



Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE – LAFAYETTE HILL, PA 19444-1821
TEL: 610-825-3535 FAX: 610-825-9416
www.whitemarshtwp.org

BOARD of SUPERVISORS

Laura Boyle Nester– Chair
Fran McCusker– Vice Chair
Michael Drossner
Vincent Manuele
Jacy Toll

Richard L. Mellor, Jr.
Township Manager

WHITEMARSH TOWNSHIP PLANNING COMMISSION

MEETING OF JULY 14, 2020 6:00 PM

ZOOM MEETING PARTICIPATION INFORMATION

The Whitemarsh Township Planning Commission will hold its monthly meeting on Tuesday, July 14, 2020 at 6:00 p.m. In response to the COVID 19 health pandemic, and to promote social distancing, this meeting will be conducted via ZOOM. Members of the Commission, staff and public will participate remotely. The public may join this meeting by either telephone using the dial in number or entering the URL on an internet browser. Below you will find instructions on how to access and participate in the meeting:

- **Meeting Date:** Tuesday, July 14, 2020
- **Meeting Time:** 6:00 PM
- **Meeting URL:** <https://us02web.zoom.us/j/86764912048?pwd=UnhYSjgyT0l4Lys5Smpwa3crd0xYZz09>
- **Meeting via Zoom App:** if you have the Zoom App on your smartphone, tablet, or computer, open the program, click “join a meeting” and enter the Meeting ID: 867 6491 2048
- **Meeting dial in number (no video):** 1-646-558-8656
- **Meeting ID number (to be entered when prompted):** 867 6491 2048
- **Meeting Password:** 774952

Public comment may be submitted via email to the Township Director of Planning and Zoning, Charlie Guttenplan at cguttenplan@whitemarshtwp.org no later than noon (12:00 PM) on July 13, 2020. Public comment will also be accepted during the meeting; instructions will be provided at the start of the meeting. In both cases you will need to provide your name and address for the record.

Persons with a disability who wish to participate in the meeting and require an auxiliary aid, service or other accommodation to participate in the meeting should contact Whitemarsh Township at 484-594-2625.

“A GREAT PLACE TO LIVE AND WORK”

**WHITEMARSH TOWNSHIP
PLANNING COMMISSION MEETING AGENDA
JULY 14, 2020
6:00 PM**

**DUE TO THE COVID-19 PANDEMIC, THIS MEETING WILL BE CONDUCTED
VIA THE INTERNET USING 'ZOOM' TELECOMMUNICATION TECHNOLOGY**

DAMBMAN ___ DORAN ___ CORNOG ___ GLANTZ-PATCHEN ___ QUITEL ___
SHAW-FINK ___ SHULA ___
MANUELE (BOS) ___ GUTTENPLAN ___ HEINRICH ___ SANDER ___

1. CALL TO ORDER

2. ANNOUNCEMENTS & CORRESPONDENCE

- In accordance with PA Act 15, meeting via Zoom was advertised in the Times Herald on July 9, 2020.

3. APPROVAL OF MINUTES

- May 26, 2020 and June 23, 2020

4. ZONING HEARING BOARD APPEALS (None)

5. CONDITIONAL USE APPLICATIONS (None)

6. SUBDIVISION &/OR LAND DEVELOPMENT APPLICATIONS

- Review SLD#01-20; Kevin and Donna McBurney/4013 Crescent Avenue Preliminary/Final Minor Subdivision Plan; Lot Line Change

7. OLD BUSINESS

8. NEW BUSINESS

9. PLANNING COMMISSION MEMBER COMMENTS

10. PUBLIC COMMENT FOR NON-AGENDA ITEMS

11. ADJOURNMENT

TENTATIVE NEXT MEETING
July 28, 2020 at 6:00 P.M.

Projected Agenda not determined at this time.

PUBLIC PARTICIPATION INFORMATION

1. Public meetings of the Commission shall follow a prescribed agenda, which will be available to the general public no later than the Friday preceding the meeting.
2. If members of the public wish the Commission to address a specific item at a public meeting, a written request to the Staff Liaison shall be submitted at least one week before the meeting. The written request shall specify the item or items the individual desires to be addressed.
3. The Commission may consider other matters for the agenda as they see fit.
4. The Commission will entertain Public Comment at the conclusion of the discussion of the item and prior to specific action on the item during the meeting, at the discretion of the Chair. Individuals must advise the Chair of their desire to offer such comment.
5. A Public Comment period will be provided at the conclusion of a meeting for input on any new subject.
6. The Commission Chair shall preside over Public Comments and may within their discretion:
 - a. Recognize individuals wishing to offer comment.
 - b. Require identification of such persons.
 - c. Allocate total available Public Comment time among all individuals wishing to comment.
 - d. Allocate up to a five (5) minute maximum for each individual to offer Public Comment at a meeting, Township Staff shall time comments and shall announce, "one minute remaining" and "time expired" to the Chair.
 - e. Rule out of order scandalous, impertinent and redundant comment or any comment the discernible purpose of which is to disrupt or prevent the conduct of the business of the meeting including the questioning of, or polling of, or debating with, individual members of the Commission.

WHITEMARSH TOWNSHIP

TO: PLANNING COMMISSION
FROM: **Charles L. Guttenplan, AICP, Director of Planning and Zoning**
SUBJECT: MATERIAL FOR JULY 14, 2020 ZOOM MEETING
DATE: JULY 8, 2020
CC: Vincent Manuele, BOS Liaison
Richard L. Mellor, Jr., Township Manager
James Hersh, PE, Township Engineer
Dave Sander, Esq., Township Solicitor



In addition to the minutes from the May 26, 2020 Zoom meeting (with requested corrections) and the minutes from the June 23, 2020 Zoom meeting, there is one agenda item for the July 14th meeting; this meeting will also be conducted using Zoom telecommunication technology due to the COVID-19 pandemic.

The agenda item is SLD #01-20, Preliminary/Final Minor Subdivision Plan (Lot Line Change) for Kevin and Donna McBurney at 4013 Crescent Avenue, Lafayette Hill. The plan proposes to shift the lot line with neighboring 4009 Crescent Avenue approximately 28 feet, resulting in an increase of slightly over 4,000 square feet for the McBurney lot, with the commensurate decrease in the 4009 Crescent Avenue lot. No other changes are proposed; both lots are improved with single-family detached homes and related improvements. Review letters are enclosed including my zoning compliance review, the Township Engineer's review, and the Montgomery County Planning Commission review. Also enclosed is a waiver request letter; the waiver requests have been updated in response to comments in the Township Engineer's review. In addition to seeking recommendations for the waivers, the applicant is seeking a recommendation for both preliminary and final plan approval, which is appropriate for a minor subdivision plan.

If you have any questions prior to the meeting, please feel free to get in touch with me (cguttenplan@whitemarshtwp.org or 484-594-2625). If any member is unable to participate in the meeting, please send an e-mail to Bob Dambman (rdambman@gmail.com) and copy me. I look forward to 'seeing' you all at the meeting.

