

**SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

APPLICATION FOR LAND DEVELOPMENT APPROVAL

A Application is hereby made for approval by the Board of Commissioners of the attached Land Development Plan.

B Name of Land Development: 225 Northwestern Avenue

Location: 225 Northwestern Avenue

Springfield Township, PA

C Name of Owner: 225 Northwestern LLC

Address: 1526 Parrish Street

Philadelphia, PA 19130

Phone #: 215-421-0441

D Name of Applicant: 225 Northwestern LLC

Address: 1526 Parrish Street

Philadelphia, PA 19130

Phone #: 215-421-0441

E Name of Engineer, Surveyor, or Planner responsible for preparation of the plan

Rhett Chiliberti, P.E. / Maser Consulting P.A.

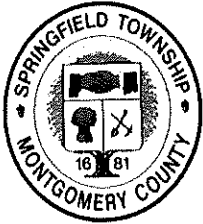
Address: 2 Penn Center, 1500 JFK Blvd., Suite 222 Philadelphia, PA

F Existing Zoning Classification: AA Residence/AAA Residential Overlay

Total Acreage: 4.78 New Non-Res. Floor Area: N/A (sq. ft)

Sewerage: Public Private

Water: Public Private



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Intended Land Use(s)	# of Lots	Units	Buildings
(X) Residential	<u>3</u>	<u>3</u>	<u>3</u>
() Commercial	_____	_____	_____
() Industrial	_____	_____	_____
() Office	_____	_____	_____
() Other (Specify below)	_____	_____	_____

One Unit/Building per Lot (1 existing building to remain)

G Does this application meet all the requirements of the existing Zoning Classification? (X) Yes () No (if no, attach a list of variances and/or special exceptions)

H Is the property subject to any encumbrances, deed restrictions, etc.? (X) Yes () No (if yes, attach a copy)

I List additional material submitted with this application

1. Land Development Plans
2. Stormwater Management Report
3. Survey
4. Title Report Exceptions
5. See enclosed Submission Letter for a full list of documents
6. _____

J Springfield Township Fee Schedule (non-refundable):

Checks should be made payable to "Springfield Township".

Land Development Fee Schedule

Use	Waiver Request/ Sketch Plan	Preliminary Plans	Final Plans
Residential	(\$250)	(\$200 per D.U.)	(\$250 per D.U.)
Nonresidential	\$250	\$500 + \$100 / acre	\$2,500 + \$150 / acre

check # 7363
\$1,600.00
MAD
4/27/2020



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K Escrow Fund

The escrow account shall be established based on the following calculations:

\$3,000.00 per acre or fraction thereof

Total Escrow Amount \$ 14,340.00

L Springfield Township Application Fees

Waiver or Sketch Plan Fee \$ 250.00

Preliminary Plan Fee \$ 600.00

Final Plan Fee \$ 750.00

Total \$ 1,600.00 Check # _____

M Montgomery County Planning Commission Fee Schedule

Checks should be made payable to "Montgomery County Treasurer".

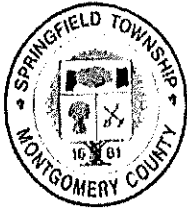
RESIDENTIAL LAND DEVELOPMENT

<u>Number of Lots or Units (whichever is greater)</u>	<u>General Fee + Fee Per Lot or Unit</u>
1 - 3	<u>\$150 (flat fee)</u>
4 - 20	\$180 + \$23 per unit
21 - 100	\$450 + \$21 per unit
101 +	\$1,060 + \$20 per unit

NON RESIDENTIAL LAND DEVELOPMENT AND CONVERSIONS

<u>Gross Square Feet of New Building</u>	<u>General Fee + Fee for every 1,000 gross sq. ft. (round to nearest whole dollar)</u>
1 - 3,000 sq. ft.	\$220 flat fee
3,001 - 25,000 sq. ft.	\$519 + \$27 for every 1,000 sq. ft.
25,001 - 50,000 sq. ft.	\$1,050 + \$23 for every 1,000 sq. ft.
50,001 - 100,000 sq. ft.	\$1,550 + \$20 for every 1,000 sq. ft.
100,000 + sq. ft.	\$2,580 + \$15 for every 1,000 sq. ft.

