

**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: Flourtown Shopping Center

Location: 1842 Bethlehem Pike

Flourtown, PA 19031

C Name of Owner: Federal Realty Investment Trust AND  
Steven J Guttman & Donald Misner

Address: c/o Federal Realty Investment Trust

909 Rose Ave, Suite 200, North Bethesda, MD 20852

Phone #: 610-896-5870

D Name of Applicant: FEDERAL REALTY INVESTMENT TRUST

Address: 50 EAST WYNNEWOOD RD, SUITE 200

Wynnewood, PA 19096

Phone #: 610-896-5870

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

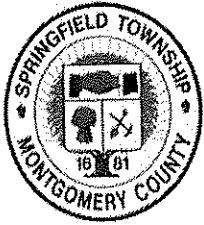
LANDCORE Engineering Consultants, PC; D. Alexander Tweedie, PE

Address: PO Box 37635 #56287, Philadelphia, PA 19101-0635

F Existing Zoning Classification: S-District

Total Acreage: 9.5 New Non-Res. Floor Area: 4,550 (sq. ft)

Sewerage: Public X Private \_\_\_\_\_  
Water: Public X Private \_\_\_\_\_



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**LAND DEVELOPMENT**

The applicant must complete the Application for Land Development Approval to follow and submit it to the Office of Community Development with the following information:

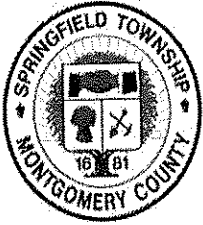
- A. Six (6) sets of stapled and folded plans.
- B. Prevailing application fees must be paid to Springfield Township at the time of application. Only checks or money orders will be accepted by the Code Enforcement Department. All application fees are deposited into the general revenue.
- C. Prevailing application fees and a completed Request for Review by the Montgomery County Planning Commission. All checks must be made payable to the Montgomery County Treasurer and submitted to Springfield Township at the time of application (see MCPC review form and fee schedule).
- D. A professional services agreement with the requisite financial security must also be submitted at the time of application. The financial security may be established at a financial institution of the applicant's choice. **The Township will not accept cash or checks for escrow purposes.**
- E. Required Stormwater management calculations.
- F. Subdivision and Land Development checklist.

A copy of the plans will be forwarded to all Township review boards as required. Comments from the review boards are due to be submitted to the Manager's Office within 60 days of the date of the application.

The applicant has the ability to waive the 90-day review period. If additional time is required, the applicant may consider granting an extension. All extensions and waivers must be done in writing.

Once the Planning Commission and all other review boards have completed their reviews, the Board of Commissioner will act on the plan at its next public meeting. Unless waived or an extension is granted, a decision by the Board of Commissioners must be rendered within 90 days as per the Pennsylvania Municipalities Planning code (MPC).

**REFER TO CHAPTER 95 "SUBDIVISION OF LAND" FOR COMPLETE  
APPLICATION MATERIALS AND PLAN REQUIREMENTS**



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|                           |                 |          |           |
|---------------------------|-----------------|----------|-----------|
| Intended Land Use(s)      | # of Lots       | Units    | Buildings |
| ( ) Residential           |                 |          |           |
| (X) Commercial            | <u>1 Exist.</u> | <u>2</u> | <u>1</u>  |
| ( ) Industrial            | _____           | _____    | _____     |
| ( ) Office                | _____           | _____    | _____     |
| ( ) Other (Specify below) | _____           | _____    | _____     |

G Does this application meet all the requirements of the existing Zoning Classification? ( ) Yes (X) No (if no, attach a list of variances and/or special exceptions) **Parking Variance Granted on Oct. 27, 2020**

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

I List additional material submitted with this application

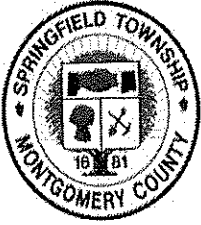
1. Zoning Decision
2. Previous Record Plan
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

J Springfield Township Fee Schedule (non-refundable):

Checks should be made payable to "Springfield Township".

**Land Development Fee Schedule**

| Use            | Waiver Request/<br>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 |



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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 \$ 3,000

**L Springfield Township Application Fees**

Waiver or Sketch Plan Fee \$ \_\_\_\_\_

Preliminary Plan Fee \$ 600

Final Plan Fee \$ 2,650

Total \$ 3,250



Check # 212004

**M Montgomery County Planning Commission Fee Schedule**

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

**RESIDENTIAL LAND DEVELOPMENT**

Number of Lots or Units  
(whichever is greater)

General Fee + Fee Per Lot or Unit

|          |                         |
|----------|-------------------------|
| 1 - 3    | \$150 (flat fee)        |
| 4 - 20   | \$180 + \$23 per unit   |
| 21 - 100 | \$450 + \$21 per unit   |
| 101 +    | \$1,060 + \$20 per unit |

**NON RESIDENTIAL LAND DEVELOPMENT AND CONVERSIONS**

Gross Square Feet  
of New Building

General Fee + Fee for every 1,000 gross sq. ft.  
(round to nearest whole dollar)

|                               |   |
|-------------------------------|---|
| 1 - 3,000 sq. ft.             | \$220 flat fee                              |
| <u>3,001 - 25,000 sq. ft.</u> | <u>\$519 + \$27 for every 1,000 sq. ft.</u> |
| 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 \$ 654.00

Check # \_\_\_\_\_



**SPRINGFIELD TOWNSHIP  
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N Signature

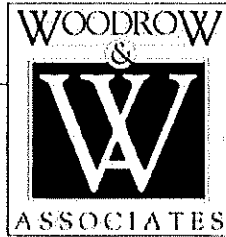
The undersigned represents that to the best of his/her knowledge and belief, all of the above statements are true, correct and complete.

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.

3.3.2021

DATE

  
SIGNATURE OF APPLICANT



April 20, 2021  
Revised April 21, 2021

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

Reference: 1890 Bethlehem Pike – Flourtown Shopping Center  
New Development Proposal

Dear Mark:

My office is in receipt of various documents related to the proposed introduction of a new bank and restaurant to the Flourtown Shopping Center property. The project is bisected by the municipal boundary delineating both Whitemarsh Township and Springfield Township. We have been in contact with the professional staff in Whitemarsh Township to assure to the best of our ability that our reviews and interests are aligned. The information reviewed is as follows:

1. Landcore Engineering Consultants, P.C. – A 13-sheet set of plans dated March 4, 2021 and bearing no revision date at this time.
2. Landcore Engineering. – A Stormwater Management Report dated March 4, 2021
3. F. Tavani and Associates Traffic Engineers – Drive through queue investigation
4. Landcore Engineering– Sewer Planning Exemption request dated March 4, 2021
5. Springfield Township correspondence from your office dated October 27, 2020, indicating that our zoning hearing board granted a variance for the number of parking stalls in the shopping center.

In general, the plans propose the construction of a new building to house a 2,450 square-foot bank with drive-through, as well as a new 2,100 square-foot restaurant. This work is to occur upon existing paved parking surface and will require the reconfiguration of certain parking lot driveway aisles and entrance experience. Several major topics were revealed during our site observations and plan review.

**Approvals / Permits / Reviews** - Any approval the board would grant this application must be conditioned the applicant securing the following approvals, permits, and reviews.

- PA DEP – Sewage Facilities Planning

**Threshold Issues** – The following topics represent the most important aspects of the application from our perspective:

1. **Traffic Circulation** – It is my understanding that the traffic circulation patterns within the shopping center have been the subject of discussion for many years. The introduction of the new

Revised April 21, 2021  
Mark Penecale, Planning Director  
Springfield Township  
Reference: 1890 Bethlehem Pike – Flourtown Shopping Center  
New Development Proposal

uses and the reconfiguration of the parking lots will impact these discussions. The new intersection that I have labeled as “Point of Interest A” on the attached sketch, as well as the five perpendicular parking spaces that back on to this driveway, need to be investigated with greater scrutiny.

