER LIST**  
**Wyncote Sub-station Land Development** (Switchville Crossing)  
Duke Real Estate Partners, LLC  
Highland Avenue

Dear Ms. Montgomery:

We request consideration for the following waivers from the Township Subdivision and Land Development Ordinance as the Code applies to the proposal by Duke Real Estate Partners, LLC to develop the former PECO Energy property for shared parking:

1. **SALDO Sec. 146-11.B.(7) - (Utilities)** – Waiver requested for the requirement to provide all utility information within 400 feet of the subject property.
2. **SALDO Sec. 146-11.J. - (Recreational Facilities Plan)** – Waiver requested for the requirement to provide recreational facilities.
3. **SALDO Sec. 146-11.L. (Architectural Plan)** – Waiver requested as no new buildings are proposed and the existing structure will remain.
4. **SALDO Sec. 146-27.A. (Sidewalk)** – A sidewalk extension along Highland Avenue from the Switchville Crossing driveway to Kenmore Avenue is proposed. A waiver is requested for sidewalk along Kenmore Avenue as was granted for the prior Switchville Crossing land development.

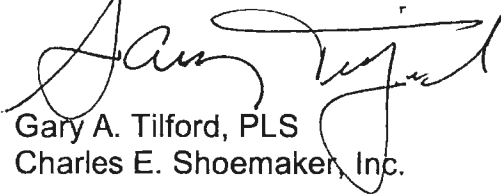
Please present our request for waivers for consideration by the planning board of Abington Township.



**CHARLES E. SHOEMAKER, INC.**  
*ENGINEERS AND SURVEYORS*  
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS

January 30, 2019  
Page 2

Sincerely,



Gary A. Tilford, PLS  
Charles E. Shoemaker, Inc.

cc: Brian Regli, Duke Real Estate Partners, LLC  
Steve Freeman, Duke Real Estate Partners, LLC  
Marc D. Jonas, Esq., Eastburn & Gray PC  
Jim Faber, McCloskey & Faber, P.C.  
CES File #25348C



November 20, 2018

Gary Tilford  
CES, Inc

Re: Water Availability  
361 Highland Ave  
Abington Twp, Montgomery County

In response to your request, this letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc. service territory.

Domestic and fire water service is available to this property and will be provided in accordance with Aqua Pennsylvania, Inc. Rules and Regulations. For further details, visit [www.aquaamerica.com](http://www.aquaamerica.com).

***With regard to our capacity for domestic and fire service for this area, flow data information can be obtained upon written request to Ms. Lisa Thomas-Oliva of our Control Center. Ms. Thomas-Oliva can be reached at (610) 645-1067 but requests must be made in writing. Her fax number is (610) 645-1162.***

Should you have any further questions or need to request an application for service, contact me at (610) 541-4160 or [dciotti@aquamerica.com](mailto:dciotti@aquamerica.com).

Regards,

A handwritten signature in black ink, appearing to read "Deanna L. Ciotti". The signature is fluid and cursive.

Deanna L. Ciotti  
Special Services Coordinator-New Business Applications  
Aqua Pennsylvania, Inc  
700 W Sproul Rd  
Springfield, PA 19064  
O: 610.541.4160



# 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. Brian Regli  
Duke Real Estate Partners, LLC  
2010 County Line Road  
Huntingdon Valley, Pa. 19006

February 25, 2019

**Re: Staff Review Comments of LD-19-01 for the property located at 357 Highland Avenue, Jenkintown, Pa. 19046. Wyncote Substation Property.**

Dear Mr. Regli,

The following is a list of staff review comments on the plan submitted for the development of a 42 stall parking lot to the rear of the building located at 357 Highland Avenue, Jenkintown, Pa. 19046. This plan has been reviewed as a minor land development plan, due to the fact that the plan is void of any public improvements. The comments listed below must be addressed to the satisfaction of the Board of Commissioners of the Township of Abington.