Total \$ N/A Check # N/A



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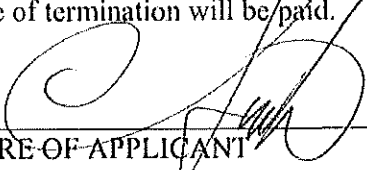
N Signature

The undersigned represents that to the best of his/her knowledge and belief, all of the above statements are true, correct and complete.

In the event the applicant wishes to have the review by the Township discontinued, the applicant will notify the Township immediately, in writing, and processing of the review will be terminated upon receipt of such written notification to the Township, it being understood that all bills accrued to date of termination will be paid.

4/11/2020

DATE



SIGNATURE OF APPLICANT

APPLICANT:
AMIT AZOULAY
SOLE MEMBER, PRESIDENT
225 NORTHWESTERN, LLC



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

2 Penn Center, Suite 222
1500 JFK Boulevard
Philadelphia, PA 19102
T: 215.861.9021
F: 215.977.2887
www.maserconsulting.com

September 4, 2020

VIA EMAIL AND HAND DELIVERY

Attention: A. Michael Taylor
Township Manager
Springfield Township
1510 Paper Mill Road
Wyndmoor, PA 19038

Re: Preliminary and Final Land Development Application
225 Northwestern Ave
Springfield Township, Montgomery County, PA
MC Project No. 19004453A

Dear Michael, Regarding the above referenced project, below please find a list of the requested waivers:

1. A waiver from Section 95-6 for Preliminary plan approval, as we are requesting the project to be reviewed as both Preliminary and Final Land Development.
2. A partial waiver from Section 95-9 (General Requirements) for a street width requirement of 30 ft. Widening of the Northwestern Avenue cartway is proposed to 9 ft half width (18 ft wide total, up to 1.9 ft to the existing utilities poles to provide a buffer from vehicles), and we are requesting to exclude widening in front of lot 4 leading to the existing gated driveway / dead end section of the existing road.
3. A partial waiver from Section 95-10A for not providing the minimum cartway width of 30ft. Widening of the Northwestern Avenue cartway is proposed to 9 ft half width (18 ft wide total, up to 1.9 ft to the existing utilities poles to provide a buffer from vehicles), and we are requesting to exclude widening in front of lot 4 leading to the existing gated driveway / dead end section of the existing road.
4. A waiver from Section 95-10C to not provide curb within the existing street as there is no existing curb on either side of the road, and would create a drainage concern.
5. A waiver from Section 95-10I, to not provide a sidewalk, as there is no existing sidewalk on either side of the project site.
6. A waiver from Section 95-11 J. (2), Stormwater Management requiring drainage to the street. Northwestern Avenue does not contain storm sewers to connect to, additionally, the majority of the existing site drains to the adjacent properties to the north due to the existing topography.
7. The waiver is requested to allow the required street trees to count towards the tree replacement requirement of Section 95-11.I(2) due to the significant amount of trees to remain on the site.
8. A partial waiver is requested from Section 95.11.I(11)(c) to allow a 1 to 1 replacement of trees to be removed due to the existing vegetation to remain on site.
9. A waiver is requested from Section 95-11.I(11)(c) to allow evergreen trees (6-8' ht.) to count as replacement trees in order to provide a greater diversity of plant material and habitat on the site.



Should you have any questions and/or concerns regarding our request, please do not hesitate to contact this office directly. Thank you for your assistance in this matter.

Very truly yours,

MASER CONSULTING P.A.

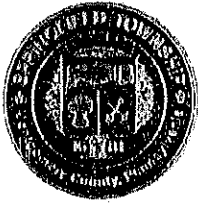
A handwritten signature in black ink, appearing to read 'Rhett Chiliberti', written in a cursive style.

Rhett Chiliberti, P.E.
Geographical Discipline Leader

RC/jmca

Cc: Jim Garrity, Esq. (w/ encl.)
Mark Eisold, PE (w/ encl.)
Amit Azoulay / Charlie Azoulay (w/ encl.)
Bob Careless / Ross Weiss (w/ encl.)
Steve Black (w/ encl.)

