

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@ttmltd.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

lbreylinger@bohlereng.com

Email Address

(215) 996-9102

Fax

Attorney

Marc Kaplin, Esq., Kaplin Stewart

Name

910 Harvest Drive, Blue Bell, PA 19422

Address

(610) 941-2666

Phone

Mkaplin@kaplaw.com

Email Address

(610) 684-2000

Fax

II. PROJECT INFORMATION

Application Type:

- | | | |
|--|--|--|
| <input checked="" 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 type="checkbox"/> Final Major Land Develop. | |

Full street address of the property: 2620 W. Moreland Road, Willow Grove, PA 19090

Tax Parcel No.: 30-00-45100-005 County Deed Book No.: 5497 Page No.: 2334

Description of Proposed Work: Minor Subdivision Plan/lot line change for subject property.

Total Tract Acreage: 9.376 AC

Project Acreage: Lot 1: 8.345 AC; Lot 2: 1.031 AC

Zoning District: BC; C-29 Existing Number of Lots: 1 Proposed Number of Lots: 2

Existing Sewer Flows: N/A Proposed Sewer Flows: N/A

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 type="checkbox"/> Commercial | <input type="checkbox"/> Office | <input type="checkbox"/> Industrial |
| <input checked="" type="checkbox"/> Other (Describe): <u>N/A. Development is not proposed as part of this application.</u> | | | |

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

IV. WAIVERS

List of Requested Waivers: Attach separate sheet if required.

Section/Requirement:

Relief Requested:

V. SUBMISSION

APPLICATION CHECKLIST

The applicant is responsible for the submission of a complete application. This checklist will aid both the applicant and staff in ensuring that all applications are complete. The following is a per item submission checklist for all Subdivision, Land Development and Conditional Use Applications for the Township of Abington.

- Application Form: completed and signed by the owner/applicant
- 10 (ten) copies of the proposed plan, folded to legal file size. Plan should not be smaller than 1" = 50' and not exceed a sheet size of 24" x 36"
- One (1) reduced copy of the proposed plan, no larger than 11" x 17"
- One (1) Digital PDF file of the proposed plan
- Two (2) sets of tentative architectural plans for all applications proposing construction or land development *N/A no land development*
- One (1) copy of the Recreation Facilities Plan (if required by §146-40) *N/A*
- Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department *N/A*
- Two (2) copies of Sewage Facilities Planning Module Applications *N/A*
- Letter of Water availability from AQUA PA *N/A*
- One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
- Application Fee: Check made payable to the Township of Abington
- Escrow Fee: Check made payable to the Township of Abington. Separate check from application fee

VI. SIGNATURE

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct, and complete. *William Grove, AA Retail LLC*

Signature of Applicant

[Handwritten Signature]

Date

6/17/2019

Signature of Property Owner (if different than applicant)

Date

THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

Application Fee Amount: \$ 1,000.⁰⁰ Check No.: # 1252

Review Escrow Fee Amount: \$ 10,000.⁰⁰ Check No.: # 1251

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).

Willow Grove, PA Retail LLC

Signed: *[Signature]*
Applicant

Date: *6/17/2019*

Received: *[Signature]*
Township

Date: *10/11/2019*

**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.

Willow Grove, PA Retail LLC

Signed: *[Signature]*
Applicant

Date: 6/17/2019