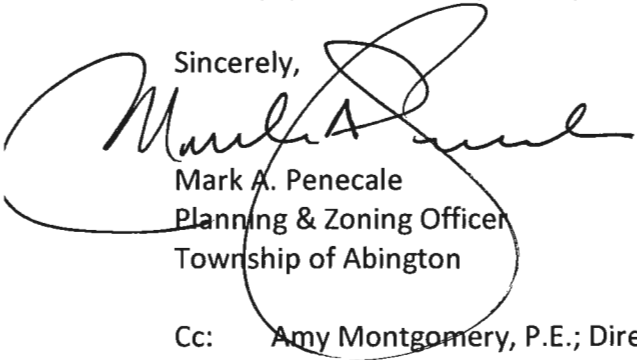
1. The plan of the parking lot is required to be reviewed by a third party review agency licensed by the State Pennsylvania for accessibility reviews. Once reviewed, a copy of the approved review letter must be submitted to our office.
2. The issue of use must be addressed. The Township is unable to calculate parking for both this site and the adjoining Switchville Crossing Site without a defined use being known. In addition, without a known use, we are unable to calculate sanitary sewer flows and/or any increase in the number of EDU's required. Please submit this information so that the review of this application can be completed.
- 3 In accordance with Figure 12.2, the required minimum lot area is one (1) acre and the required minimum front yard depth is 50-feet. The existing lot area is 0.62 acres and the existing building is located within the front along Highland Avenue. These are existing non-conformities that are not affected by the proposed land development.
4. In accordance with Sections 1603.A.3 and 1605.A.1, the existing steep slopes of 15% to 25% and greater than 25% must be delineated on the plan. Steep slopes are defined as existing and man-made slopes exceeding 15%. Per Sections 1603.B and 1603.C, 75% of the 15% to 25% slopes and 90% of the slopes exceeding 25% must remain undisturbed. The proposed areas of disturbance of the steep slopes must also be listed on the plan.

5. Parking calculations shall be provided demonstrating the impact of the proposed additional parking spaces that will be shared with the neighboring Switchville Crossing development. Calculations shall include the required number of parking spaces for the existing and proposed uses on the Switchville Crossing development, and the number of existing and proposed parking on the Switchville Crossing and Wyncote Substation properties. The proposed use of the existing building on the Wyncote Substation property must be addressed. Parking use requirements are provided in Section 2304.
6. In accordance with Sections 2402.A.5.a and 2403.B.4.a.(2)(a), a low intensity buffer consisting of 2 canopy trees, 4 understory trees, and 4 evergreen trees is required along the northern property line (along the site entrance from Highland Avenue). Five (5) canopy trees and 20 shrubs are proposed, therefore 4 understory trees and 4 evergreen trees are still required.
7. In accordance with Section 2402.B.2.c, four (4) street trees are required along Highland Avenue. One (1) tree and 16 shrubs are shown along Highland Avenue on Sheet L-1, therefore 3 street trees are still required. It should be noted that space between the existing building and overhead utility lines is approximately 16-feet which will not allow for the required street trees to be 15-feet from the existing overhead utility lines are required in Section 2402.B.2.b. The Landscape Requirements chart on Sheet L-1 indicates the 4 trees required for Highland Avenue are proposed along the site entrance.
8. The communication equipment mounted to the existing wood utility pole may not be converted to a commercial use. The equipment mounted on this pole is limited to PECO equipment. A copy of the easement agreement must be submitted to this office for review.
9. If signage is proposed for this site that is similar to the existing signage on the Switchville Crossing Development, that signage should be plotted and information on the type and size of the proposed signage provided.
10. Please provide an update on the approval of the increased sanitary sewer flows from the Switchville property.
11. The application was submitted on February 5, 2019.

There are two attachments to this letter. I received an email dated February 26, 2019 from the Shade Tree Commission of the Township of Abington. The letter containing their comments have been attached for your review and use. In addition, I also received a copy of the staff review on the land development related issues prepared by Melissa E. Prugar, PE. of the

Engineering Firm Boucher & James, Inc. This letter has been attached for your review. 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: Amy Montgomery, P.E.; Director of Engineering & Code Department  
Maria Wyrsta; Engineer & Code Department Office Manager  
File Copy (2)



**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.D. Box 699  
Bartonsville, PA 18321

559 Main Street, Suite 230  
Bethlehem, PA 18010  
610-419-9407  
Fax 610-419-9408

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

June 18, 2019

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

**SUBJECT: WYNCOTE SUB-STATION PARKING PLAN – AT SWITCHVILLE CROSSING  
PRELIMINARY LAND DEVELOPMENT REVIEW NO. 2  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA  
PROJECT NO. 1926004R**

Dear Mr. Manfredi:

Pursuant to the Township's request, we have completed our second review of the Preliminary/Final Land Development Plan Application for Mediplex Abington. The submitted information is prepared by Charles E. Shoemaker, Inc. and consists of the following items.