2. **Pedestrian Connectivity** – Pedestrian connectivity from the existing parking lot, as well as from the existing sidewalks on Bethlehem Pike, should be investigated for the shopping center in general, as well as for the new uses. During our site investigation, we observed many people walking throughout the center and out to Bethlehem Pike.
3. **Stormwater Management** – While the proposal does not increase the amount of impervious cover on the property, we would ask for the developer’s cooperation to seek improvements to the watershed, including volume reductions and water quality improvements.
4. **Landscaping** – We thank the applicant for taking this opportunity to introduce additional landscaping into the parking lot. The very barren areas will be improved. However, we would ask that the developers also use this opportunity to expand the scope of landscape enhancement in the southeast corner of shopping center.

#### **General Review:**

1. This application creates an opportunity to improve the balance of the shopping center aesthetically. As an example, the frontage of the Wells Fargo Bank should have the river rock replenished and landscaping refreshed.
2. This application will trigger inspection of the public portion of sidewalk that will be identified for repair.
3. This application will trigger the conversation regarding the maintenance of the loading areas behind the supermarket with regard to collection of trash, proper maintenance of landscape buffers and shielding of light fixtures.

#### **Subdivision Ordinance Review:**

Section 95-7.1 – The application is supplemented by a traffic impact analysis. However, this analysis is limited to the stacking provisions of the drive-through bank teller window. The traffic study must be expanded to deal with several issues as follows:

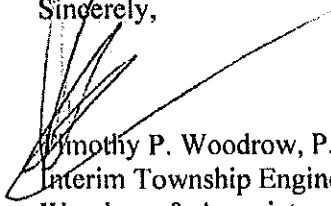
1. The reconfigured parking lot creates a definitive exit and entrance driveway to the southwest side of the newly proposed restaurant. The plan calls for five parking spaces to back into this new significant thoroughfare. I would suggest the spaces should be removed as they represent dangerous traffic conflict.
2. The new configuration of drive aisles creates a fairly significant intersection to the southeastern side of the proposed restaurant and existing parking lot traffic pattern. The traffic study should speak to methods to control traffic, organize a traffic pattern and improve safety at this now key intersection.
3. The existing turning radii onto north bound Bethlehem Pike must be improved to accommodate the truck traffic.

Revised April 21, 2021  
Mark Penecale, Planning Director  
Springfield Township  
Reference: 1890 Bethlehem Pike – Flourtown Shopping Center  
New Development Proposal

4. It is my understanding that significant discussions have occurred in the past with regard to the traffic pattern and the balance of the shopping center. I believe this application triggers an obligation to revisit the circulation pattern in front of McDonald's, McDonald's delivery vehicles and the general traffic pattern associated with the Movie Tavern.
5. The two-way traffic pattern in front of the Movie Tavern and Dollar Tree should be evaluated for safety improvements for both pedestrians and drivers; at a minimum all paint markings in the facility should be refreshed. Existing deteriorated asphalt paving should be repaired. Consideration should be given to narrowing the driveway in key locations to service traffic calming improvements. Landscape islands, similar to those found in Ambler Borough, can create defined drop-off areas and reduce the speedway conditions that are currently present. These landscape bump outs can serve as pedestrian refuge, narrowing the crossing of traffic pattern from parking spaces to the retail stores.
  - a. Chapter 95-10 – This portion of our code identifies the requirements for improving streets abutting the proposed land development. The section speaks to not only paving width, but also to right-of-way width. The ordinance obligates a minimum of a 70-foot right-of-way and a 50-foot cartway. Sheet 3 of 13 of the plan set should clearly identify the existing legal right-of-way, the obligated ultimate right-of-way, as well as the obligated cartway paving width for the frontage of the property.
  - b. Chapter 95-11.I (3) – Our code obligates the developer to provide significant parking area landscaping. The existing parking facility for the shopping center falls short of these obligations. The board of commissioners must weigh the nonconforming status of the parking facilities versus an obligation to improve the property to meet current regulations.

I look forward to the opportunity to discuss these opinions and issues in greater detail with the applicant and our elected officials in the coming days.

Sincerely,

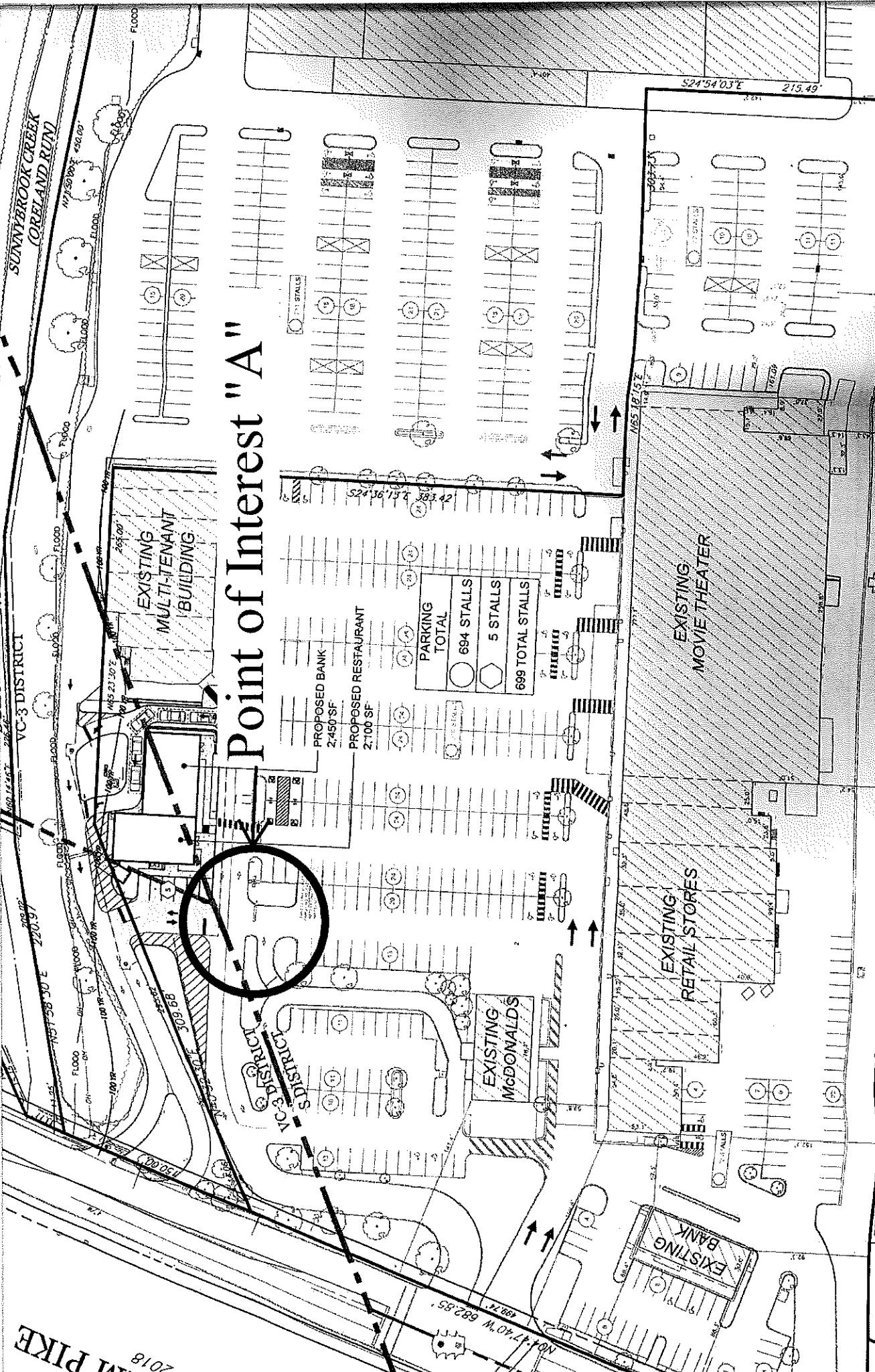


Timothy P. Woodrow, P.E.  
Interim Township Engineer  
Woodrow & Associates, Inc.