Enclosures

**MINUTES
PLANNING COMMISSION
ZOOM MEETING
MAY 26, 2020**

Attendees/Participants: Dave Shula, Sherri Glantz Patchen, Patrick Doran, Bob Dambman, Peter Cornog, Elizabeth Shaw-Fink, Scott Quitel, Charlie Guttenplan, AICP, Director of Planning and Zoning, Jim Hersh & Krista Heinrich (Township Engineer's office), Vince Manuele (BOS Liaison), and Dave Sander, Esq. (Township Solicitor's office)

1. CALL TO ORDER: 7:06 PM by Chair Dambman

2. ANNOUNCEMENTS & CORRESPONDENCE

Announcements:

- Act 15 requires advertising meetings 5 days in advance. This meeting was published in the Times Herald on May 21, 2020.
- The revised draft of the Comprehensive Plan was received and reviewed by Mr. Guttenplan and is now in the Township Manager's office for review. If there are no changes this will be sent to the Planning Commission for review. If no changes are made it will be sent to the County for review and then to the Board of Supervisors for action (after a PC Public Meeting).

Correspondence:

- E-mail from Roy Wilson regarding the March 10, 2020 Planning Commission Meeting Minutes
- E-mail from Peter Blood, Fort Washington Rescape, regarding ZHB#2020-10 Whitemarsh Hotel Associates, LP.

3. APPROVAL OF MINUTES

- On a motion by Mr. Cornog seconded by Ms. Patchen, the Planning Commission moved to approve the February 25, 2020 meeting minutes. Vote 7-0
- On a motion by Mr. Shula, seconded by Mr. Cornog, the Planning Commission moved to approve the February 29, 2020 special meeting minutes. Vote 7-0
- On a motion by Mr. Doran, seconded by Mr. Shula, the Planning Commission moved to approve the March 10, 2020 meeting minutes as amended by Ms. Patchen. Vote 7-0

4. ZONING HEARING BOARD APPEALS:

- Review ZHB#2020-10 Whitemarsh Hotel Associates, L.P./432 Pennsylvania Avenue
Request for modification of prior approval related to restaurant

Mr. Guttenplan briefly explained the application was last seen by the Planning Commission in May/June of 2018 for a different, larger freestanding restaurant. The Zoning Hearing Board approved the relief but it was never acted on and has now expired.

Attendees: Ameer Farrell, Esquire, attorney for the applicant, Bill McNamara, General Manager Charlie Houder, Developer/Applicant, Sandra Koza, Traffic Consultant and Michael Bowker, Applicant's Engineer.

The applicant is proposing to add a 2600-square foot (+/-) free-standing, drive-through Starbucks coffee shop restaurant/café with outdoor seating immediately adjacent to the existing Holiday Inn Express and Suites. Similar to previous applications for a freestanding restaurant on this site (none previously built), the applicant requires a special exception for the restaurant use, a variance

for reduced parking, and a variance to permit development within the Floodplain Conservation Overlay District. In addition, the applicant is seeking some signage variances as well as a variance to permit outdoor seating, not permitted in the CR-L Commercial Retail District. A brief background via PowerPoint was presented by Ms. Farrell on the property along with a site plan, elevations and a sign package with 5 options that consisted of different types of exterior building panels and signage.

Planning Commission Members Comments & Concerns: what is the total square foot of signage (110 square feet maximum; includes signage on all four sides of the building and the monument sign); will it be the standard interior layout (yes, they are making it more disperse inside and will match recent stores though also considering COVID-19 issues; Starbucks is becoming more of a mobile ordering or fast-in fast-out establishment); are the extra parking spaces necessary, less hardscape more green and more infiltration the better since it's in a floodplain (still less impervious ground coverage with this proposal, not much room to work with, will see what else can be done); what are the hours of operation (6:00 AM – 8:00 PM, may go an hour earlier/later due to location); what are the differences between Dunkin Donuts and Starbucks since special exception requires a showing of need in the market area (different menu offerings, different approach, and different clients)

On a motion by Ms. Patchen, seconded by Mr. Shula (Vote 7-0), the Planning Commission recommends the Zoning Hearing Board grant the special exception and requested variances conditioned upon the applicant taking an ecosystem approach with respect to greenspace.

A brief conversation then took place on the 5 alternative sign packages and exterior color schemes. The members felt that it was hard to tell from the pictures and that they were hesitant to make a recommendation but agreed that options #1 & #5 blended in with the existing structures.

On a motion by Mr. Quitel, seconded by Mr. Cornog (Vote 7-0), the Planning Commission made a motion to recommend options #1 & #5 above the other choices.

5. CONDITIONAL USE APPLICATIONS: None

6. SUBDIVISION &/OR LAND DEVELOPMENT APPLICATIONS:

- Review (continued) SLD #05-14; 901 Washington Partners, LP/901 Washington Street
Revised Preliminary Plan; 62 Townhomes

Mr. Guttenplan briefly explained this is a proposal for a 62-unit townhome development on the old Finneran & Haley site. A new plan package was received based on comments from the Township.

Attendees: Jim Vesey, one of the owners of the property at 901 Washington Street Partners; his partner Gary Toll; Jim Bannon, Engineer from Nave Newell; Sarah Peck, developer/partner from Progressive New Homes and her associate Justin Moody.

Ms. Peck stated the plan was adjusted slightly to address the comments received and if acceptable would like a vote of approval. A PowerPoint was presented showing the overall site plan with 46 front to back and 16 conventional townhomes all having access to river views. Changes consisted of renumbering as a way of finding the units easier; parking was amended so that all front to back townhomes have their own individual driveways and the conventional townhomes will have their own parallel spot in front of the unit (though these are extra spaces, they are not included in the parking count since they may not meet the ordinance definition of a 'parking space'); the street will be widened to 25' with parking on 1 side only which will help with traffic calming; there will be adequate pedestrian circulation with sidewalks and access to trails; a second gate will be added to block Driveway B so the public can park and get access to the trail; they raised the elevations of

all homes 1'; the parking court design was changed to accommodate the trash cans and condensing units; an elongated retaining wall was added so pedestrians can walk from court to court; the boat launch was moved west to save a heritage tree; changes to landscaping which will require a few extra waivers; added a landscape berm adjacent to SEPTA tracks for visual and sound purposes; added more vegetation; beefed up the riparian corridor with plants and added trees to the courts; the intersection at Lee Street/Washington Street was revised to make safer and more realistic adding stop signs; and a protected ADA pedestrian path was built (they needed permission from David's Bridal to remove a set of stairs protruding into the parking lot, which they received).

Planning Commission Members Comments & Concerns: will fire trucks still be able to access on 25' roads with parking on one side (yes it still works); what is the width of the sidewalks on Washington Street and adjacent to Driveway A (5' wide for both); there will be public access on the western perimeter of the property but will parking be dedicated to the public (no but there is plenty of parking); the public will not have access to the boat ramp (this is for emergency access only); handicap parking is not indicated on the plan (they can add it); ~~there are no~~ the Commission wants to see public amenities but none are shown on the plan only trails (they will put seating along the river. There is a conflict in the zoning ordinance with some of the suggested optional public amenities in one section being required features in another section); not in favor of substituting smaller caliper trees with larger caliper trees; feels the smaller trees won't work long term; visually would like to keep the riverfront consistent with what is there now (they are following the arborist's direction as to what is being removed); the Shade Tree Commission is walking the site this weekend; concerned the footers are being put into unstable material; a lot of concerns on environmental issues and how are these issues being mitigated (the majority of the issues meet the state wide health standards); this could be a liability issue to potential homeowners; would like a summary of what is on the site that is being remediated (will put together a synopsis for the Planning Commission and the public; full disclosure will be provided to the homebuyers).

