

Township of Cheltenham

Montgomery County, Pennsylvania

Board of Commissioners

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January 28, 2014

Dear Residents:

This letter is to advise you that the Township has recently received a Conditional Use Application (the "Application") from **SWIFT & CHOI DEVELOPMENT, LLC**, located at One South Broad Street, 21st Floor, Philadelphia, Pennsylvania 19107 (the "Applicant"), owner of the tract of land located at 1900 Ashbourne Road, consisting of 7.986+/- acres ("Tract"), and identified as Montgomery County Tax Parcel No. 31-00-01225-01-3.

The Tract is zoned "M-2" Multiple Dwelling District and is currently unimproved land. The Applicant is seeking a Conditional Use approval from the Township Board of Commissioners pursuant to Section 295-191 of the Cheltenham Township Zoning Code - Preservation Overlay District - to develop the property at a higher unit count (146 multiple dwelling units in a mid-rise building) than what would be imposed if the restrictions of the Preservation Overlay District were applied (11 units of single-family dwellings).

In accordance with the Township's ordinance and the Pennsylvania Municipalities Planning Code, this Conditional Use application will be heard before the Board of Commissioners and not the Zoning Hearing Board. Within this statutory framework, the Board of Commissioners will conduct a public hearing and will serve as the fact-finder and receive and rule on evidence and testimony from parties during the hearing. The Commissioners must eventually issue a written decision granting or denying the Application. For that reason and unlike their typical role, the Board of Commissioners is **not** free to receive factual information outside of the Application review process prior to this hearing. In essence, this means **they are not free to discuss this Application with any member of the public or make any prejudgments on this Application.**

The Cheltenham Township Board of Commissioners has scheduled a public hearing on the Application and could vote to make a determination on the application on February 19, 2014 at 8:30 P.M. at Curtis Hall at 1250 W. Church Road, Wyncote, PA 19095.

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Please be advised that it will be necessary for interested citizens who wish to comment or introduce evidence to appear at the hearing to raise any concerns or issues you may have with the applicants when their evidence is introduced. A court reporter will be present and Notes of Testimony will be taken. If you wish to comment on the application at the hearing, either in favor or against it, you may do so at the appropriate time during the hearing without bringing legal counsel. Any party who wishes to oppose the Application may seek independent legal counsel.

For more information about this application, you can visit the Township's website at www.cheltenhamtownship.org. If you wish to review the Application or have general questions, you may contact the Township's Interim Planning/Zoning Officer, Mr. David Jones, at 215-887-6200, ext. 219. Appointments can be scheduled for you to come to the Township Administration Building during regular business hours based on availability.

Cheltenham Township Administration