



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*

Marc B. Kaplin, Esq.
Kaplin Stewart, Law Offices
910 Harvest Drive
Blue Bell, Pa. 19422

September 19, 2019

Re: Subdivision of 2620 Moreland Road, Willow Grove, Pa. 19090.

Dear Mr. Kaplin,

This letter is sent to inform you that the plan you submitted on behalf of Willow Grove, PA retail, LLC for the subdivision of 2620 Moreland Road, Willow Grove, Pa. 19090 will be reviewed and processed as a typical subdivision application. I have been informed by the Township Solicitor's Office that the standards contained within Section 1109 of the Zoning Ordinance of the Township of Abington do not apply to the application and plan submitted.

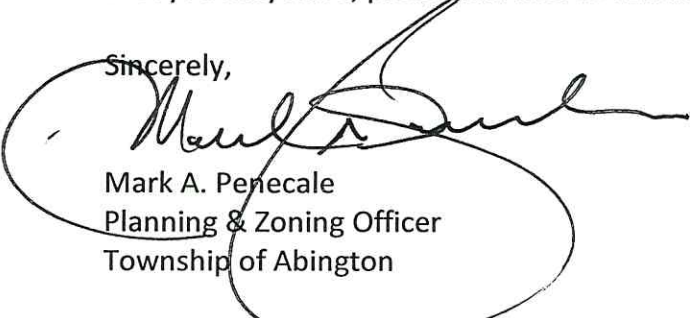
A review of the plan submitted without the exemptions provided for by Section 1109 of the Zoning Ordinance of the Township of Abington leave the plan with several dimensional issues and a few questions that must be addressed. They are as follows:

1. The proposed new property line along the face of the Moreland Road building housing @Home is required to be a minimum of 30 feet from the existing building. Please refer the dimensional regulations for side yard setback found with Figure 11.9. BC of the Zoning Ordinance of the Township of Abington.
2. Any existing or proposed parking or building must be a minimum of 75 feet from any residentially zoned property. Please refer the dimensional regulation found with Figure 11.9. BC of the Zoning Ordinance of the Township of Abington.
3. The separation of lot #1 and Lot #2 increases the impervious coverage percentage on Lot #1. This is not permitted by Section 1911 of the Zoning Ordinance of the Township of Abington.
4. The plan is required to be amended to include a building envelope for Lot #2 so that the review can be completed.

5. Lot #2 must comply with the dimensional requirements of Figure 11.9. BC of the Zoning Ordinance of the Township of Abington.
6. Lot #1 must be brought into compliance with the requirements of Figure 11.9. BC of the Zoning Ordinance of the Township of Abington.
7. Lot #1 and Lot #2 must conform to the parking lot landscaping and street tree requirements of Section 2402 of the Zoning Ordinance of the Township of Abington.
8. Lot #1 and Lot #2 must comply with landscape buffer and screening requirements of Section 2403 of the Zoning Ordinance of the Township of Abington.
9. The zoning tabulation chart on the plan is required to be updated to include all of the dimensional requirements listed within Figure 11.9. BC of the Zoning Ordinance of the Township of Abington. Please include an on-site parking tabulation chart.
10. The plan should be amended to include the design layout of both the existing and proposed parking lots. This is required so that the review can be completed and we can ensure that the available on-site parking complies with the requirements of Section 2304.C. Use C-33 of the Zoning Ordinance of the Township of Abington.
11. Please be aware that the revised plan will have to comply with Chapter 142 of the Code Book of the Township of Abington related to on-site stormwater runoff.

I am reluctant to place this application on the agenda of the Planning Commission of the Township of Abington, without first addressing the outstanding zoning related issues. Please contact me prior to the submission of revised plans, so that we can schedule a date and time to review the re-submission and/or zoning hearing board application. If there are any questions that you may have, please feel free to contact me 267-536-1010.

Sincerely,



Mark A. Penecale
Planning & Zoning Officer
Township of Abington

Cc: Amy Montgomery, PE; Director of Engineering & Code Department
File Copy (2)

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).

Willow Grove, PA Retail LLC

Signed: *[Signature]*
Applicant

Date: *6/17/2019*

Received: _____
Township

Date: _____

I. CONTACT INFORMATION

**Applicant
Information**

Willow Grove, PA Retail LLC c/o Michael Oestreich, SVP of Leasing & Development

Name

295 Madison Ave - 37th FL, New York, NY 10017

Address

(212) 753-4576

Phone

Fax

mikeo@tlmltd.com

Email Address

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

Name

Address

Phone

Fax

Email Address

**Architect/
Planner**

Name

Address

Phone

Fax

Email Address

**Engineer/
Surveyor**

Bohler Engineering PA, LLC c/o Lindsey Breylinger

Name

1600 Manor Drive, Suite 200, Chalfont PA 18914

Address

**Engineer/
Surveyor
Cont'd**

(215) 996-9100

Phone

(215) 996-9102

Fax

lbreylinger@bohlereng.com

Email Address

Attorney

Marc Kaplin, Esq., Kaplin Stewart

Name

910 Harvest Drive, Blue Bell, PA 19422

Address

(610) 941-2666

Phone

(610) 684-2000

Fax

Mkaplin@kaplaw.com

Email Address