Public Comment: Steve Kaufman, Harts Ridge Road, Sydelle Zove, Harts Ridge Road and Roy Wilson, 4006 Butler Pike. Their comments and concerns consisted of: it is not the case that the Shade Tree Ordinance allows a developer to swap out hardwood shade trees up to the limits specified in the ordinance, the swapping is subject to approval of the Shade Tree Commission; the landscape plan as proposed does not comply with the ordinance unless the Shade Tree Commission grants a waiver; Section 105-53.(D) dedication of park/recreation space should not be waived (clarification that the waiver was to allow a fee in lieu of dedication); the notion of allowing parking on a 25' street is alarming, all parking and other waivers that result in increased density should be rejected; regarding the environmental remediation, the approval plan predates this townhouse plan and it was advised that the slab would be removed in its entirety and replaced, need to hear from Township experts on adequacy of environmental remediation, etc.; one-inch trees won't survive; 144 lots on a brownfield site with a floodplain is not appropriate (it was clarified that 144 is based on the allowable 30 units/acre but only 62 units are proposed); this should not be voted on tonight, would like the Planning Commission to take more time on this; waivers #11 & 13 cry out for an in depth discussion; a request to clarify the site data regarding residential density.

The Planning Commission would like the applicant to provide additional information (environmental summary); have time to review the 14 requested waivers; and would like to hear the Shade Tree Commission's recommendations before the Planning Commission makes their recommendation. The applicant will address comments and come back with revised plans.

7. OLD BUSINESS:

- Mr. Cornog asked if Whitemarsh Station was submitted to the County for the 2020 Montgomery Awards Program, in response Mr. Guttenplan stated that it will be and the deadline for submissions was extended to June 1, 2020.

8. NEW BUSINESS: None

9. PLANNING COMMISSION MEMBERS COMMENTS:

- It was agreed that the next meeting (via Zoom) would start at 6 PM.

10. PUBLIC COMMENT FOR NON AGENDA ITEMS

- Mr. Wilson objects to his comments (submitted this date via e-mail) not being entered into the March 10, 2020 meeting minutes. It was explained by Mr. Sander that the Planning Commission has taken action to approve the minutes and his objection is noted. Mr. Sander also explained that the minutes are not a verbatim record of what is said and it is not a requirement to do so.

11. ADJOURNMENT

- On a motion by Mr. Doran seconded by Mr. Cornog, the meeting was adjourned at 9:59 PM.

Respectfully submitted,

Charles L. Guttenplan, AICP, Director of Planning & Zoning

The Planning Commission is appointed as an advisory group to the Board of Supervisors and the Zoning Hearing Board with respect to comprehensive land use planning, existing land use, and various land use and zoning applications in Whitmarsh Township. No formal decisions are rendered by the Planning Commission. Formal decisions are rendered by the Board of Supervisors or Zoning Hearing Board, as prescribed by law, based on the type of application.

**MINUTES
PLANNING COMMISSION
ZOOM MEETING
JUNE 23, 2020**

Attendees/Participants: Dave Shula, Sherri Glantz Patchen, Patrick Doran, Bob Dambman, Peter Cornog, Elizabeth Shaw-Fink, Scott Quitel, Charlie Guttenplan, AICP, Director of Planning and Zoning, Krista Heinrich (Township Engineer's office), Vince Manuele (BOS Liaison), and Dave Sander, Esq. (Township Solicitor's office)

1. CALL TO ORDER: 6:08 PM by Chair Dambman

2. ANNOUNCEMENTS & CORRESPONDENCE

Announcements:

- Act 15 requires advertising meetings 5 days in advance. This meeting was published in the Times Herald on June 17, 2020.
- The revised draft of the Comprehensive Plan was received and posted on the website. On June 12, 2020 the document was sent out for review to agencies required by the Municipalities Planning Code and the state historic preservation office; by law the required review agencies have 45 days to review and comment. Once reviews are received it will be scheduled on a Planning Commission agenda to discuss, make final edits and come up with a recommendation for the Commission's required Public Meeting, tentatively in September and hopefully be scheduled on an October Board of Supervisors agenda for the required Public Hearing.

3. APPROVAL OF MINUTES

- The meeting minutes from May 26, 2020 were tabled until the next scheduled meeting to allow staff to make requested corrections.

4. ZONING HEARING BOARD APPEALS: None

5. CONDITIONAL USE APPLICATIONS: None

6. SUBDIVISION &/OR LAND DEVELOPMENT APPLICATIONS:

- Review SLD#02-19 Argos Associates/Adelphia Land Associates/Polergodom Group, Ltd
"Longfield Farms" Butler Pike, Ambler, PA;
Preliminary Plan Review; 58 Townhomes

Attendees: Robert Downs, Owner's Representative; Caroline Edwards, Esquire, Attorney; Richard Collier, FAICP, Planner; David Cavanaugh, RLA, Landscape Architect; Robert Irick, RLA, Landscape Architect, Estelle Eberhardt, P.E., Engineer and Brian Keaveney, P.E. Traffic/Transportation

Mr. Collier provided some background and described the plan with a PowerPoint presentation. The site is 15.24 acres located at the corner of Butler and Skippack Pikes with access/egress from both roads (right-in/right-out only on Skippack Pike). The applicant is proposing a townhouse community of 58 homes in 3 and 4 unit groups (density allows for 118 units). The project will retain nearly 44% private open space and stormwater will be managed within the tract and all within Whitemarsh Township.

Architectural renderings were shown of the 3 & 4 unit building groupings as well as the exterior unit side elevation. The 3 unit groupings will have 1 front loaded garage and 2 side garages, one on

each end unit; the 4 unit groupings will have 2 front loaded garages and 2 side garages, one on each end unit; they will be using high quality building materials.

The project received Conditional Use approval on November 21, 2019; revised Land Development Plans and documents were submitted for Township review on April 3, 2020; and review letters have been received from the Township staff/consultants and Montgomery County Planning Commission. All comments in the letters are 'will comply' with the exception of the requested waivers. Mr. Irick reviewed the waivers/partial waivers with the Commission.

The Land Development Plan is essentially the same as the granted Conditional Use Plan, with some improvements. The plan improvements consisted of expanding the sidewalk system; internal roads were widened to 26'; green area was provided for recreation. Plan for how the recreation area is to be used will be determined by the future homeowners.

Ms. Eberhardt described the revised stormwater management system. The project stormwater will be managed by a series of basins and metered out under Skippack Pike to existing systems on the CVS site; there will be no project flow under Butler Pike to Whitpain Township as there had been previously.