TPW/del

cc: A. Michael Taylor, Township Manager – Springfield Township  
James J. Garrity, Esq., Wisler Pearlstine, LLP. – Township Solicitor  
Alex Tweedie, P.E. – Landcore engineering  
Krista Heinrich, P.E. – Whitemarsh Township Engineer  
Charles Guttenplan, Director of Planning and Zoning – Whitemarsh Township  
Craig Robert Lewis, Esq. – Kaplin Stewart





Point of Interest "A"



# 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

## COMMISSIONERS

Baird M. Standish  
*President*

Eddie T. Graham  
*Vice President*

Jeffrey T. Harbison  
Peter D. Wilson  
Michael E. Maxwell  
Jonathan C. Cobb  
James M. Lee

## OFFICERS

A. Michael Taylor  
*Secretary-Manager*

James J. Garrity  
*Solicitor*

Bonny S. Davis  
*Treasurer / Tax Collector*

Mark W. Eisold  
*Engineer*

Craig Robert Lewis, Esq.  
Union Meeting Corporate Center  
910 Harvest Drive, P. O. Box 3037  
Blue Bell, PA 19422-0765

October 27, 2020

**Re: Zoning Hearing Board Application #20-13 for the property located at 1842 Bethlehem Pike, Flourtown, PA 19031. Known as Parcel #520001903007, Parcel #520001904006 and Parcel #520001904105.**

Dear Mr. Lewis,

This letter is sent to inform you that on Monday, October 26, 2020 the Zoning Hearing Board of Springfield Township approved the dimensional variance from Section 114-134. A. (6) of the Zoning Ordinance of Springfield Township to allow for the on-site parking to be reduced from the existing 713 parking stalls to 699 parking stalls.

The approval of this application was unanimous with one condition.

**Condition:** That noise mitigation be addressed to the satisfaction of the Springfield Township Board of Commissioners during the land development review process.

This approval will expire twelve (12) months from the date of this decision should the required land development application not be submitted. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

Mark A. Penecale  
Director of Planning & Zoning

Cc: ZHB Members by way of email  
ZHB Solicitor by way of email  
Michael Taylor; Township Manager, Springfield Township



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: [www.SpringfieldMontco.org](http://www.SpringfieldMontco.org)

Phone: 215-836-7600

Fax: 215-836-7180

**COMMISSIONERS** April 22, 2021

Baird M. Standish  
*President*

Eddie T. Graham  
*Vice President*

Jeffrey T. Harbison  
Peter D. Wilson  
Michael E. Maxwell  
Jonathan C. Cobb  
James M. Lee

Mark Penecale  
Director of Planning and Zoning  
Springfield Township  
1510 Paper Mill Rd.  
Wyndmoor, PA 19038

**OFFICERS**

A. Michael Taylor  
*Secretary-Manager*

James J. Garrity  
*Solicitor*

Bonny S. Davis  
*Treasurer / Tax Collector*

Timothy P. Woodrow, PE  
*Engineer*

RE: Flourtown Shopping Center  
LOCATION: 1874 Bethlehem Pike

Dear Mr. Penecale:

The Springfield Township Emergency Services Board is in receipt of plans for the addition of a new building to be occupied as a restaurant and bank. The building will be located between Mr. P's and the exit to Bethlehem Pike. The building will be located in both Whitemarsh and Springfield Townships. The Board had no objections to the plan and commented only that it appeared fire sprinkler systems were to be installed.

If there should be any questions please feel free to contact me.

Sincerely,

Charles H. Baily  
Fire Marshal

Cc: Timothy Woodrow, PE Township Engineer  
Michael Taylor, Township Manager

**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](http://WWW.MONTCOPA.ORG)

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

April 16, 2021

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

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

Re: MCPC #20-0111-003  
Plan Name: Flourtown Shopping Center  
(4,550 sq. ft. pad site/shopping center on parcels totaling 23.65 acres.)  
Situate: North of Springfield Avenue/south of W. Valley Green Road  
Springfield & Whitemarsh Townships

Dear Mr. Penecale and Mr. Guttenplan:

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 March 19, 2021. We forward this letter as a report of our review.

## **BACKGROUND**

The applicant, Federal Realty Investment Trust, is proposing to construct an addition to the existing Flourtown Shopping Center, which would be located at the northwest corner of the property. As proposed, the building would include a 2,100-square foot restaurant and a 2,450-square foot bank with a drive-through lane. The property is located in both Whitemarsh and Springfield Townships, and the improvements are proposed in what is currently an existing parking area. The majority of the restaurant and a portion of the bank are in Whitemarsh, while a small portion of the restaurant and a portion of the bank building are in Springfield. The Whitemarsh portion of the shopping center is split zoned between the VC-3 Village Commercial District and the B-Residential Zoning District, though the proposed pad site development is

entirely in the VC-3 area. The portion of the proposed site in Springfield is in the township's Shopping Center (S) District.

As an existing shopping center, the site contains a parking lot which is primarily located in the Springfield portion of the property. The applicant has received a variance from the Springfield Township Zoning Hearing Board for the number of on-site parking spaces required. The applicant also received a number of variances related to parking requirements from the Whitmarsh Township Zoning Hearing Board. The submission includes documentation from F. Tavani & Associates-Traffic Engineering & Planning, who concluded that the proposed vehicle stacking capacity for the proposed drive thru facility for the bank is adequate. The property is served by public water and sewer, and the plan is dated March 4, 2021.

### COMPREHENSIVE PLAN COMPLIANCE

The Future Land Use element of the 2012 Springfield Township Comprehensive Plan identifies the Flourtown Shopping Center as a Community Mixed Use and Services area. In addition, the site is also identified as a Community Mixed Use Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Community shopping centers, such as Flourtown Shopping Center, and commercial uses, such as the proposed restaurant and bank, are consistent with both land use designations.

The proposed development is consistent with the Whitmarsh Township Selective Comprehensive Plan Update, adopted in November 2020. The plan's and Future Land Use map envisions the shopping center and an area along Bethlehem Pike as a 'Mixed-Use Corridor'. The emphasis of this land use designation is to promote high-density walkable developments.

### 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 both Springfield and Whitmarsh Townships may wish to consider prior to final plan approval. Our comments are as follows:

### REVIEW COMMENTS – SPRINGFIELD TOWNSHIP

#### LANDSCAPING

- A. Parking Lot Landscaping. The applicant is proposing to convert four existing parking spaces to ADA accessible parking stalls near the front of the proposed building addition. The applicant should assess the health and condition of the existing trees and vegetation in the planting areas near the ADA parking stalls to ensure that the trees are healthy and no mitigation or replacement trees are warranted.
- B. Street Trees. Street trees are required per § 95-11.1 (2) of the Springfield Township Subdivision and Land Development Ordinance (SALDO). The applicant is claiming no street frontage; as well, they

claim that they are exempt from the street tree requirement. However, in lieu of the required street trees, the township may consider contributions to the Township Landscape Fund per § 95-11.1 (14).

#### PEDESTRIAN AMENITIES

- A. Internal Crosswalk Improvements. The applicant is proposing additional crosswalks to connect the new building to the existing parking area. In addition to these new crosswalks, improvements should be made to the existing pedestrian features in the shopping center. For example, recent aerial imagery from Google Maps shown in the image below indicates that the existing internal crosswalks are faded. These and other similar areas should be examined and repainted as necessary.



- B. Enhanced Pedestrian Safety Measures. In addition to the crosswalk connecting the proposed building to the existing parking area, the plan also indicates that a pedestrian crossing sign will also be installed. Given the proposed building's location on a main access drive leading to the traffic signal on Bethlehem Pike, additional pedestrian safety measures should be considered to prevent potential conflicts between pedestrians and vehicles entering/exiting the shopping center. This could potentially include a speed table, a flashing signal, or enhanced pedestrian lighting.