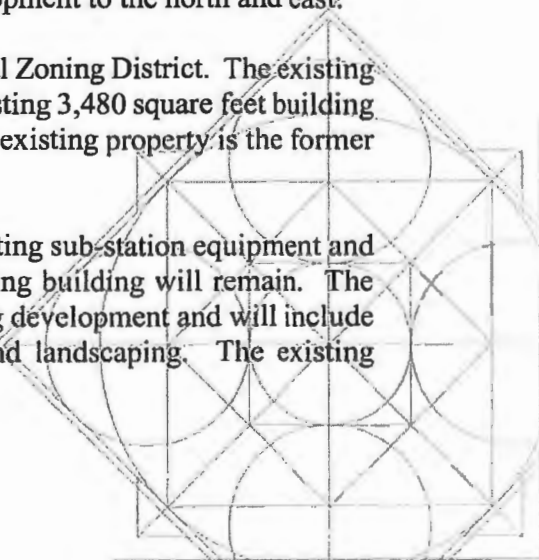
- Response letter dated May 10, 2019.
- Stormwater Management & Erosion and Sediment Control Plan Narrative prepared by Charles E. Shoemaker, Inc., dated January 22, 2019, revised May 10, 2019.
- Preliminary Land Development, Wyncote Sub-Station Parking Plan, at Switchville Crossing, prepared by Charles E. Shoemaker, Inc., dated January 22, 2019, revised May 10, 2019.

**BACKGROUND INFORMATION**

The Applicant, Duke Real Estate Partners, LLC, is proposing a land development on a property located on the northeastern corner of the intersection of Highland Avenue and Kenmore Avenue, at 361 Highland Avenue. The existing property is bounded by Highland Avenue to the west, Kenmore Avenue to the south, and the Switchville Crossing development to the north and east.

The existing property is located within the SI-G, Suburban Industrial Zoning District. The existing property has a total lot area of 0.62 acres and consists of one (1) existing 3,480 square feet building and electric sub-station equipment on an existing gravel area. The existing property is the former PECO Energy Wyncote Sub-Station.

The proposed land development consists of the removal of the existing sub-station equipment and the construction of a forty-two (42) space parking lot. The existing building will remain. The proposed parking lot will take access from the Switchville Crossing development and will include concrete sidewalk, storm sewer and stormwater management, and landscaping. The existing



Mr. Richard Manfredi, Manager  
Abington Township  
June 18, 2019  
Page 2 of 4

building is currently not serviced by water or sanitary sewer. A proposed waterline is shown, but no connection will be made.

Based on our review of the above information and our previous letter dated February 26, 2019, we offer the following comments and/or recommendations for your consideration.

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

1. 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 within 400 feet of the project site must be shown on the plan. ***(Previous Comment 7) A waiver is requested from Section 146-11.B.(7). Existing utilities are shown within approximately 100-feet of the project site.***
2. In accordance with Section 146-11.J, recreational facility plans must be provided. A waiver is requested from Section 146-11.J. In accordance with Section 146-11.J.(8), when deemed acceptable by the applicant or land developer, a statement for the provision of contribution of fees in lieu of recreational facilities shall be provided and in accordance to resolution established by the Board of Commissioners.

In addition, per Section 146-40, wherever practical, provision shall be made by the developer for suitable open space for parks, playground and recreational areas. ***(Previous Comment 11) A waiver is requested from Section 146-11.J. The response indicates park land was provided by the Applicant in connection with Switchville Crossing.***

3. 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 upon receipt. The approved Sewage Facilities Planning Module must be provided to the Township. ***(Previous Comment 12) The response indicates that Sewage Planning is currently under review and a copy of the approval will be provided to the Township upon receipt.***
4. In accordance with Section 146-11.L, architectural plans must be provided. A waiver is requested from Section 146-11.L. ***(Previous Comment 13)***
5. 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. ***(Previous Comment 16) The response indicates an estimate will be provided with the Final Land Development Plan.***
6. In accordance with Section 146-27.A, sidewalks shall be provided along all streets except where, in the opinion of the Board of Commissioners, they are unnecessary for the public safety and convenience. ***(Previous Comment 18) A waiver is requested from Section 146-27.A to not require sidewalks along Kenmore Avenue.***