Mr. Keaveney described the two access points proposed. Main access will be from Butler Pike with a full movement driveway designed as a boulevard; a left turn lane will be provided to turn into the site from the north; the shoulder will be widened to accommodate right turns in from the south. The access on Skippack Pike will be right-in, right-out with no lefts in or out. A PennDOT highway occupancy permit will be required for this access driveway and a County permit required for the main driveway on Butler Pike since that is a County road.

Mr. Irick described sidewalks proposed and pointed out that the applicant is providing an easement for extending a sidewalk along Skippack Pike to the east of the access driveway as no reason for it at this time; they will provide funds for putting it in at a future time. Also pointed out the two pedestrian connections to the adjacent Water Tower office building to the shared parking (required for conditional use approval). He also went through the waiver requests and the June 22nd amended waiver requests.

Planning Commission Members Comments & Concerns: street connection with the adjacent undeveloped parcel (zoned AD Attached Dwelling) should be made or accommodated via appropriate legal instruments (Mr. Sander to address this), but units on either side will need to be shifted to provide adequate space for the road; landscaping plan is far from being adequate-proposes only one tree species, doesn't reflect effort to sustain or help wildlife, would like to see a much richer landscape plan, and who is able to look at landscape issues aside from tree replacement that the Shade Tree Commission looks at (Mr. Guttenplan asked Ms. Heinrich if there is expertise in her firm to look at the broader landscape issues and she answered affirmatively); is there anything the developer can do to improve the traffic flow on the adjacent roadways (timing change post construction-base timing on real life not what is anticipated), Ms. Heinrich pointed out that PennDOT will address changes with the highway occupancy permit (Mr. Keaveney pointed out that that level of service can improve from 'E' to 'D' with timing improvements even with their additional traffic); how will design of Skippack Pike access really prevent people from making left turns (Mr. Keaveney explained geometry proposed and other measures that could be considered but this must ultimately be what PennDOT requires); concern about adequacy of sidewalks proposed, including why the one along Skippack Pike east of the access driveway shouldn't be constructed with the project, how can sidewalks be installed around the Ambler water tower to allow pedestrian access to the intersection of Butler and Skippack Pikes (County and consultant letters recommend applicant coordinate those efforts with the various parties involved; Mr. Collier is waiting for response from Ambler Borough Manager); what is the hardship for the waiver to not dedicate 10% open space either within the property or by incorporating some of the adjacent property also under the applicant's control (this might be a more feasible approach), a quarter acre of recreation land proposed is not adequate; was there discussion about the future intent of the

adjacent property (applicant does not want to comment about the future); sidewalks on Skippack Pike.

After discussion by Commission members, the applicant's team discussed outstanding comments in the review letters from the Township/Township consultants. Those comments that had been addressed in discussion during the meeting will be addressed with the applicable reviewer. The County review was also discussed including: stormwater concerns with reference to Basin 2 having its emergency spillway discharging into pipe in Butler Pike (applicant met with County; 99% of the time, it is anticipated that no water will go into this pipe); recommendations for full widening of Butler Pike (not necessary and would result in more impervious coverage and loss of trees, will dedicate right-of-way, further discussion will be held with Roads and Bridges department); adequacy of open space (considered adequate for size of development but will see if there is something else that can be done to address this); and need for sidewalks along both external roads to their intersection (discussed during meeting).

Public Comment: Christopher Miller, David Brooman, Pat Sheinman, Kathryn Pedicino, Mark Eberle (Whitpain Township Residents), Sydelle Zove and Steve Kaufman (Whitemarsh Township Residents). Their comments and concerns consisted of stormwater management - where does the emergency spillway go; will the existing pipe be removed with the relocation of the basin (it's a County pipe); what is the frequency of discharge to the pipe; who is responsible for maintaining the detention basins onsite (homeowners association); traffic impact - what is the plan regarding school buses (requires discussion with School District Director of Transportation); how are you going to address cut thru traffic thru the development (re-timing of light should address this to an extent but there's no fool-proof solution, will discuss possibility of speed bumps); re-evaluation of the traffic needs should be done prior to development opposed to after; concerned about the overspray of herbicides and pesticides onto nearby properties; opposed to the waiver allowing an aerial view in lieu of identifying the surrounding properties; a small creek may have its flow affected by this project, has this been examined; are there plans to develop the large parcel to the east in the future, need to understand more about that parcel, and is there a need to accommodate tie-in to any such development; the Planning Commission should consider requiring open space from that parcel or reduce the number of units and provide more open space on the applicant's current parcel; has the applicant satisfactorily proven their hardship in support of their waiver requests, doesn't believe they have; if the applicant "negotiates away" any of the conditional use approval conditions, that's a big problem.

The Planning Commission questioned what they are expected to do at this time. Mr. Guttenplan explained that if they are not prepared to make any recommendation (which seems to be the case from the discussion), the Commission can take no action at this meeting and request that the applicant come back and address their concerns. No motion was made but the Commission summarized what they want the developer to address: they would like to see Mr. Quitel's comments on the landscape plan resolved; would like to have more information regarding the other property (to the east) discussed; would like to see language to guarantee the extension of the entry road into the other property when developed in the future (via easement or similar instrument). Mr. Sander cautioned that if recommendations are made against any waiver requests that result in any significant plan changes, it could be problematic because one of the conditions of approval of the conditional use (condition #10) requires that the preliminary plan be generally consistent with the conditional use plan (which the current plan is). It is now up to the developer how to respond to the Planning Commission's concerns, and how they will proceed to the Shade Tree Commission based on the comments this evening.

7. OLD BUSINESS: None

8. NEW BUSINESS: None

9. PLANNING COMMISSION MEMBERS COMMENTS:

10. PUBLIC COMMENT FOR NON AGENDA ITEMS

11. ADJOURNMENT

- On a motion by Mr. Cornog seconded by Mr. Shula, the meeting was adjourned at 9:07 PM.

Respectfully submitted,

Charles L. Guttenplan, AICP, Director of Planning & Zoning

The Planning Commission is appointed as an advisory group to the Board of Supervisors and the Zoning Hearing Board with respect to comprehensive land use planning, existing land use, and various land use and zoning applications in Whitemarsh Township. No formal decisions are rendered by the Planning Commission. Formal decisions are rendered by the Board of Supervisors or Zoning Hearing Board, as prescribed by law, based on the type of application.

DRAFT

WHITEMARSH TOWNSHIP
SUBDIVISION and/or LAND DEVELOPMENT APPLICATION

The applicant, or applicant's authorized agent, for the Township to accept submission of the application, must complete each Application Item and each Application Submission Checklist item.