#### GENERAL COMMENTS

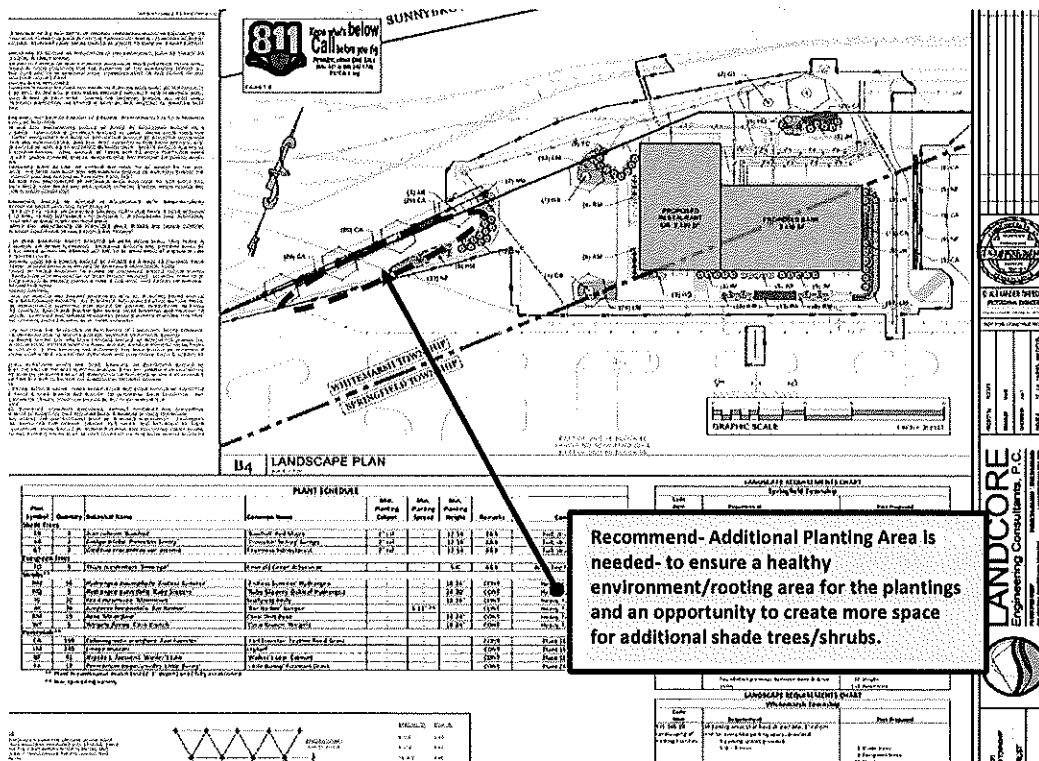
- A. Fee in Lieu of Recreational Space. Due to the lack of available space remaining on-site for recreational amenities, as required under § 95-11E of Springfield's SALDO, the township may wish

to consider asking the applicant to pay a fee in lieu of provision of recreational space, as provided for in § 95-11E.8.

- B. Outdoor Dining. Based on the plan, it doesn't appear that any outdoor dining is being proposed for the new restaurant. In light of the importance and popularity of outdoor dining during the COVID-19 pandemic, the applicant may want to consider adding space for outdoor seating at the proposed restaurant.

**REVIEW COMMENTS – WHITEMARSH TOWNSHIP**

- A. Pedestrian Safety. As mentioned above, a principle access aisle which directs vehicles exiting the shopping center is directly adjacent to the building entrances where pedestrians will walk. This is a concern for both townships with each sharing portions of this access aisle. We recommend that both townships work cooperatively to ensure that a safe pedestrian environment in this area of the development is created to the greatest extent feasible.
- B. Landscape Improvements. A large area bordering the traffic aisle is shown being converted from a paved area into a landscape strip which is comprised +/- 4 ft. wide by 100 ft. and is planted with 4- Red Maples and several shrub groupings. The narrow planting strip is shown surrounded by a large paved area which appears is not devoted to any functional purpose other than pavement. We recommend that a larger planting area be developed in this area. This would allow for additional trees and shrubs to be planted and would create a more sustainable environment for the effective growth of the proposed tree and shrub groups. This area is noted below.



## CONCLUSION

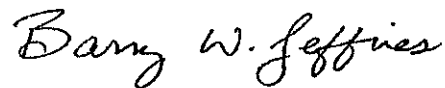
We wish to reiterate that MCPC generally supports the applicant's proposal to expand the existing shopping center through the addition of the proposed bank and proposed restaurant; however we believe that our suggested revisions will better achieve both Springfield and Whitemarsh Township's planning objectives for commercial development.

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 (#20-0111-003) on any plans submitted for final recording.

Sincerely,



Aaron Holly, Community Planner  
[aholly@montcopa.org](mailto:aholly@montcopa.org) - 610-278-3748



Barry W Jeffries, ASLA, Senior Design Planner  
[bjeffrie@montcopa.org](mailto:bjeffrie@montcopa.org) - 610-278-3444

c: Andrew Bottaro, Applicant  
A. Michael Taylor, Springfield Township Manager  
Amanda Helwig, Chair, Springfield Township Planning Commission  
Robert Dambman, Chrm., Whitemarsh Township Planning Commission  
James Hersh, Whitemarsh Township Engineer  
David Sander, Esq., Whitemarsh Township Solicitor

Attachments: Aerial Photo of Site  
Applicant's Plan





Flortown Shopping Center  
MCPC #200111002

Montgomery  
County  
Planning  
Commission  
Montgomery County Courthouse - Planning Commission  
150 Bus. Bldg. • Norristown, PA 19380-2211  
P: 610.275.3122 • F: 610.275.3141  
www.montcopa.org/planning  
Aerial photography provided by NearMap.

| ITEM | DESCRIPTION | DATE | STATUS |
|------|-------------|------|--------|
| 1    | ...         | ...  | ...    |
| 2    | ...         | ...  | ...    |
| 3    | ...         | ...  | ...    |
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| 9    | ...         | ...  | ...    |
| 10   | ...         | ...  | ...    |

**RESPONSES TO COMMENTS:**

1. The applicant has provided a detailed site plan showing the proposed building layout, parking areas, and landscaping. The plan includes detailed dimensions and setbacks for all structures and features.

2. The applicant has provided a detailed site plan showing the proposed building layout, parking areas, and landscaping. The plan includes detailed dimensions and setbacks for all structures and features.

3. The applicant has provided a detailed site plan showing the proposed building layout, parking areas, and landscaping. The plan includes detailed dimensions and setbacks for all structures and features.

4. The applicant has provided a detailed site plan showing the proposed building layout, parking areas, and landscaping. The plan includes detailed dimensions and setbacks for all structures and features.

5. The applicant has provided a detailed site plan showing the proposed building layout, parking areas, and landscaping. The plan includes detailed dimensions and setbacks for all structures and features.

6. The applicant has provided a detailed site plan showing the proposed building layout, parking areas, and landscaping. The plan includes detailed dimensions and setbacks for all structures and features.

7. The applicant has provided a detailed site plan showing the proposed building layout, parking areas, and landscaping. The plan includes detailed dimensions and setbacks for all structures and features.

8. The applicant has provided a detailed site plan showing the proposed building layout, parking areas, and landscaping. The plan includes detailed dimensions and setbacks for all structures and features.

9. The applicant has provided a detailed site plan showing the proposed building layout, parking areas, and landscaping. The plan includes detailed dimensions and setbacks for all structures and features.

10. The applicant has provided a detailed site plan showing the proposed building layout, parking areas, and landscaping. The plan includes detailed dimensions and setbacks for all structures and features.

