

**Township of Cheltenham  
Montgomery County, Pennsylvania**

**LOT CONSOLIDATION/SUBDIVISION/LAND  
DEVELOPMENT  
APPLICATION CTDA NO. 17-05**

Date submitted: 12/7/2017

INITIAL SUBMISSION       AMENDED SUBMISSION

Prior to printing the proposed SALDO Plans, the Applicant is encouraged to first set up a pre-application meeting with the Township Staff with respect to the proposed project. The undersigned Applicant hereby makes application for approval of the Subdivision/Land Development of the property noted in Item 1. Pursuant to the provisions of Chapter 260, entitled "Subdivision and Land Development" of the Cheltenham Code. **ATTACHED**

**ARE TWENTY (20) FOLDED PRINTS** of the Lot Consolidation/Subdivision/Land Development Plan and two (2) copies of all other required submittal materials. An additional ten (10) copies will be required once final plans are ready to be presented to the Public Works Committee for recommendation to the Commissioners.

1. Location: 1050 ASHBURNING ROAD, CHELTENHAM, PA

2. Plan Type: LAND DEVELOPMENT

Title: THE ENCLAVE AT KERLIN FARM

Date: \_\_\_\_\_ Revision Dates: \_\_\_\_\_

Prepared by: GUY ENGINEERING ASSOCIATES, INC / AMERIC  
TECHNOLOGY CORP.

Address: 3508 GOSHEN ROAD, NEWTOWN SQUARE, PA 19073

**NOTE: PLEASE TYPE OR PRINT WITH BLUE OR BLACK INK**

(NOTE: MUST BE ADDRESS OR RESIDENCE/OFFICE; P.O. BOX NOT ACCEPTABLE)

Contact Person: SHIMON GUY

Contact Numbers:

Work: (610) 355-0862

Mobile: (484) 802-0015

Fax: (610) 355-0862

Email: SG.GUYENG@GMAIL.COM

3. OWNER:   
(Signature)

REUVEN NIRKNAM  
(Printed Name)  
1050 ASHBOURNE ASSOCIATES  
C/O TREGNEW MANOR RENTAL OFFICE A-12  
Address: 6620 NORTH 5<sup>TH</sup> STREET

PHILADELPHIA, PA 19126  
NOTE: MUST BE ADDRESS OF RESIDENCE/  
OFFICE; P.O. BOX NOT ACCEPTABLE.

Contact Numbers:

Work: (215) 285-9040

Mobile: (215) 768-8243

Home: (215) 768-8243

Fax: (732) 905-2164

Email: RUBENIRK@6608@YAHOO.COM

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4. **APPLICANT:** (If Owner is Applicant, check here  X .)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**NOTE: MUST BE ADDRESS OF RESIDENCE/  
OFFICE; P.O. BOX NOT ACCEPTABLE.**

Contact Numbers:

Work: \_\_\_\_\_

Mobile: \_\_\_\_\_

Home: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

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5. **ESCROW FUNDING ENTITY:**

(If same as Owner, check here  X .)

(If same as Applicant, check here \_\_\_\_\_.)

Name: \_\_\_\_\_  
(Print)

Address: \_\_\_\_\_

**NOTE: PLEASE TYPE OR PRINT WITH BLUE OR BLACK INK**

NOTE: MUST BE ADDRESS OF RESIDENCE/  
OFFICE; P.O. BOX NOT ACCEPTABLE.

Contact Numbers:

Work: \_\_\_\_\_

Mobile: \_\_\_\_\_

Home: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Employer Identification Number: 27-2653675  
(For Individual, use Social Security Number.)

PLEASE NOTE THAT UNUSED PORTION OF ESCROW FEE CANNOT  
BE REFUNDED WITHOUT THE TOWNSHIP HAVING THE ESCROW  
FUNDING ENTITY'S EMPLOYER IDENTIFICATION NUMBER ON FILE  
PER IRS REQUIREMENTS.

CHELTENHAM TOWNSHIP ESCROW ACCOUNT NO. \_\_\_\_\_

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6. LOT CONSOLIDATION/SUBDIVISION/LAND DEVELOPMENT DATA:

a. General Description. (Use attachment, if necessary.)