Application Type: (check one) Minor Subdivision Minor Land Development
 Major Subdivision Major Land Development
 Land Development Waiver
Plan Type: Sketch Preliminary Final

INSERT "N/A" FOR NOT APPLICABLE WHERE APPROPRIATE

Name of Subdivision/Land Development: 4013 Crescent Avenue

Location of Subdivision/Land Development: 4013 Crescent Avenue
(Primary Access Roadway Name)

Between: Woodruff Road and Kottler Drive
(Roadway Name) (Roadway Name)

Number of Parcels: 1 Block Number(s): 22F Unit Number(s): 34

Parcel Number(s): 65-00-02740-00-3

Acreage: .937 Total Lots Proposed: 2 Zoning District: A-Residential

Water Service Proposed: Public Private Sewer Service Proposed: Public Private

Applicant Name: Kevin & Donna McBurney Contact Name: _____

Phone #: [REDACTED] Fax #: _____ Email: [REDACTED]

Address: 4013 Crescent Avenue, Lafayette Hill, PA 19444

Owner of Record Name (If Different): SAME

Phone #: _____ Fax #: _____ Email: _____

Address: _____

Engineer Name: Timothy P. Woodrow, P.E. Firm Name: Woodrow & Associates, Inc.

Phone #: 215-542-5648 Fax #: 215-542-5679 Email: jeffg@woodrowinc.com

Address: 1108 N. Bethlehem Pike, Suite 5, Lower Gwynedd, PA 19002

Fees and plans showing all public improvements are submitted with this application. Any additional plan information required by the Township Engineer will be submitted to the Director of Planning and Zoning for distribution. The undersigned applicant agrees to comply with all the provisions of Chapter 105 of the Code of the Township of Whitmarsh, as amended, and agrees to obtain all necessary permits in connection with the proposed subdivision and/or land development.

Whitmarsh Township employees, or township-authorized agents, are hereby granted permission to enter upon the land, if necessary, for site inspections.

Original preliminary and/or original final subdivision and/or land development applications submitted by 4:00pm on the last business day of the month will be reviewed by the Whitmarsh Township Planning Commission at a regular meeting two (2) months following the date of submission or other appropriate meeting date depending upon the results of Township reviews.

I hereby certify, as the undersigned applicant, that I am familiar with the provisions of: [1] Chapter 105, "Subdivision and Land Development", [2] Chapter 58, "Grading, Erosion Control, Stormwater Management and Best Management Practices", and [3] Chapter 55, "Tree Protection Standards" of the Code of the Township of Whitmarsh, as amended, and, to the best of my knowledge and belief, this application and the submitted plans conform to those provisions.

Date of Submission: 2020-02-28

Signature: 
(Original Signature must be submitted)

Printed Name: KEVIN McBURNAY

I, (name) _____ (title) _____ of
(entity submitting application) _____ do hereby affirm

that I am authorized by the applicant to affix my signature to this application.

Date: _____ Signature: _____
(Original Signature must be submitted)

**WHITEMARSH TOWNSHIP
SUBDIVISION and/or LAND DEVELOPMENT
TIME WAIVER FORM**

Date: 2020-05-13

Granted to: Whitemarsh Township Board of Supervisors

Name of Subdivision and/or Land Development: 4013 CRESCENT AVE.
LAFAYETTE, PA 19444

On or about, 2020-05-08, I/we submitted for official filing the above-reference application.

Notwithstanding any contrary provision of the Pennsylvania Municipalities Planning Code or the Code of the Township of Whitemarsh, this letter will serve as notice to Whitemarsh Township that the requirement that action be taken on this application within ninety (90) days is hereby waived, without limitation as to time. This waiver is granted to permit us to make revisions to the application during the application review process.

Further, with the understanding that this waiver is voluntarily given and will be relied upon by Whitemarsh Township, I/we will give Whitemarsh Township written notice (by certified mail or recognized overnight carrier) should we determine that limiting the time of the review process becomes necessary. Whitemarsh Township shall then have ninety (90) days from receipt of such written notice in which to act upon the application.

This waiver is not transferable or assignable by the Applicants and shall apply to any and all revised submissions made in relation to the above-referenced application.

~~I/we represent that I/we have been duly authorized to execute this waiver on behalf of the Applicant.~~

Date: 2020-05-13

Signature:



(Original Signature must be submitted)

Printed Name:

KEVIN McBURNAY

Firm Name:

(if applicable)

Title:

(if applicable)

RECEIVED
MAY 18 2020

**WHITEMARSH TOWNSHIP
ZONING & ENGINEERING**



July 7, 2020

Charlie Guttenplan
Whitemarsh Township
616 Germantown Pike
Lafayette Hill, PA 19444

Reference: 4013 Crescent Avenue
Updated Waiver Requests – Per Gilmore Review

Dear Mr. Guttenplan:

In conjunction with our subdivision application for the referenced property, we respectfully request that the Board of Supervisors review our request for waivers from the following Whitemarsh Township Subdivision and Land Development Ordinances:

Waiver Request Summary:

1. Numbers 3, 6, and 10 relate to street improvements.
2. Number 4, 7, and 8 relate to street trees.
3. Numbers 1, 2, and 5 are administrative in nature.
4. Number 9 relates to a fee we do not feel is applicable.

Waiver Requests:

1. Section 105-23(A)(1) – A waiver is requested to allow the plans to be drawn at a scale of one-inch equals 20 feet, where a scale of one-inch equals 50 feet or one-inch equals 100 feet is required. The larger scale fits within the project more appropriately.
2. Section 105-23(B)(1)(l) – A waiver is requested from this section of the ordinance requiring the plan to show existing principal buildings, their respective uses, and driveways on the adjacent peripheral strip: sewer lines, storm drains, culverts, bridges, utility easement, quarries, railroads, and other significant man-made features within 500 feet of, and within the site, including properties across streets. As no construction is proposed, compliance is burdensome.
3. Section 105-30 – We are requesting a waiver to allow the street right-of-way widths, cartways and absence of sidewalk to remain as improved with the original subdivision which created this neighborhood. Again, no construction is proposed.

July 7, 2020

Charlie Guttenplan

Whitemarsh Township

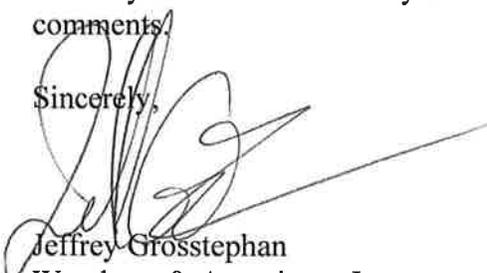
Reference: 4013 Crescent Avenue

Updated Waiver Requests – Per Gilmore Review

4. Section 150-30.1(C)(1) – As no construction is proposed, we are requesting a waiver from the requirement to provide street trees. This section of the ordinance is not applicable.
5. Section 105-44 – In an abundance of caution, we are requesting a waiver from the requirement of the depth of single-family, detached residential lots shall not be less than one-times their width. This application makes Lot One more complaint.
6. Section 150-47(A) – We are requesting a waiver from the requirement of sidewalks being provided in all subdivision and land developments in accordance with section 105-30 of the Whitemarsh Township Code.
7. Section 105-48 – As no construction is proposed, we are requesting a waiver from the requirement to provide street trees.
8. Section 105-52 – As no construction is proposed, we are requesting a waiver from the requirement that ‘Type A’ buffer between single-family, detached residences and minor collector streets.
9. Section 105-53 – In an abundance of caution, a waiver is requested from the requirement of the dedication of land in the amount of 10% of the total site area for park and/or recreation use. As no new lot is created, we do not believe this ordinance section is applicable.
10. Section 105-73 – As no construction is proposed, we are requesting a waiver from the requirement to construct sidewalks.