**GATE DATA**

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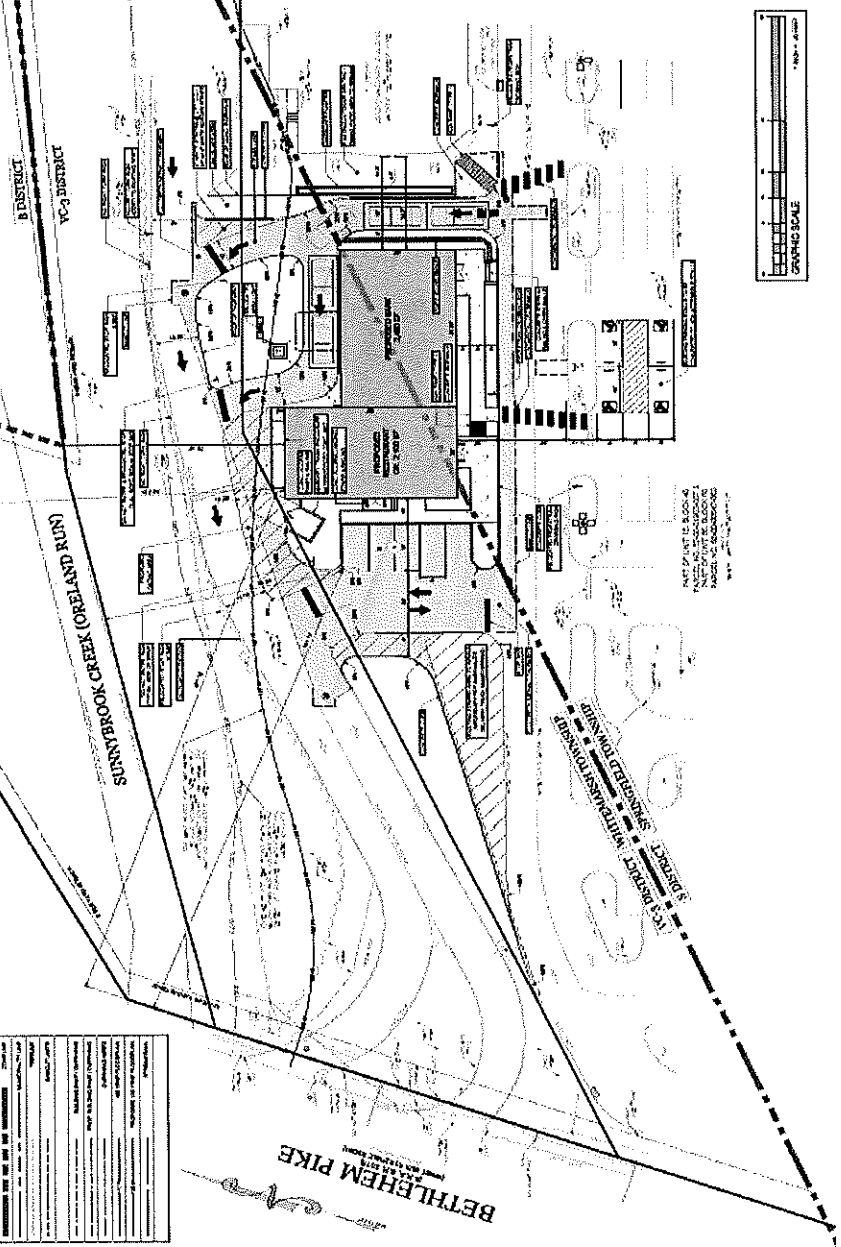
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NOTE: LOCATION OF ALL PROPERTY LINES AND ZONING ARE APPROXIMATE AND HAVE BEEN APPROVED BY THE CITY OF BETHLEHEM. THE REVISIONS HEREIN ARE SUBJECT TO THE CITY OF BETHLEHEM'S REVIEW AND APPROVAL.



**WHITEMARSH TOWNSHIP PORTION OF SITE**  
ZONED: VC-3 (MIXED COMMERCIAL) - WHITEMARSH TOWNSHIP

EXISTING USE: SHOPPING CENTER  
PROPOSED USE: RESTAURANT (CONDITIONAL USE), BANK W/ DRIVE THRU (CONDITIONAL USE)(1)

| BULK REQUIREMENTS  | REQUIRED   | EXISTING       | PROPOSED   |
|--|--|----------------|------------|
| MINIMUM LOT AREA (SF)  | 15A  | 776,737 (VC-3) | NO CHANGE  |
| MINIMUM LOT AREA (AC)  | 15A  | 17,822         | NO CHANGE  |
| MINIMUM STREET FRONTAGE (110' FT)  | 50   | 822.85         | NO CHANGE  |
| MINIMUM LOT WIDTH @ BBL (110' FT)  | 100  | 890.82         | NO CHANGE  |
| MINIMUM BUILDING SEPARATION (110' FT)                                    | 15   | NA             | 36.3 (7)   |
| MINIMUM YARD SETBACKS (LOT AREA 15 ACRES OR GREATER)                     |  |                |            |
| FRONT YARD, ULTIMATE ROW (11)  | 35   | NA             | 201.18 (7) |
| FRONT YARD, INTERNAL ROADWAY (11)  | 15   | NA             | 15.00 (7)  |
| SIDE YARD FROM RESIDENTIAL (11)  | 45   | NA             | 78.14      |
| REAR YARD FROM RESIDENTIAL (11)  | 45   | NA             | 114.15     |
| MAXIMUM IMPERVIOUS COVERAGE (%)(IN)                                      | 66   | 84.89% (E)     | 94.28% (E) |
|  |  | 734,887        | 731,995    |
| MINIMUM VEGETATED OPEN SPACE, TREES OR LANDSCAPING (11)(2)(3)            | 35   | 5.94% (E)      | 6.72% (E)  |
|  |  | 41,446         | 44,433     |
| MINIMUM BUILDING COVERAGE (%)(IN)  | 40   | 0.00%          | 0.30%      |
|  |  | 0              | 2,171      |
| MINIMUM RESIDENTIAL BUILDING FOOTPRINT FOR NEW CONSTRUCTION ONLY (1)(11) | 8,000 EXCEPT FOR RETAIL WHICH IS A MAXIMUM OF 10,000 SF PER FT.2 | NA             | 4,950      |
| MINIMUM BUILDING FRONT FACADE WIDTH (1)(11)                              | 75   | NA             | 60         |
| MINIMUM BUILDING HEIGHT (1)(11)  | 3 STORIES (12 FT MAX)  | NA             | < 42       |

**PARKING REQUIREMENTS (WHITEMARSH TOWNSHIP)**

| MINIMUM PARKING STALL REQUIREMENT  | REQUIRED  | EXISTING | PROPOSED                        |
|--|---|----------|---------------------------------|
| RESTAURANT USE   | 1 STALL PER 50 SF OF PATRON FLOOR SPACE (EPS OF 68 ASSUMED) | NA       | (2,100 X 0.17) / 50 = 31.5 (1)  |
| BANK USE (OTHER COMMERCIAL USES)   | 1 STALL PER 3 PERSONS OF DESIGN CAP. (4)                    | NA       | 2,450 / 1,000 = 2.450           |
| GREATER OF PARKING REQUIREMENTS FOR RESTAURANT AND BANK USE                    |   |          | 31 REQUIRED<br>5 PROPOSED (100) |
| MINIMUM STALL SIZE (FT)  | 9 x 18  | 9 x 18   | 9 x 18                          |
| MINIMUM AISLE WIDTH (FT)   | 24  | 24       | 24                              |
| MINIMUM PARKING SETBACKS   |   |          |                                 |
| FRONT YARD (FT)  | 10  | NA       | 178.25                          |
| SIDE / REAR YARD (HORIZ. ADJ.) (FT)  | 0   | NA       | 78.14                           |
| SIDE / REAR YARD (VERT. ADJ.) (FT)   | 20  | NA       | NA                              |
| FROM BUILDING (FT)   | 10  | NA       | 16.00                           |
| MAXIMUM PARKING PERCENTAGE BETWEEN STREET LINE AND FRONT FACIAL BUILDING PLANE | 25%   | NA       | 100% (V)                        |

**SPRINGFIELD TOWNSHIP PORTION OF SITE**  
ZONED: B (SHOPPING CENTER) - SPRINGFIELD TOWNSHIP

EXISTING USE: SHOPPING CENTER (PERMITTED)  
PROPOSED USE: RESTAURANT (PERMITTED), BANK W/ DRIVE THRU (PERMITTED)

| BULK REQUIREMENTS                    | REQUIRED | EXISTING  | PROPOSED  |
|--------------------------------------|----------|-----------|-----------|
| MINIMUM LOT AREA (SF)                | 2        | 1,030,210 | NO CHANGE |
| MINIMUM LOT AREA (AC)                | 2        | 23,650    | NO CHANGE |
| MINIMUM YARD SETBACKS                |          |           |           |
| FRONT YARD (FT)                      | NA       | 83.50     | NO CHANGE |
| SIDE YARD (RES. ADJ.) (FT)           | 25       | 49.50     | NO CHANGE |
| REAR YARD (RES. ADJ.) (FT)           | 25       | 133.20    | NO CHANGE |
| ADJACENT BUILDINGS (FT)              | 15       | 57.20     | 30.30     |
| MAXIMUM BUILDING COVERAGE (%)        | 30       | 19.27%    | 79.29%    |
|                                      |          | 197,819   | 199,749   |
| MAXIMUM BUILDING HEIGHT (HIGH REUSE) | 80       | < 50      | < 50      |