LAND DEVELOPMENT PLAN APPLICATION FOR 79 AGG-RESTRICTED  
DWELLING UNITS IN 3 BUILDINGS WITH ASSOCIATED FACILITIES.  
SEE ATTACHED DESCRIPTION.

b. Parcel Identifiers:

i. Street Address 1050 ASHBURNE ROAD  
CHELTENHAM, PA 19012

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ii. CTWP Block 31087 Unit 021

iii. Montco Tax Parcel No. 31-00- 00985-00-1

c. Size of property: 7.49 ±AC

d. Property Street Frontage: (All Streets): 856 ±LF

e. Proposed number of lots: 1

f. Proposed linear feet of street: 0 ±LF

g. Existing building(s) size:

i. Footprint 0 ±SF

ii. # Floors 0

iii. Building Height 0 ±FT

iv. Gross Square Footage 0 ±GSF

h. Proposed buildings(s) size:

i. Footprint 32,000 SF IN 3 BUILDINGS ±SF

ii. # Floors 4

iii. Building Height 47 ±FT

iv. Gross Square Footage 128,000 ±GSF

i. Zoning District: R-4 RESIDENTIAL WITH AGE-RESTRICTED OVERLAY

Does Lot Consolidation/Subdivision/Land Development comply with;

Zoning Regulations?                    Yes   x   No

- If answer is NO, state Zoning Hearing Board ("ZHB") decision  
ZHB GRANTED APPROVAL ON 1/14/2013  
Or pending application that grants/will grant Variances/Special

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Exceptions to Zoning Non-Conformities. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

- If answer is **NO**, state Variances/Special Exceptions required.

(Use attachment, if necessary.) SEE ATTACHED

ZHB DECISION OF 1/14/2013

\_\_\_\_\_

- m. Other special features: (Use Attachments, as required.)

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**7. ITEMS REQUIRED FOR COMPLETE SUBMISSION:**

- a. **TWENTY (20) SETS FOLDED PRINTS plus a CD of the plans**
- b. Required Fees
- c. Letter to Commissioners requesting waivers if applicable
- d. Two (2) copies of Environmental Impact Study
- e. Two (2) copies of all other submittals (Traffic Studies, Stormwater Management Analysis, etc.)
- f. Completed Montgomery County Planning Commission Review Application

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Revised: June 2017

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**8. FEE SCHEDULE:**

- a. Lot Consolidation/Subdivision Fees (1) Filing Fee (2) Escrow Fee (3)
- |      |                               |       |                         |
|------|-------------------------------|-------|-------------------------|
| i.   | Lot line adjustment           | \$150 | \$1500                  |
| ii.  | Two lot subdivision           | \$400 | \$1750                  |
| iii. | Three lots and up subdivision | \$600 | \$1750<br>+\$50/lot (5) |
- b. Land Development Fees (1)
- |      |  |        |   |
|------|--|--------|---|
| i.   | Single residential lot devel.  | \$300  | \$2000  |
| ii.  | HVAC development   | \$300  | \$2000  |
| iii. | Telecom. development   | \$300  | \$2000  |
| iv.  | Commercial, industrial,<br>institutional and multi-family<br>- less than 1 acre disturbed land<br>- less than 25,000 GSF building area<br>- less than 3 DU (6) | \$500  | \$4500  |
| v.   | Commercial/industrial,<br>institutional and multi-<br>family   | \$1000 | \$4500<br>plus \$500<br>for each<br>additional<br>acre disturbed<br>or increment<br>thereof plus<br>\$1000 for<br>each additional<br>25,000 GSF or<br>increment<br>thereof plus<br>\$50 for each DU<br>in excess of 3 DU. |
- c. Sign Posting Fees (7)

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1 to 5 Total Signs                   \$50.00 each  
Additional Signs over 5           \$25.00 each

- d.    Hourly Charges for  
      Lot Consolidation/ Subdivision/Land Development Reviews (1)  
      Township Engineer           \$100/hr  
      Assistant to the Township Engr. \$ 75/hr  
      Assistant Building Insp.     \$ 50/hr  
      Clerical Services            \$ 25/hr

9.    **APPLICATION FEES:**

a.    Filing Fee                    \$ 10,000.00  
b.    Posting Fee                   \$ 250.00  
TOTAL NON-REFUNDABLE FEE       \$ 12,500.00  
c.    Escrow Fee                    \$ 17,300.00

Issue separate checks for Items 8.a, 8.b and 8.c.  
Make checks payable to "Cheltenham Township"

Date received by Township 12/7/17

Submission complete         Yes                     NO

Items missing \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Date of complete submission 12/7/17

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NOTES:

- (1) Per Resolution No. 6-04
- (2) Filing Fee is non-refundable
- (3) Escrow fee to reimburse the Township for the reasonable and necessary expenses incurred by the Township in the review and approval process of the Lot Consolidation/Subdivision/Land Development Application. Such expenses shall include, but not be limited to:
  - a. Fees for the services of the Township Engineer and/or Consulting Engineers related to the review and consideration of the plan.
  - b. Fees for the services of the Assistant to the Township Engineer, Assistant Building Inspector, Engineering Aide, Permit Clerk, etc. related to review and consideration of the plan.
  - c. Fees for clerical services related to the review and consideration of the plan.
  - d. Fees for the services of the Township Solicitor related to the review and decision process of the application.
  - e. Advertising costs incurred through the review and decision process.
  - f. The cost for engineering and traffic surveys, professional certifications, and other services deemed necessary by the Board of Commissioners in reviewing the plan, including the services of a professional planner.
  - g. Recording fees (if any are incurred by the Township).
  - h. Administrative charges of ten (10) percent of the total cost incurred above.  
If the plan is denied, any unused portion of the escrow fee will be returned to the Applicant.  
If the plan is approved, any unused portion of the escrow fee will be returned to the Applicant after the plan is recorded.
- (4) The Township Engineer shall determine the initial escrow amount required at the time of application, such escrow amount shall be paid into the escrow account for said application, and the Township shall not begin the review of the Subdivision/Land Development until receipt of full payment of the initial escrow amount. If, at any time or times during or after the review and approval process, the Township believes that the funds necessary to reimburse the Township for the reasonable and necessary expenses incurred or to be incurred by the Township in the review and approval process of the Lot Consolidation/Subdivision/Land Development Application are in excess of the amount then held in the Escrow Fund, the Township shall so notify the Applicant/Developer/Owner, and the

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Applicant/Developer/Owner shall deposit with the Township such additional monies as has been determined by the Township to be needed to complete the review and approval process.

The escrow amount determinations shall not limit the obligation of the Applicant/Developer/Owner for the payment of all Township Staff fees at the rates noted in Section 7.d. of the fees charged by the Township Solicitor, Consultants, Planners, etc. and of all other costs incurred by the Township in the review and approval process of this application.

- (5) Additional escrow fee per lot for all lots.
- (6) DU: Dwelling Unit
- (7) Sign Posting Requirements per CCS 260-2.:

Total Street Frontage To be Posted	Spacing of Signs	Total Signs Required
0 to 500 feet	150 feet	3
0 to 800 feet	200 feet	4
0 to 1500 feet	300 feet	5
0 to 2400 feet	400 feet	6
0 to 3500 feet	500 feet	7
0 to 4800 feet	600 feet	8
over 4800 feet	600 feet	

- (8) For Shade Tree Advisory Commission (STAC) review purposes, landscaping plans should include a chart showing the number of trees being removed, the species and caliber and a tree replacement schedule with the same.

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*Guy Engineering Associates, Inc.*  
*Consulting Civil Engineering*

November 20, 2017

Cheltenham Township, Montgomery County, PA

**Land Development Application**

**Project:       The Enclave at Kerlin Farm**  
**1050 Ashbourne Road, Cheltenham, PA 19012**

Item 6.a. General Description

The following proposal is for the construction of an age-restricted residential development on the property of the former Kerlin Farm, located at the south corner of the intersection of Ashbourne Road and Oak Lane Road in Cheltenham Township.

The proposed development consists of construction of 3 4-story multi-unit buildings, containing 79 apartments. The first phase of the project will involve the construction of one building, containing 31 units. The development will include construction of a driveway connecting the 2 adjacent roads, with parking, walks, utilities, landscaping, lighting and other site improvements.

Stormwater runoff will be managed via underground infiltration/detention facilities that will discharge into an existing stormwater sewer system in Berwyn Road south of the site. The development's sanitary sewer will connect to an existing sanitary sewer system in Berwyn Road as well.

The property area is 7.49 acres to the existing street R.O.W lines, with a net proposed area of 7.32 acres.

The Applicant was granted a special exception and variances to allow him to develop the property under the Age-restricted Overlay District.

DECISION

WHEREFORE, this 14<sup>th</sup> day of January, 2013, the Cheltenham Township Zoning Hearing Board, by a 2-1 vote, grants to Applicant the following variances:

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- (1) a special exception to the rules and regulations of Article XXXIII, Section 295-242, permitting the application of the Age Restricted Overlay to the subject;
- (2) a variance from the rules and regulations of Article XXXIII, Section 295-241, to allow development of the project with less than required street frontage;
- (3) a variance from the rules and regulations of Article XXXIII, Section 295-243, to allow development of the project with the proposed stairwell projections; and
- (4) a variance from the rules and regulations of Article XXII, Section 295-166, to allow development of the project with disturbances to areas identified as having steep slopes.

The Zoning Board decides, in addition, that the existing remnants of a former farmhouse no longer constitute a structure which can be an historic resource.

This grant of relief is subject, however, to the following conditions:

- (1) with particular application to the landscaping of the property, development shall be in substantial accordance with the documents, testimony and other evidence presented by the applicant at the hearings before the Zoning Hearing Board;
- (2) Applicant shall submit a detailed landscape plan;
- (3) use of the common room shall be limited to use by the residents and no area shall be rented to or be used by third parties; and
- (4) development of the project shall be in substantial accordance with the plans and testimony presented by the applicant at the hearings on this application before the Zoning Hearing Board.