Thank you in advance for your attention to this matter. Please call with any questions or comments.

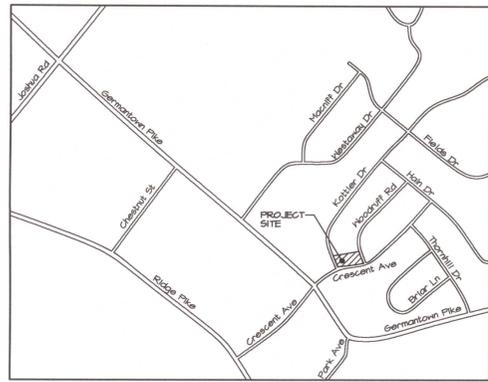
Sincerely,



Jeffrey Grosstephan

Woodrow & Associates, Inc

Cc: Timothy P. Woodrow, P.E., President – Woodrow and Associates, Inc.
Robert Jordan – Woodrow and Associates, Inc.
Kevin McBurney – Owner



GENERAL PLAN NOTES

- BASE EXISTING FEATURES AND SURVEY NOTES:**
- A metes and bounds survey was performed by Woodrow & Associates, Inc. The survey was performed without the benefit of a Title Report and was prepared from documents of record. This property may be subject to additional rights of others that will be listed in a Title Report. This survey was prepared during the month of October, 2019.
 - Bearings shown reflect a "06 Deg. 50 Min. 56 Sec." clockwise rotation from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis.
 - A topographic and existing features survey was performed for this site by Woodrow & Associates, Inc. Site elevation datum is referenced per note 3 below. "Site Benchmark for this project is a sanitary manhole in the intersection of Crescent Avenue and Woodruff Road having a rim elevation of 244.98. This survey was prepared during the month of October, 2019.
 - This plan was prepared utilizing the following references:
 - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
 - Vertical datum references provided by the PA Spatial Data Access system (PASDA). FMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum. Flight date was Spring 2008, updated by DGNPC flight 2010.
 - Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated June 18, 2018.
 - Plan of Development made by Whittemarsh Valley Homes Inc., entitled Wasshickon Village, prepared by Barton & Martin Engineers, dated March 30, 1954, last revised May 24, 1955 and recorded in the Office for Recorder of Deeds in Norristown, PA as PIV A-2, Page 27.
 - There has been no field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils at the time of the site survey.
 - This site is located within Flood Plain Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091-C-078 Q, effective date March 2, 2018 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
 - All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.paonecall.org.
 - Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
 - Subject property is Zoned A RESIDENTIAL as noted on the official Zoning Map for this municipality.

ZONING and SITE DATA SCHEDULE

Zoning District: A RESIDENTIAL				
Item	Section	Requirement	Lot 01	Lot 02
Permitted Use	116-35.A	One Single-family detached dwelling		
Minimum Lot Area	116-53.A	15,000 Sq. Ft.	21,629.51 Sq. Ft.	19,201.19 Sq. Ft.
Minimum Lot Width [1]	116-53.B	90 FT.	160.78 FT.	134.16 FT.
Yard Setbacks				
Front Yard	116-53.C	40 Ft.	39.51 Ft. [2]	40.19 Ft.
Side Yard	116-53.D	15 Ft. / 40 Ft. Agg.	52.11 Ft.	64.48 Ft.
Rear Yard	116-53.E	40 Ft.	46.89 Ft.	40.29 Ft.
Accessory	116-24.E(3)(b)	4 Ft.	N/A	7.56 Ft.
Maximum Principal Bldg Height	116-53.F(1)	35 Feet	< 35 Ft.	< 35 Ft.
Maximum Accessory Bldg Height	116-53.F(2)	20 Feet / 1 Story	N/A	< 20 Ft. / 1 Story
Maximum Bldg Coverage	116-53.G	20 %	8.37 %	8.38 %

[1] Lot width measured at the Front Setback Line
[2] Existing Non-conformance

RESULTANT AFTER RE-SUBDIVISION

SITE IMPERVIOUS - LOT 01

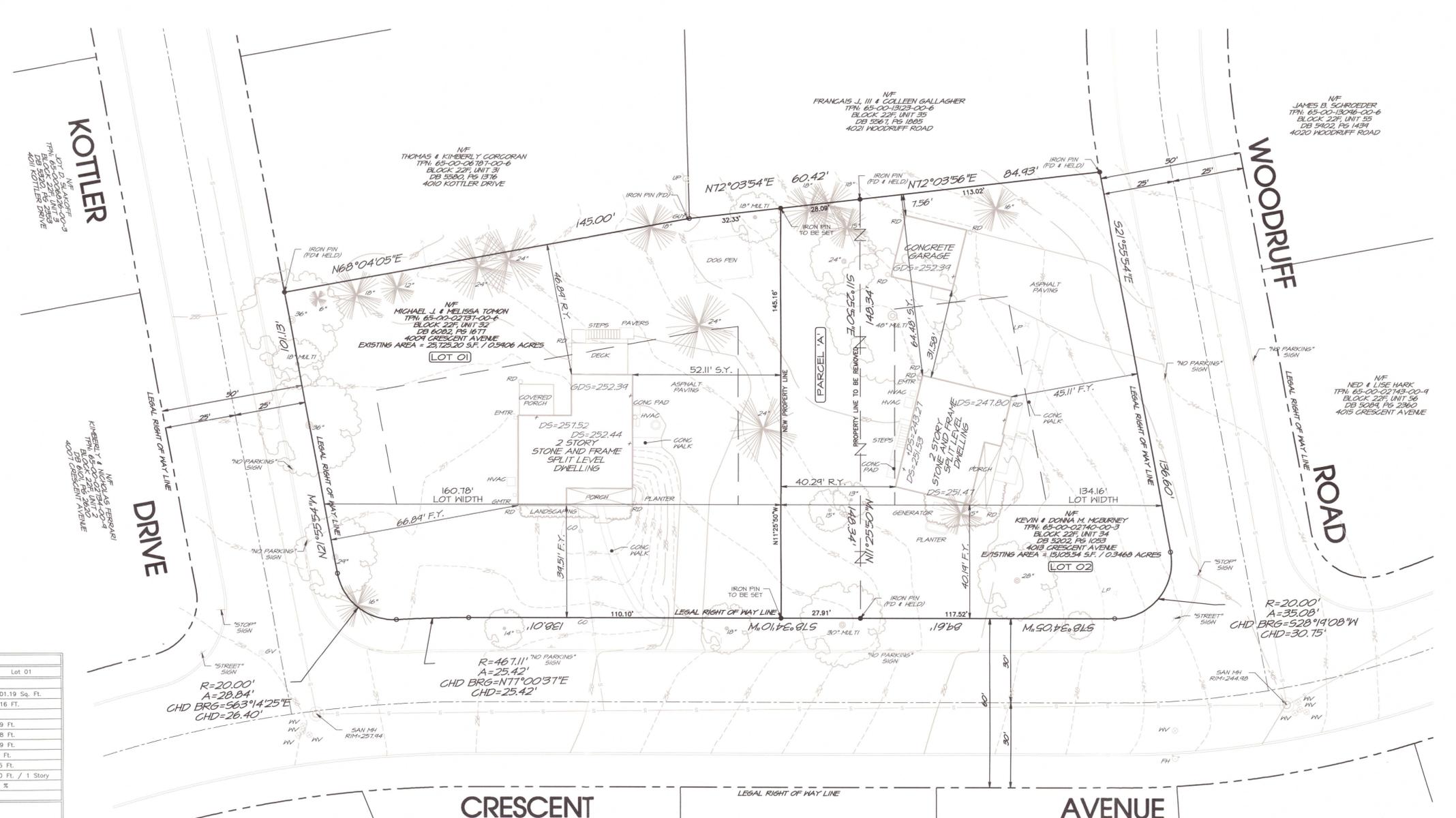
Based on NET Tract Area of: 21,629.51 Sq. Ft.