**PARKING REQUIREMENTS (SPRINGFIELD TOWNSHIP)**

| MINIMUM PARKING STALL REQUIREMENT | REQUIRED                            | EXISTING                      | PROPOSED  |
|-----------------------------------|-------------------------------------|-------------------------------|---|
| SHOPPING CENTER USE (1)           | 5.5 STALLS PER 1,000 SF LEASABLE SF | (177,025 / 1,000) X 5.5 = 974 | (177,025 / 1,000) X (4,550 / 1,000) = 9.0 (3) (1) |
| MINIMUM STALL SIZE (FT)           | 9 x 18                              | 9 x 18                        | 9 x 18  |
| MINIMUM AISLE WIDTH (FT)          | 24                                  | 24                            | 24  |
| MINIMUM PARKING SETBACKS          |                                     |                               |   |
| FRONT YARD (FT)                   | 10                                  | 14.03 (7)                     | NO CHANGE   |
| SIDE YARD (RES. ADJ.) (FT)        | 25                                  | 26.45 (7)                     | NO CHANGE   |
| REAR YARD (RES. ADJ.) (FT)        | 25                                  | 133.84 (7)                    | NO CHANGE   |

ALL CALCULATIONS WITHIN THE TABLES HEREWITH HAVE BEEN BASED ON THE TOTAL TRACT AREA INCLUSIVE OF PARCELS A, B & C, (LOTS A & B) UNLESS NOTED OTHERWISE.  
(1) - PER WHITEMARSH TOWNSHIP CONDITIONAL USE STANDARDS  
(2) - PER CONDITIONAL USE STANDARDS AND PERCENTAGES MAY BE REDUCED COMMENSURATE WITH ANY INCREASE IN IMPERVIOUS COVERAGE PERMITTED BY STANDARD NO. 1 FOR NON-RESIDENTIAL VC-3 PERMITTED USES, BY STANDARD NO. 8 IN THIS SECTION, OR BY CONDITIONAL USE STANDARDS WITH THE PROVISIONS OF 110007 MDCS  
(3) - PER 116-2005(2)A TRAFFIC IMPACT STUDY IS REQUIRED FOR A CONDITIONAL USE APPROVAL OF A DRIVE-THRU  
(4) - BASED ON THE TABLE OF THE MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT IN THE CURRENT EDITION OF THE WHITEMARSH TOWNSHIP BUILDING CODE OR THE MAXIMUM OCCUPANCY ALLOWANCE UNDER THE PROVISIONS OF THE WHITEMARSH TOWNSHIP FIRE PREVENTION CODE, BOTH OF WHICH WERE LAPSEABLE. THEREFORE THE CALCULATIONS ARE BASED ON THE ASSUMPTION OF 25% KITCHEN/BAI AT 200 SF PER OCCUPANT AND 25% TABLE/CHAIR AREA AT 15 SF PER PATRON  
(5) - PER FINAL RECORD PLAN, PREPARED BY GLOUCE & ASSOCIATES, DATED 9/13/2013, THE OVERALL CENTER CONTAINS 177,025 SF OF TOTAL LEASABLE AREA (TIA) AND 713 PARKING STALLS, EQUATING TO A 4.0 PARKING RATIO. THE PROPOSED IMPROVEMENTS WILL INCREASE THE TIA TO 181,575 SF. THE PARKING STALL COUNT WILL DECREASE TO 322 AND THE OVERALL PARKING RATIO WILL BE 3.9. THE PRIOR SPRINGFIELD TOWNSHIP APPROVALS HAVE BEEN BASED OFF OF A REQUIRED 5.5 PARKING RATIO AND THE EXISTING 4.0 RATIO HAS BEEN PREVIOUSLY APPROVED AS AN EXISTING NON-COMMERCIAL. THE REDUCTION OF THIS RATIO TO 3.9 MAY BE A VARIANCE BEING REQUIRED FROM SPRINGFIELD TOWNSHIP. ADDITIONALLY, SINCE THE REQUIRED 35 STALLS FOR THE RESTAURANT AND BANK ARE NOT PROVIDED WITHIN WHITEMARSH TOWNSHIP, A VARIANCE IS ALSO NEEDED TO BE REQUIRED FROM WHITEMARSH TOWNSHIP. VERIFICATION FROM THE RESPECTIVE ZONING OFFICERS SHOULD BE OBTAINED.  
(6) - IMPERVIOUS COVERAGE WITHIN RESPECTIVE TOWNSHIP & ZONING DISTRICT  
(7) - PARKING PROVIDED IN RESPECTIVE TOWNSHIP  
(8) - BUILDINGS WITHIN RESPECTIVE TOWNSHIP  
NOTE: THE ZONING ANALYSIS CONTAINED ON THIS PLAN DOES NOT INCLUDE THE VARIOUS BUILDING DESIGN REQUIREMENTS CONTAINED IN SECTION 116-2018. THIS SECTION SHALL BE ASSESSED BY ARCHITECT AT TIME WHEN TENANT OR BUILDING DESIGN IS KNOWN.

**SITE DATA**

**THIS LAND DEVELOPMENT PLAN REFERENCES A SURVEY PREPARED BY:**  
BLUM MARSH ASSOCIATES INC.  
P.O. BOX 562  
WARRINGTON PA, 18978-0562  
FILE NO. 148045056 / DATED 2017-03-17

**OWNER OF RECORD / APPLICANT:**  
FEDERAL REALTY INVESTMENT TRUST  
C/O ALLUS GROUP  
PO BOX 22129  
BOULDER CO, CO 80521-0229

**GUTTMAN STEVEN & WISNER DONALD**  
1828 E JEFFERSON ST  
ROCKVILLE MD 20852

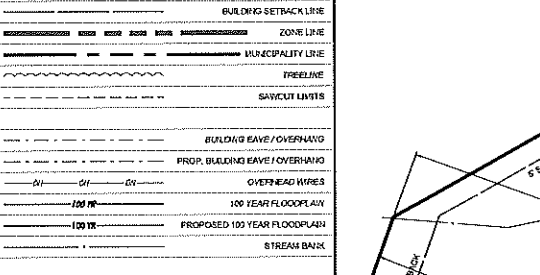
**PARCEL DATA:**  
1990 BETHLEHEM PIKE  
FLORISSANT PA 19031

LOT A: UNIT 15, BLOCK 48 PARCEL # 52-00-01903-007  
48 FT E, BLOCK 48 PARCEL # 52-00-00541-003  
LOT B: UNIT 16, BLOCK 48 PARCEL # 52-00-01904-009  
UNIT 17, BLOCK 60 PARCEL # 52-00-00541-005  
LOT C: UNIT 19, BLOCK 48 PARCEL # 52-00-01903-105  
LOT 11, BLOCK 60 PARCEL # 52-00-00541-001

**PARKING TABLE (SPRINGFIELD TOWNSHIP)**

| PARKING STALL TABULATION PER LOT  | REQUIRED  | PROVIDED     |
|---|---|--------------|
| EXISTING LOT A GROSS LEASABLE SF 84,926 / 1,000 * 5.5 = 467.26 REQUIRED         | 467.26 REQUIRED   | 412 PROVIDED |
| EXISTING LOT B GROSS LEASABLE SF 82,069 SF                                      | 82,069 / 1,000 * 5.5 = 451.37 REQUIRED                          | 243 PROVIDED |
| EXISTING CONDITION, COMBINED TOTAL (SPRINGFIELD TOWNSHIP & WHITEMARSH TOWNSHIP) | (84,926 + 82,069) / 1,000 * 5.5 = 818.63 REQUIRED               | 714 PROVIDED |
| PROPOSED ADDITION TO LOT A GROSS LEASABLE SF 4,950 + 41,838 SF                  | (4,950 + 41,838) / 1,000 * 5.5 = 422.28 REQUIRED                | 457 PROVIDED |
| PROPOSED CONDITION, COMBINED TOTAL (SPRINGFIELD TOWNSHIP & WHITEMARSH TOWNSHIP) | (84,926 + 82,069 + 4,950 + 41,838) / 1,000 * 5.5 = 999 REQUIRED | 929 PROVIDED |