FILE/Corr.



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

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James J. Garrity
Solicitor

Bonny S. Davis
Treasurer / Tax Collector

Mark W. Ersold
Engineer

October 14, 2020

Mark Penecale, Planning Director
The Township of Springfield
1510 Paper Mill Road
Wyndmoor, Pennsylvania 19038

Subject: Land Development Review No. 2 - Proposed 4 Lot Residential Subdivision
225 Northwestern Avenue, Springfield Township, Montgomery County, PA

Dear Mr. Penecale:

Per your request, we have reviewed the Revised 225 Northwestern Avenue Proposed Land Development Plan prepared for 225 Northwestern, LLC which was submitted for review and approval. The following documents were submitted for our review:

- One (1) copy of a nineteen (19) sheet Preliminary/Final Land Development Plan Set prepared by Maser Consulting, P.A. dated April 7, 2020, Last Revised September 4, 2020.
- One (1) copy of a Post Construction Stormwater Management Report prepared by Maser Consulting, P.A., dated April 2020, Last Revised September 2020.
- One (1) copy of a Waiver Request letter prepared by Maser Consulting, P.A., dated September 2020.

BACKGROUND INFORMATION

The Owners/Applicants, 225 Northwestern, LLC, previously subdivided one (1) lot (225 Northwestern Avenue) into four (4) lots. The existing lot is 7.04 acres. The four (4) new lots are Lots 1-4 with the existing house being Lot 3. The resulting lot areas are 1.93 acres (Lot 1), 1.55 acres (Lot 2), 2.25 acres (Lot 3), and 1.31 acres (Lot 4). The revised plans show a smaller house on Lot No.1 with corresponding reduction in impervious area and disturbed area.

Mark Penecale, Planning Director
225 Northwestern Avenue
October 14, 2020
Page 2 of 4

Based on our review of the above information, we offer the following comments and/or recommendations for your consideration:

WAIVERS REQUESTED

- A waiver from Section 95-6 for Preliminary plan approval, as we are requesting the project to be reviewed as both Preliminary and Final Land Development.
- A partial waiver from Section 95-9 (General Requirements) for a street width requirement of 30 ft. Widening of the Northwestern Avenue cartway is proposed to 8.5 ft half width (16.9 ft wide total, up to 2.1 ft to the existing utilities poles to provide a buffer from vehicles), and we are requesting to exclude widening in front of lot 4 leading to the existing gated driveway / dead end section of the existing road.
- A partial waiver from Section 95-10A for not providing the minimum cartway width of 30ft. Widening of the Northwestern Avenue cartway is proposed to 8.5 ft half width (16.9 ft wide total, up to 2.1 ft to the existing utilities poles to provide a buffer from vehicles), and we are requesting to exclude widening in front of lot 4 leading to the existing gated driveway / dead end section of the existing road.
- A waiver from Section 95-10C to not provide curb within the existing street as there is no existing curb on either side of the road and would create a drainage concern.
- A waiver from Section 95-10I, to not provide a sidewalk, as there is no existing sidewalk on either side of the project site.
- A waiver from Section 95-11 J. (2), Stormwater Management requiring drainage to the street. Northwestern Avenue does not contain storm sewers to connect to, additionally, the majority of the existing site drains to the adjacent properties to the north due to the existing topography.
- A waiver is requested to allow the required street trees to count towards the tree replacement requirement of Section 95-11.I(2) due to the significant amount of trees to remain on the site.
- A partial waiver is requested from Section 95.11.I(11)(c) to allow a 1 to 1 replacement of trees to be removed due to the existing vegetation to remain on the site.
- A waiver is requested from Section 95-11.I(11)(c) to allow evergreen trees (6-8' ht.) to count as replacement trees in order to provide a greater diversity of plant material and habitat on the site.

SUBDIVISION AND LAND DEVELOPMENT COMMENTS

1. As per §95-11.E, dedication of land suitable for Park and Recreation use to the Township is required. We recommended the Township should request a fee in lieu of given the nature and location of this four-lot development.