DWELLING:	1,328 Sq. Ft.
DETACHED GARAGE:	488 Sq. Ft.
TOTAL BUILDING COVERAGE:	1,812 Sq. Ft. / 8.38 %

SITE IMPERVIOUS - LOT 02

Based on NET Tract Area of: 19,201.19 Sq. Ft.

DWELLING:	1,608 Sq. Ft. / 8.37 %
-----------	------------------------



CRESCENT AVENUE

WOODRUFF ROAD

PROFESSIONAL LAND SURVEYOR'S CERTIFICATION:

I, KEVIN R. GIBBONS, P.L.S., a Registered Professional Land Surveyor in the Commonwealth of Pennsylvania, Registration No. 044550-E, do hereby certify to the best of my knowledge, the existing features, topographic notes and bounds shown on this plan are in accordance with the minimum standards of practice for Professional Land Surveyors in the Commonwealth of Pennsylvania as adopted by the Pennsylvania Society of Land Surveyors in July of 1996 (or as subsequently adopted).

(Signature of Registered Professional Land Surveyor)

LOT 01 OWNER'S CERTIFICATION:

COMMONWEALTH OF PENNSYLVANIA : SS.
COUNTY OF MONTGOMERY : SS.
On the _____ day of _____, 20____, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania residing in _____, who acknowledged his plan to be the official plan of the highways and property shown thereat situated in Township of Whittemarsh, Montgomery County, Pennsylvania and desired that this plan be recorded according to law. Witness my hand and notaries seal the day and year aforesaid.

(Signature) (Date) (Signature) (Date)

LOT 02 OWNER'S CERTIFICATION:

COMMONWEALTH OF PENNSYLVANIA : SS.
COUNTY OF MONTGOMERY : SS.
On the _____ day of _____, 20____, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania residing in _____, who acknowledged his plan to be the official plan of the highways and property shown thereat situated in Township of Whittemarsh, Montgomery County, Pennsylvania and desired that this plan be recorded according to law. Witness my hand and notaries seal the day and year aforesaid.

(Signature) (Date) (Signature) (Date)

TOWNSHIP BOARD OF SUPERVISORS:

This subdivision (land development) plan was approved by the Whittemarsh Township Board of Supervisors this _____ day of _____, 20____.

(Chairman) (Secretary)

REVIEWED BY THE TOWNSHIP ENGINEER:

This subdivision plan was reviewed by the Whittemarsh Township Engineer on this _____ day of _____, 20____.

(Township Engineer)

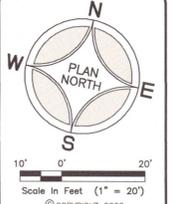
Township File No.:

MCPC No.:

PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date: _____
For the Director
Montgomery County Planning Commission

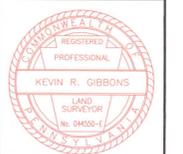
REVISIONS



PROJECT SERIAL NUMBER FOR DESIGN:
2019 3011996
October 28, 2019

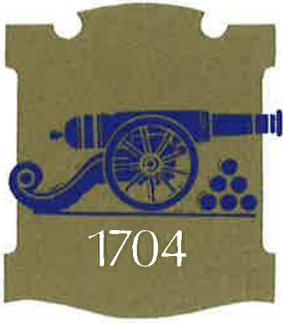
Parcel Information:
65-00-02740-00-3
Block 22F Unit 34
D.B.: 5202 Pg: 1053

Applicant:
Kevin & Donna M. McBurney
4013 Crescent Avenue
Lafayette Hill, PA 19444



PRELIMINARY/FINAL PLAN
SUBDIVISION PLAN
4013 CRESCENT AVENUE
WITTEMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 North Bathlehem Pike / Suite 5 - Lower Gwynedd - PA 19002
Phone: (610) 542-5648 Web: www.woodrowinc.com

Layer List:
SHT01_SUB
Job No: 19-1003 D
Plan Date: February 19, 2020
Sheet No: 1 of 1



Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE - LAFAYETTE HILL, PA 19444-1821
TEL: 610-825-3535 FAX: 610-825-9416
www.whitemarshwp.org

BOARD of SUPERVISORS

Laura Boyle Nester – Chair
Fran McCusker – Vice Chair
Michael Drossner
Vincent Manuele
Jacy Toll

Richard L. Mellor, Jr.
Township Manager

June 30, 2020

Kevin and Donna McBurney
4013 Crescent Avenue
Lafayette Hill, PA 19444

**RE: SLD#01-20 / 4013 Crescent Avenue, Lafayette Hill, PA
Proposed Minor Subdivision / Lot Line Adjustment
Zoning Ordinance Compliance Review Letter**

Dear Mr. and Mrs. McBurney:

Please accept this as a review of the Zoning Ordinance Compliance issues for your above referenced Subdivision / Land Development Application, based on a single-sheet plan prepared by Woodrow & Associates, Inc., dated February 19, 2020, with no noted revisions.

1. §116-11. The plans must be revised to show the Ultimate Rights-of-way of Kottler Drive, Crescent Avenue, and Woodruff Road, in accordance with the following:

Street Name	Classification	Ultimate R.O.W
Crescent Avenue	Minor collector	60 feet
Kottler Drive	Local Street	56 feet
Woodruff Road	Local Street	56 feet

All building setback lines and dimensions must be measured from the Ultimate Rights-of-Way; the building setback lines on Woodruff Road and Kottler Drive need to be adjusted. (Note that on Crescent Avenue, the legal and ultimate rights-of-way are coterminous.) The Zoning and Site Data Schedule must also be revised accordingly.

2. §116-53. The Zoning and Site Data Schedule must be revised to add a label for Lot 02 in the header column; both columns are labeled as Lot 01.
3. §116-53. The Site Impervious coverage table indicates that Lot 01 has a detached garage, which does not appear to be consistent with the plan view, and must be revised. In addition, what is calculated as impervious coverage appears to only be building coverage, with no other paved or gravel areas included; all of these surfaces are considered impervious. (See related Comment #5.)
4. §116-53.D., E. Corner lots, such as both lots involved in this plan, have a front yard along each street and one rear yard, and one side yard. Once the rear and side yards are established, they should be designated consistently in the future. On a prior plan for Lot 01, at the time that the deck was proposed, it appears that the yard on the north side of the house (deck side), was considered a side yard and on the current plan, it is designated as the rear yard. This plan should be labeled likewise.