***Should a waiver be granted, the note in Section 146-12.E.(6) must be placed on the plan.***

7. In accordance with Section 146-27.E, sidewalks shall be extended to the curblin with ramps for adequate and reasonable access across curbs by physically handicapped persons, including those in wheelchairs. Per Sheet 11, Type 2 and Type 4A curb ramps are proposed. The plan must be revised to include detailed ramp design consisting of dimensions, spot elevations, slopes, and associated details and ramp types. We suggest larger scaled detailed plans be provided for clarity. Review of all handicap ramps will be completed upon receipt of the detailed plans. ***(Previous Comment 19) The following comments are based upon our review of the ADA Ramp Grading Details on Sheet 15. The plans must be revised accordingly.***
  - a. ***A landing area having a maximum slope of 2% must be provided along the walkway through the center parking island.***
  - b. ***Ramp details in support of the proposed ramps on the easterly side of the proposed parking lot must also be provided on the plan.***
  - c. ***Landing areas are required at the top of the two (2) ramps provided at the easterly corner of the Highland Avenue and Kenmore Avenue intersection.***
8. In accordance with Section 146-28.A, the proposed parking spaces must be revised to be a minimum 10-foot wide by 20-foot long. ***(Previous Comment 20) The response indicates a waiver from Section 146-28.A is requested in order to provide parking spaces having a 9-foot width and an 18-foot length. The existing parking spaces at Switchville Crossing are 9-foot wide by 18-foot long.***

***This request must be listed under the Waivers Requested on Sheet 3, and the Waiver List must be revised accordingly.***

#### **STORMWATER MANAGEMENT ORDINANCE COMMENTS**

The proposed development is located within the Tacony Creek (Frankford) Watershed and the B Management District. The project site ultimately discharges to the Tacony Creek which has a Chapter 93 Classification of Warm Water Fishery with Migratory Fishes (WWF, MF).

9. In accordance with Section 701.A, a financial guarantee is required for the proposed stormwater management improvements. A detailed cost estimate with specific line items must be submitted for review. ***(Previous Comment 32) The response indicates an estimate will be provided with the Final Land Development Plan.***

#### **MISCELLANEOUS COMMENTS**

10. It does not appear the Special 'SI' Regulations listed on Sheet 3 are applicable to this project and the plan should be revised. ***(Previous Comment 39) As discussed with the Township Zoning Officer, the Special 'SI' Regulations listed on Sheet 3 are not applicable and must be removed from the plan.***



Mr. Richard Manfredi, Manager  
Abington Township  
June 18, 2019  
Page 4 of 4

11. Pavement markings similar to those north and south of the project site shall be provided along Highland Avenue to maintain the existing traffic pattern and deter parking. The plan shall be revised, and associated details added. ***(Previous Comment 48) A bike lane having a width of 4-feet is now proposed along the frontage of the property. Per the FHWA and AASHTO, a bike lane that is immediately adjacent to a curb shall be a minimum of 5-feet wide. We suggest the bike lane be increased to 5-feet wide and the travel lane be decreased to 16-feet wide.***
12. Turning templates for the largest delivery truck, and for a fire truck must be submitted for review. ***(Previous Comment 50) It appears the same fire truck is shown on the Turning Templates (Sheets 1 and 2 of 2). In addition, no single unit truck template is provided. The plans must be revised accordingly.***
13. All comments received from the shade tree commission and fire marshal must be addressed to their satisfaction. ***(Previous Comment 51)***

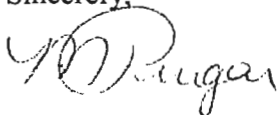
The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments, the receipt of a revised plan submission may generate new comments.