**SITE / RECORD PLAN LEGEND**



**RECORDS/NOTES**

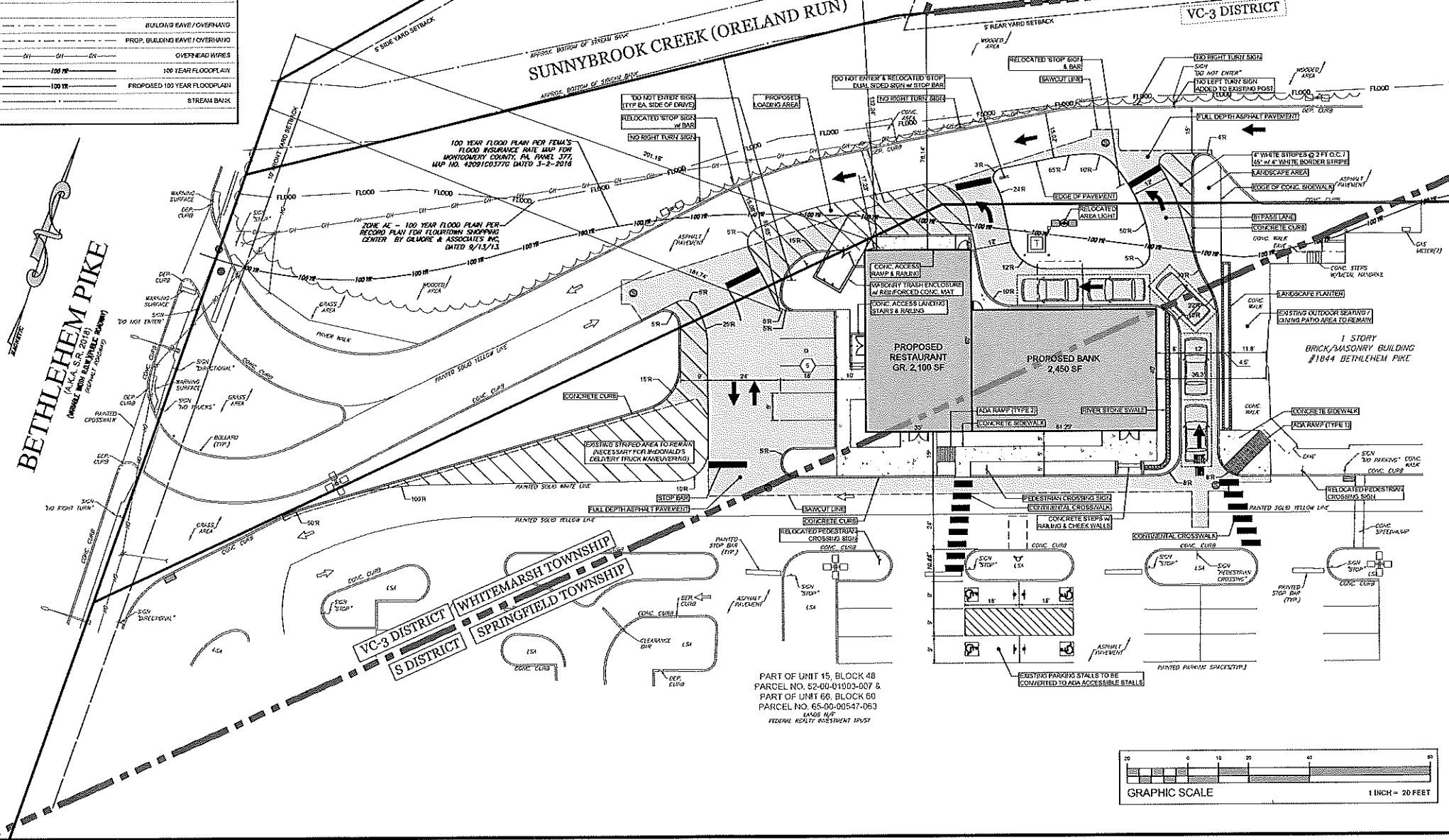
1. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO LANDCORE ENGINEERING CONSULTANTS, P.C. HEREINAFTER "THE ENGINEER". AT THE TIME OF PREPARATION ALL ELEVATIONS SHOWN CORRELATE TO THE REFERENCED SURVEYOR'S BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY. IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN OR IF THE PROPOSED WORK WOULD BE IMPAIRED BY ANY OTHER SITE FEATURES, ALL DISCREPANCIES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO ORDER AND/OR FABRICATION OF STRUCTURES AND MATERIALS, OR COMMENCEMENT WITH CONSTRUCTION ACTIVITIES.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH OR EXCEED ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND CODES, AND/OR STANDARDS.
3. THE OWNER / CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ALL ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNMENT JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR BOTH OFF AND CERTIFICATE OF OCCUPANCY (ISSUANCE INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULES OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPLICABLE PARTIES.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND FAMILIARIZING THEMSELVES WITH ALL PROJECT RELATED RESOURCES, TECHNICAL REPORTS AND DESIGN DOCUMENTS PREPARED FOR THE PROJECT, INCLUDING BUT NOT LIMITED TO ANY PREPARED GEOLOGICAL REPORTS, ENVIRONMENTAL REPORTS, PERMIT GUIDANCE, E.T.C. ALL UPON REVIEW OF PROJECT RELATED RESOURCES, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF ANY CONFLICTS BETWEEN THE PLANS AND RESOURCES AND SUCH DISCREPANCY SHALL BE REVIEWED WITH ENGINEER PRIOR TO COMMENCING ANY WORK RELATED TO SUCH.
5. IT IS ESSENTIAL THAT CONTRACTORS ARE AWARE OF THE SITE ACCESSIBILITY REQUIREMENTS, LANDCORE ENGINEERING CONSULTANTS HAS MADE A POINT IN THE PROVIDED NOTES AND DETAILS AS WELL AS IN THE DRAWINGS, TO PROVIDE SLOPES / GRADES AND DIMENSIONS THAT COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS (AS LAST REVISED) AS WELL AS APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS. LATEST EDITIONS IF THESE CODES / ORDINANCES AND ENFORCEMENT ARE NOT ACHIEVABLE, THE CONTRACTOR IS REQUIRED TO NOTIFY THE OWNER IN WRITING, IMMEDIATELY AND BEFORE NOTIFYING FORWARD WITH THE WORK. THE CONTRACTOR SHALL CONFIRM THE DESIGNATED ADA ACCESSIBLE AREAS AND ROUTES PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE DESIGNATED AREAS AND ROUTES IN ACCORDANCE WITH THE MOST CURRENT ADA GUIDELINES AS APPLICABLE TO THE PROJECT.
6. STORMWATER MANAGEMENT FACILITIES:
  - 6.1. THE PROPOSED ON-SITE STORMWATER MANAGEMENT FACILITIES SHALL BE OWNED AND MAINTAINED BY THE APPLICANT, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS. A SEWER EASEMENT IS HEREBY GRANTED TO THE MUNICIPALITY FOR ACCESS AND INSPECTION OF THE STORMWATER BEST MANAGEMENT PRACTICES (BMPs) AS INDICATED ON THESE PLANS. THE MUNICIPALITY SHALL HAVE THE RIGHT, BUT NOT THE DUTY, OF REASONABLE ACCESS AT REASONABLE TIMES TO EVERY BMP AND COVENANCE FROM A PUBLIC RIGHT-OF-WAY OR ROADWAY ONTO THE PROPERTY TO CONDUCT PERIODIC INSPECTIONS AS OUTLINED IN ANY APPLICABLE EASEMENT AGREEMENT AND TO UNDERTAKE OTHER ACTIONS THAT MAY BE NECESSARY TO ENFORCE THE REQUIREMENTS OF THE MUNICIPAL STORMWATER MANAGEMENT ORDINANCE AND ANY APPLICABLE OPERATION AND MAINTENANCE PLANS AND/OR OPERATIONAL AND MAINTENANCE AGREEMENTS.
  - 6.2. THE STORMWATER MANAGEMENT FACILITIES, AS DEPICTED HEREIN, ARE PERMANENT STRUCTURES. NO PERSON OR ENTITY SHALL MOODY, REMOVE, FILL, LANDSCAPE OR OTHERWISE ALTER ANY STORMWATER MANAGEMENT FACILITY WHICH HAS BEEN INSTALLED ON A PROPERTY UNLESS A STORMWATER MANAGEMENT PLAN REVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE MUNICIPALITY, ALONG WITH THE REVIEW AND ADVICE OF THE MUNICIPAL ENGINEER AND THE COUNTY CONSERVATION DISTRICT, WHICH AUTHORIZES SUCH MODIFICATION, REMOVAL, FILL, LANDSCAPING OR ALTERATION. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING OR VEGETATION WITHIN A STORMWATER MANAGEMENT FACILITY OR WITHIN A DRAINAGE BASIN WHICH HAS THE EFFECT OF OR TO ANY DEGREE LIMITS OR ALTERS THE FUNCTIONING OF THE FACILITY OR EASEMENT IN ACCORDANCE WITH ITS DESIGN AND INTENDED FUNCTION.
  - 6.3. WATER SEWER: THIS SITE IS SERVICED BY PUBLIC WATER AND SANITARY SEWER.
  - 6.4. WETLANDS: BY APPROVAL OF THIS PLAN, THE MUNICIPALITY HAS EITHER CONFIRMED NOR DENIED THE EXISTENCE AND/OR EXTENT OF ANY WETLAND AREAS WHETHER OR NOT DELINEATED ON THE SAID PLAN AND ANY ENGINEERING THEREON FOR ANY REASON WHATSOEVER SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER. HIS HERES AND ASSURES AND SHALL BE SUBJECT TO THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS AND/OR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS THE SAID ENCROACHMENT SHALL CONFORM TO THE RULES AND REGULATIONS OF THE JURISDICTIONAL AGENCIES.
  - 6.5. FLOODPLAIN: THE SITE DOES NOT LIE WITHIN THE FLOOD ZONE AS SHOWN ON A FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 420100170, EFFECTIVE DATE MARCH 2, 2018.