5. §116-169.A. The plans must be revised to compute steep slope ratios (as defined in this section) for each proposed lot to determine if a Maximum Impervious Ground Cover applies to either or both, based on the provisions of this section of the ordinance. For Zoning District A-Residential, the following applies:

Steep Slope Ratio	Max. Impervious Ground Cover (per lot)
15% to 50%	0.18
50% to 75%	0.17
75% or more	0.16

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

cc: Richard L. Mellor, Jr., Township Manager
Robert A. Sztubinski, B.C.O., Director of Building and Codes
Nick Weaver, Fire Marshal
Sean P. Kilkenny, Esq., Township Solicitor
James Hersh, P.E., Township Engineer
Timothy Woodrow, P.E., Woodrow & Associates, Inc.



June 29, 2020

File No. 20-05066

Mr. Richard L. Mellor, Jr., Township Manager
Whitemarsh Township Municipal Building
616 Germantown Pike
Lafayette Hill, PA 19444

Reference: 4013 Crescent Avenue
Whitemarsh Township, Montgomery County, Pennsylvania
SLD #01-20

Dear Mr. Mellor:

As requested, we have reviewed plans for the above referenced Subdivision, prepared by Woodrow & Associates, Inc., dated February 19, 2020, with no noted revisions. The following comments are offered for your consideration:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

	<u>Section</u>	<u>Description</u>
1.	105-23(A)(1)	A waiver must be requested to allow the plans to be drawn at a scale of one-inch equals 20 feet, where a scale of one-inch equals 50 feet or one-inch equals 100 feet is required.
2.	105-23(A)(1) (d)[4]	The Site Impervious coverage table indicates that Lot 01 has a detached garage, which does not appear to be consistent with the plan view, and must be revised.
3.	105-23(A)(1) (d)[5]	The plan must be revised to indicate the Steep slope ratio with supporting calculations.
4.	105-23(B)(1)(l)	This section of the ordinance requires the plans to show existing principal buildings (and their respective uses), and driveways on the adjacent peripheral strip: sewers lines, storm drains, culverts, bridges, utility easements, quarries, railroads, and other significant man-made features within 500 feet of and within the site, including properties across streets.

<u>Section</u>	<u>Description</u>
12. 105-53	This section of the ordinance requires the dedication of land in the amount of 10% of the total Site Area for Park and/or Recreational use. The applicant has the option of offering a fee in lieu of dedicating actual land area and can also provide a combination of a fee in lieu and dedication of land. All offers of land and/or fees in lieu of dedication must meet the requirements of this section of the ordinance.
13. 105-73	This section of the ordinance requires sidewalks to be constructed as required by Section 105-30.

Any future submission of the design plans for this project must be accompanied by a letter, prepared by the applicant's engineer, which addresses each of the comments contained in this report. Should you have any questions regarding this matter, please do not hesitate to contact me at this office.

Sincerely,



James J. Hersh, P.E.
Township Engineer
Gilmore & Associates, Inc.

JH/sl

cc: Mr. Charles L. Guttenplan, AICP – Director of Planning and Zoning
Mr. Sean Kilkenny, Esq.; The Law Offices of Sean Kilkenny, LLC – Township Solicitor
Mr. Sean Halbom – Assistant Township Manager
Mr. Robert A. Sztubinski, B.C.O. – Director of Building & Codes
Mr. Nick Weaver – Fire Marshal
Kevin & Donna McBurney– Owner/Applicant
Michael J. & Melissa Tomon– Owner of Record
Mr. Kevin R. Gibbons, P.L.S.– Applicant's Surveyor

**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
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JOHN S. COVER, AICP
INTERIM EXECUTIVE DIRECTOR

July 2, 2020

Mr. Charles L. Guttenplan, AICP
Director of Planning and Zoning
Whitemarsh Township
616 Germantown Pike
Lafayette Hill, Pennsylvania 19444

Re: MCPC #20-0099-001
Plan Name: 4013 Crescent Avenue
(2 lots comprising 0.937 acres)
Situate: Woodruff Road & Kotler Drive
Whitemarsh Township

Dear Mr. Guttenplan:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 19, 2020. We forward this letter as a report of our review.

BACKGROUND

The applicants, Kevin and Donna McBurney, have submitted a minor subdivision plan seeking preliminary approval for a lot line adjustment between Tax Parcel #65-00-02740-00-3, a 0.346-acre parcel located at 4013 Crescent Avenue and Tax Parcel #65-00-02737-00-6, a 0.5906-acre parcel located at 4009 Crescent Avenue. The plan shows that the existing property line will be extinguished and new lot line drawn that will result in an increase in the applicant's parcel by approximately 6,096 square feet. The applicants' parcel, which is shown as Lot #2, will receive the lot area shown in the plan as Parcel 'A', in a conveyance from Lot #1, which are the lands of Michael J. and Melissa Tomon, 4009 Crescent Avenue. The plan does not show any additional activity other than the lot line change described above. Both properties in this plan are located in the township's 'A'- Residential Zoning District.

The applicant is seeking two waivers from the township's Subdivision and Land Development Ordinance with this submission. Waivers are requested from the following requirements. A waiver for relief from the requirement to provide sidewalks along the roadway frontage of the property is requested (§105-30.1.D (1) & (2) & §105-47) and a waiver is requested from the requirement to provide street trees along the parcel's frontage (§105-30.1.C(1) and §105-48).



CONSISTENCY WITH THE COUNTY & TOWNSHIP COMPREHENSIVE PLANS

The lot line change plan does not present any consistency implications with regards to either the *Montco 2040: A Shared Vision*, the Montgomery County Comprehensive Plan or the DRAFT- Whitemarsh Township Selective Comprehensive Plan Update, 2020.

RECOMMENDATION & COMMENT

In our review of this proposal we have not identified any significant land use, transportation, design, or similar issues that we believe should be addressed in the township's review of this plan. Therefore, we have no substantive comments. Nevertheless, the municipal staff should ensure that the plan meets all appropriate municipal land use regulations and other codes prior to granting plan approval.

CONCLUSION

The Montgomery County Planning Commission generally supports the proposal as shown in the applicant's plan. 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.

Please note that any 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. Please be aware that the MCPC #20-0099-001 has been set aside for the applicant's plan. If any subsequent plans are submitted for final recording, this MCPC number should appear on the applicant sheets within the plans in the box reserved for the seal of this agency.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Barry W Jeffries, ASLA, Senior Design Planner

bjeffrie@montcopa.org - 610-278-3444

c: Kevin and Donna McBurney Applicants
Woodrow and Associates, Applicants' Representative
Robert Dambman, Chrm., Borough Planning Commission
James Hersh, PE, Township Engineer
David Sander, Esq., Township Solicitor

Attachments: Aerial of Site
Reduced Copy of Applicants' Plan



4013 Crescent Avenue
200099001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Normaltown PA, 19404-0311
(610) 275-2122 • (610) 275-2341
www.montcopa.org/planning
Year 2017 aerial photograph provided by: Photometry