In order to facilitate an efficient re-review of revised plans, the Design Engineer shall 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  
Brian J. Regli, Duke Real Estate Partners, LLC – Applicant/Property Owner  
Gary A. Tilford, P.L.S., Charles E. Shoemaker, Inc. – Applicant's Surveyor  
Richard A. Stonebeck, P.E., Charles E. Shoemaker, Inc. – Applicant's Engineer  
Michael Narcowich, Montgomery County Planning Commission

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR  
KENNETH E. LAWRENCE, JR., VICE CHAIR  
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311  
610-278-3722  
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WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

March 12, 2019

Ms. Maria Wyrsta, Office Manager  
Abington Township  
1176 Old York Road  
Abington, Pennsylvania 19001-3713

Re: MCPC #19-0038-001  
Plan Name: Wyncote Substation  
(744 s.f. on 0.62 Acres)  
Situate: Southeast Corner of Highland & Kenmore Avenues  
Abington Township

Dear Ms. Wyrsta:

We have conducted a special review of the proposed improvements to the site of the Wyncote Substation, as you requested on February 8, 2019. We forward this letter as a report of our review.

## BACKGROUND

Duke Real Estate Partners, LLC, the applicant, has submitted a special review request for improvements to the site of the 3,480 s.f. Wyncote Substation. The applicant proposes parking, landscaping, pedestrian, stormwater, fencing and lighting improvements. The site is located in the SI-G Suburban Industrial—Glenside District, at the Switchville Crossing development, which includes a fitness center, restaurant and proposed building for medical offices and a daycare. The site is served by public sewer and water.

## COMPREHENSIVE PLAN, ABINGTON MASTER BICYCLE PLAN COMPLIANCE

The proposed improvements are generally consistent with *MONTCO2040: A Shared Vision, The Montgomery County Comprehensive Plan*. However, it would be more consistent if an additional



sidewalk was added, as noted in our review comments, below. The county comprehensive plan does recommend streetside sidewalks (minimum five feet wide, with five-to-eight foot verge for commercial, office and industrial sidewalks outside the central business district).

The proposal is not consistent with the Abington Master Bicycle Plan (2018), which recommends bicycle lanes and signage along the part of Highland Avenue abutting the development site (it also recommends a bicycle route along the part of Wharton Avenue abutting the tract of which the lot is a part; for details, see pp. 66 and 90 of the plan).

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant’s proposal, however, in the course of our review we have identified the following issues that the applicant and Township may wish to consider. Our comments are as follows:

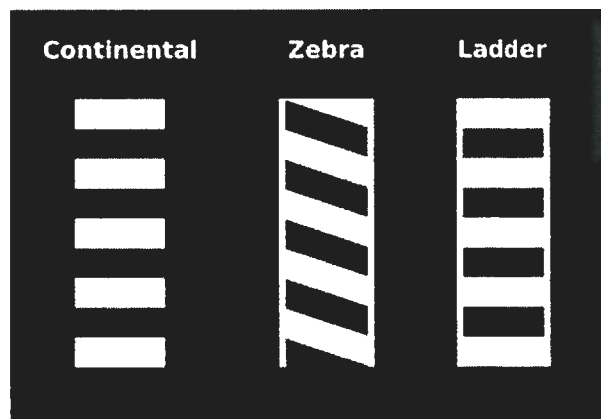
## REVIEW COMMENTS

### ZONING

- A. The lot does not meet minimum required width and depth of 200 feet [*Figure 12.2: SI Suburban Industrial District (SI-G, SI-W) Dimensional Requirements*].

### SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

- A. Crosswalks [§146-29.D]. The addition of four crosswalks to the intersection of Highland and Kenmore will be a welcome improvement for pedestrian safety. We recommend the design be highly-visible, such as ladder, continental or zebra styles (“continental” style crosswalks are proposed within the parking area).
- B. Sidewalk. Does the absence of proposed sidewalk on Kenmore Avenue meet the Township’s future pedestrian goals? [§146-27]. The plan does not provide sidewalk along the project site’s side of Kenmore Avenue. In staff meetings with the applicant, the applicant explained that sidewalk was not included in that location, in part due to the need to reserve room for a truck backing area (note proposed area of depressed curb). The applicant also proposes



From [sfbetterstreets.org](http://sfbetterstreets.org)

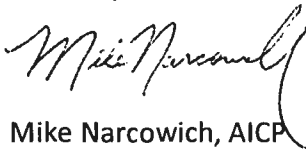
an earthen berm in this area, although it is not required. However, the distance from the depressed curb to the parking area is 22.7 feet, so there may well be room for a sidewalk and verge [§2504.E]. Such a sidewalk could be connected to the sidewalk and crosswalk network on the interior of the Switchville Crossing development.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve the Township's planning objectives for a mixed-nonresidential-use center.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Sincerely,