STORMWATER MANAGEMENT AND E&S COMMENTS

2. As per §88-16.A, for privately owned BMPs, the individual property owners shall sign an Operations and Maintenance Agreement with the municipality covering all stormwater BMPs that are to be privately owned on their respective lot. The agreement shall be in a form supplied and approved by the Township Solicitor.
3. As per §28-11.A, Stormwater Management Fee. The applicant shall pay a fee of \$25 per 1,000 square feet or part thereof of any site undergoing earth-disturbing activities, provided that the minimum fee for any site shall not be less than \$100. The total square footage of disturbance is 88,411. Therefore, the total fee would be \$2,225.00.

MISCELLANEOUS/DRAFTING COMMENTS

4. The applicant shall provide all the Outside Agency Approvals/Permits to the Township and Carroll Engineering Corporation. This shall include but not limited to:
 - PADEP – Act 537 Planning Approval
 - Montgomery County Conservation District – Erosion & Sedimentation Control Plan Determination of Adequacy and NPDES Permit
 - BCWSA – Sanitary Sewer Approval and Sanitary Sewer Service Agreements
5. The lateral connections to the existing main must be inspected by BCWSA or its designees.
6. As Per §95-11.I(11)(c), in the event that a tree over three inches in caliper must be removed for reason stated in Subsection I(11)(a)[4], said trees shall be replaced with approved trees of 2 to 2 ½ inches caliper at a rate of two new trees to each one tree removed. The applicant requested a waiver to:
 - a) *“allow a 1 to 1 replacement of trees to be removed due to the existing vegetation to remain on site”; and*
 - b) *“allow evergreen trees (6-8’ht.) to count as replacement trees in order to provide a greater diversity of plant material and habitat on the site.”*
7. The Applicant has requested a Waiver to allow the required street trees to count towards the Tree Replacement Requirement. In accordance with previous Land Development Plans, we recommend that existing “Street Trees” be permitted to remain if the trees are in good condition and are located in the “General Street Tree location”. We recommend the Street Trees not count towards the Tree Replacement Requirements.
8. As per §95-11.I(14), in those instances when the Township agrees to waive any portion of the landscaping improvements required by Chapter 95, Subdivision of Land, the applicant shall be required to make a monetary contribution to the Springfield Township Landscape Fund. The applicant shall demonstrate compliance with this Section.

Mark Penacale, Planning Director
225 Northwestern Avenue
October 14, 2020
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9. The Applicant has submitted revised Stormwater Calculations based on the Lot No.1 changes. The Stormwater Calculations are currently being reviewed and the technical review will be provided under a separate letter.

We recommend the above comments be addressed to the satisfaction of Springfield Township. Please contact me if you have any questions with the above comments.

Very truly yours,

CARROLL ENGINEERING CORPORATION

Mark W. Eisold

Mark W. Eisold, P.E.
Township Engineer

MWE/lad

cc: M. Taylor – Springfield Township Manager
B. Ford – Assistant to the Township Manager
James J. Garrity, Esq. – Wisler Pearlstine, LLP
Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP
Scott C. Denlinger, Esq. – Wisler Pearlstine, LLP
Rhett Chiliberti, PE – Maser Consulting, P.A.
225 Northwestern, LLC – Owner/Applicant
Ross Weiss, Esq. – Cozen O'Connor
Robert M. Careless, Esq. – Cozen O'Connor

**MONTGOMERY COUNTY
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**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

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 9, 2020

Mark Penecale, Director of Planning & Zoning
Springfield Township
1510 Paper Mill Road
Wyndmoor, PA 19038

Re: MCPC# 20-0095-002
Plan Name: 225 Northwestern Ave
(4 residential lots on 7.04 acres)
Situates: North of Ridge Pike

Dear Mr. Penecale:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 14, 2020. We forward this letter as a report of our review.

BACKGROUND

The applicant, 225 Northwestern LLC, is proposing to construct three new single family residences on individual lots created through a previously reviewed subdivision application. In this subdivision, one parcel was subdivided into four lots with approximate areas of 1.93 acres (Lot 1), 1.54 acres (Lot 2), 2.25 acres (Lot 3), and 1.31 acres (Lot 4).