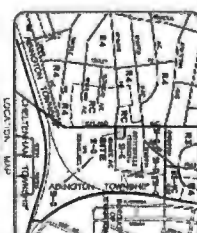
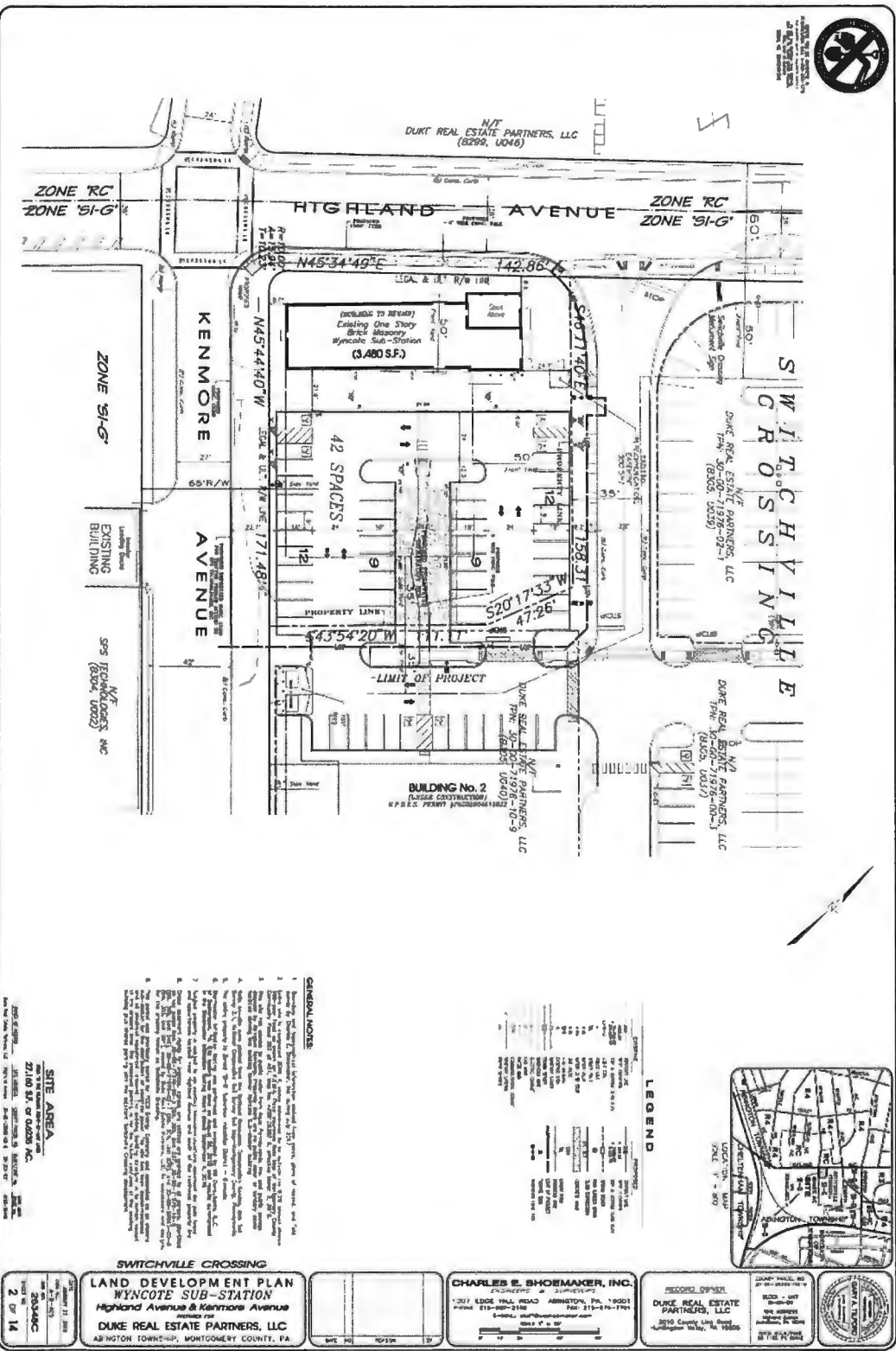