There is an existing single family residence and accessory structures on Lot 3 that will remain; new homes are proposed for Lot 1, Lot 2, and Lot 4. Each home is proposed to be two stories with a basement and will include an attached garage, driveway, and patio area. The property contains steep slopes at the rear of the lots. Stormwater management features include rain gardens on Lot 2 and Lot 4, an infiltration basin on Lot 1, and a subsurface infiltration basin on Lot 2. A green roof and a driveway of porous pavement are also proposed for the home on Lot 4.

The property is located in the township's Residential AA zoning district and the Residential AAA overlay district, and is served by private water and public sewer. We previously reviewed an application for this site on November 19, 2018 for the subdivision of the property into four lots, as well as an earlier version of this proposal on May 28, 2020. The applicant has submitted a preliminary and final plan dated September 4, 2020.

COMPREHENSIVE PLAN COMPLIANCE

The Future Land Use chapter of the 2012 Springfield Township Comprehensive Plan identifies 225 Northwestern Avenue as a Low Density Residential district. In addition, the site is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Single family homes, such as the ones proposed, are appropriate in both land use designations; thus, the proposal is consistent with both plans.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Springfield Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPING

- A. Tree Replacement. The applicant is requesting a partial waiver from the tree replacement requirement in § 95-11.1.11.c by providing a one-to-one replacement of removed trees. The Township may wish to consider that the applicant pay an equivalent fee in lieu to the Township Landscape Fund as provided for in § 95-11.1.14
- B. Street Trees. According to the landscape plan, the applicant is excluding the existing lot (lot 3) from the linear frontage calculations for street tree requirements. Street tree planting requirements should be based on the total frontage for all four lots, which is 610 feet. This would require an additional four street trees.

STORMWATER MANAGEMENT

- A. Basin plantings. We recommend incorporating additional plantings, such as shrubs, in these facilities to increase diversity and make them a visual and landscaping amenity as well as functioning stormwater management features.
- B. Easements. Due to the numerous easements required at the rear of the lots, the Township should ensure and be satisfied with the easement protection language provided by the applicant in order to protect the future property owners as well as ensure the Township's ability to access and maintain any necessary facilities.
- C. Maintenance. The Township and Township engineer should be comfortable with the post construction stormwater maintenance language found on p. 14 of the plan to ensure that the stormwater management features continue to function as intended and comply with § 88-12.

TAIL ACCESS AND PEDESTRAIN AMMENITIES

- A. Right of Way Dedication. The applicant is requesting a waiver from § 95-10.I to provide sidewalks on Northwestern Ave. Although there are no existing sidewalks on Northwestern Avenue the property is across the street from Fairmount Park and provides a potential connection to the park from Northwestern Ave. The Township may wish to request that the applicant dedicate the land between the paved cartway to the ultimate right of way line to the Township in order to preserve space in the future for sidewalks, road widening, or other pedestrian amenities.

FEE IN LIEU OF RECREATIONAL SPACE

- A. Fee in Lieu. Due to the lack of available space remaining on-site for recreational amenities as required under § 95-11.E, the Township may wish to consider that the applicant pay a fee in lieu of provision of recreational space, as provided for in § 95-11.E.8.

MISCELANEOUS

- A. Private Water. The Montgomery County Department of Health has a well permit program. The applicant should coordinate with the MCDH to ensure compliance with permit requirements.

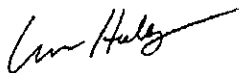
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal to construct three single family homes on the newly established lots; however we believe that our suggested revisions will better achieve Springfield Township's planning objectives for residential development.

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.

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. Please print the assigned MCPC number (#20-0095-002) on any plans submitted for final recording.

Sincerely,



Aaron Holly, Community Planner
aholly@montcopa.org
610-278-3748

c: 225 Northwestern, LLC, Applicant
A. Michael Taylor, Springfield Township Manager
Amanda Helwig, Chair, Springfield Township Planning Commission
Ross Weiss, Applicant's Representative
Rhett Chiliberti, Applicant's Engineer
David Kanthor, Philadelphia City Planning Commission

Attachments: Attachment A - Aerial of Site
Attachment B - Reduced Site Plan