Mike Narcowich, AICP  
Assistant Section Chief: Community Planning  
610.278.5238 - [mnarcowi@montcopa.org](mailto:mnarcowi@montcopa.org)

c: Duke Real Estate Partners, LLC, Applicant  
Charles E. Shoemaker, Inc., Applicant's Representative  
Richard J. Manfredi, Township Manager  
Amy Montgomery, P.E., Township Engineer  
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments: Appendix 1: Reduced Copy of Applicant's Plan  
Appendix 2: Aerial Image  
Appendix 3: Abington Master Bicycle Plan map, p.66

Applicant's Plan



**LEGEND**

Symbol	Description
(Solid line)	Proposed Building Footprint
(Dashed line)	Proposed Parking Spaces
(Dotted line)	Proposed Property Line
(Thin solid line)	Existing Building Footprint
(Thin dashed line)	Existing Parking Spaces
(Thin dotted line)	Existing Property Line
(Thick solid line)	Right-of-Way Line
(Thick dashed line)	Limit of Project
(Thick dotted line)	Adjacent Property Line
(Thin solid line with dots)	Utility Lines
(Thin dashed line with dots)	Proposed Utility Lines
(Thin solid line with triangles)	Proposed Street Light Locations
(Thin solid line with squares)	Proposed Fire Hydrant Locations
(Thin solid line with circles)	Proposed Storm Drain Locations
(Thin solid line with diamonds)	Proposed Sewer Manhole Locations
(Thin solid line with stars)	Proposed Water Manhole Locations
(Thin solid line with crosses)	Proposed Gas Manhole Locations
(Thin solid line with pluses)	Proposed Electric Manhole Locations
(Thin solid line with asterisks)	Proposed Telephone Manhole Locations
(Thin solid line with hash marks)	Proposed Cable Manhole Locations
(Thin solid line with percent signs)	Proposed Storm Drain Inlets
(Thin solid line with dollar signs)	Proposed Sewer Inlets
(Thin solid line with ampersands)	Proposed Water Inlets
(Thin solid line with at signs)	Proposed Gas Inlets
(Thin solid line with double asterisks)	Proposed Electric Inlets
(Thin solid line with double hash marks)	Proposed Telephone Inlets
(Thin solid line with double percent signs)	Proposed Cable Inlets
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(Thin solid line with double at signs)	Proposed Water Outlets
(Thin solid line with double asterisks)	Proposed Gas Outlets
(Thin solid line with double plus signs)	Proposed Electric Outlets
(Thin solid line with double asterisks)	Proposed Telephone Outlets
(Thin solid line with double hash marks)	Proposed Cable Outlets

**GENERAL NOTES:**

1. The applicant warrants that the information provided on this plan is true, correct, and that the applicant is the owner of the property shown hereon.
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<p><b>SITE AREA</b></p> <p>2.07 AC</p>	<p><b>SWITCHVILLE CROSSING</b></p> <p><b>LAND DEVELOPMENT PLAN</b></p> <p><b>WYNCOTE SUB-STATION</b></p> <p>Highland Avenue &amp; Kenmore Avenue</p> <p>DUKE REAL ESTATE PARTNERS, LLC</p> <p>ARLINGTON TOWNSHIP, MONTGOMERY COUNTY, PA</p>	<p><b>CHARLES E. SHOEMAKER, INC.</b></p> <p>1307 EDGE HILL ROAD, ARRLINGTON, PA 19001</p> <p>PHONE: 215-269-1100 FAX: 215-269-1797</p> <p>WWW.CHARLES-SHOEMAKER.COM</p>	<p><b>SENIOR OWNER</b></p> <p><b>DUKE REAL ESTATE PARTNERS, LLC</b></p> <p>890 CLAYTON LANE, SUITE 200</p> <p>WYOMING, DE 19880</p>	<p><b>DUKE PARTNERS, LLC</b></p> <p>800 - 807</p> <p>1000</p> <p>1000</p> <p>1000</p> <p>1000</p>
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Site Aerial



Wyncote Sub-Station  
190038001

Montgomery  
County  
Planning  
Commission  
Montgomery County Courthouse - Planning Commission  
PO Box 311 • Norristown PA 19380-0311  
p) 610.278.3722 • f) 610.278.3941  
www.montcopa.org/pla/ncm  
Year 2015 aerial photography provided by the  
Delaware Valley Regional Planning Commission



Abington Master Bicycle plan, p.66