**LOT SUMMARY**

| LOT                                   | AREA (SF)    | AREA (AC) |
|---------------------------------------|--------------|-----------|
| WHITEMARSH TOWNSHIP LOT A             | 23,915.16    | 0.549     |
| WHITEMARSH TOWNSHIP LOT B             | 41,429.22    | 0.952     |
| WHITEMARSH TOWNSHIP LOT C (VC-3 ZONE) | 12,284.54    | 0.282     |
| WHITEMARSH TOWNSHIP LOT C (B ZONE)    | 45,603.00    | 1.051     |
| TOTAL WHITEMARSH TOWNSHIP             | 123,455.92   | 2.834     |
| SPRINGFIELD TOWNSHIP (LOT A)          | 350,492.72   | 8.054     |
| SPRINGFIELD TOWNSHIP (LOT B)          | 321,647.16   | 7.384     |
| SPRINGFIELD TOWNSHIP (LOT C)          | 194,633.28   | 4.468     |
| TOTAL SPRINGFIELD TOWNSHIP            | 866,773.16   | 20.817    |
| TOTAL TRACT                           | 1,000,229.08 | 23.650    |

NOTE: LOCATION OF ALL PROPERTY LINES AND ZONE LINES ARE APPROXIMATE ONLY AND HAVE BEEN APPROXIMATED BASED ON IMAGES OF THE REFERENCED PRIOR APPROVED PLANS FOR THIS SHOPPING CENTER.

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**LANDCORE Engineering Consultants, P.C.**  
1900 BETHLEHEM PIKE, FLOUPTOWN PA 19031  
SPRINGFIELD TOWNSHIP AND WHITEMARSH TOWNSHIP, MONTCOUNTY COUNTY, PA  
PHONE: 610-528-2001 | FAX: 610-528-4243  
PHILADELPHIA, PENNSYLVANIA 19104-0858  
LANDCORECONSULTING.COM

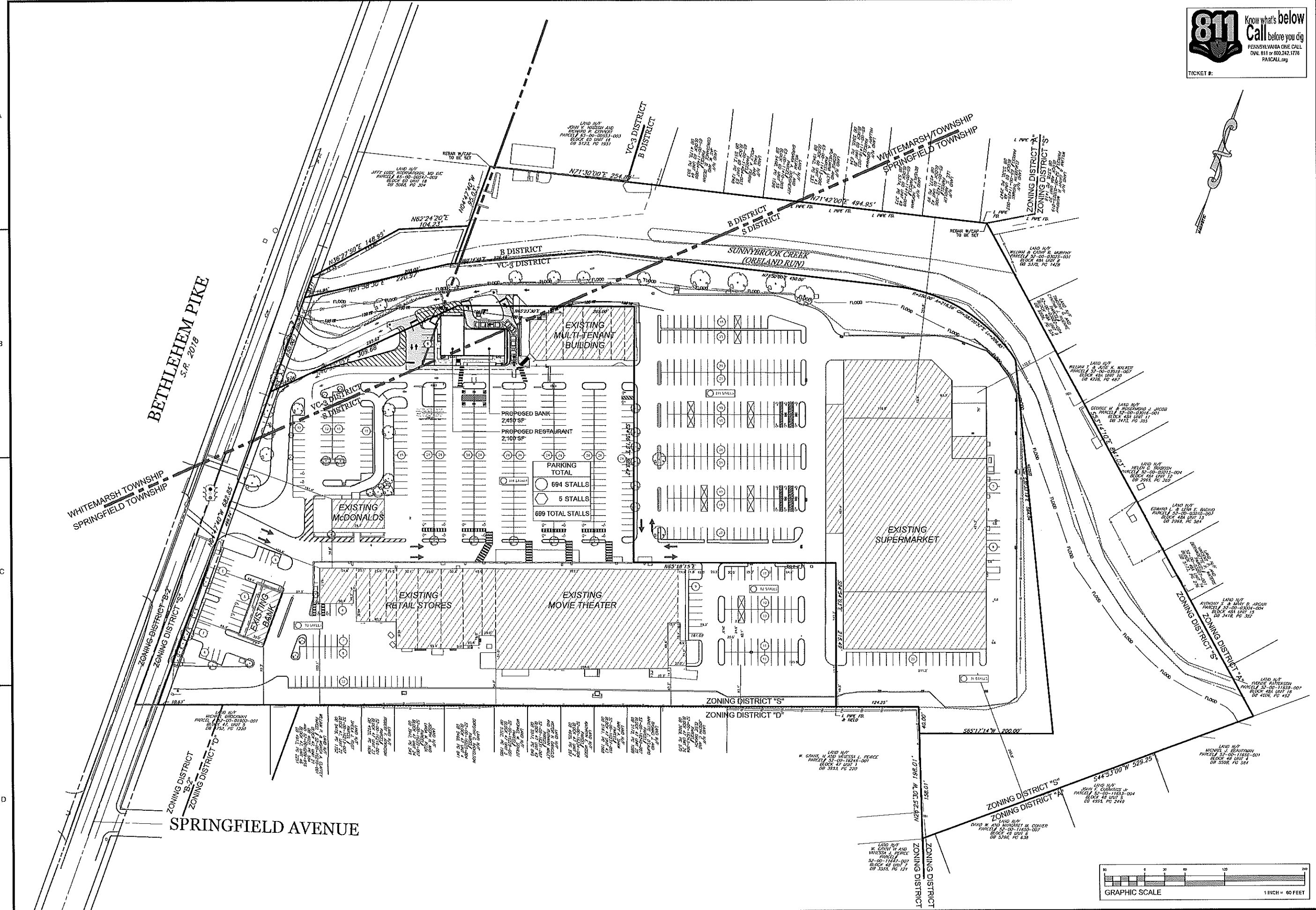
PROJECT: PROPOSED SITE IMPROVEMENTS  
DRAWN BY: M.A.R.  
CHECKED BY: D.A.T.  
DATE: 2021-03-04  
SHEET: 02 of 13

APPLICANT: FEDERAL REALTY INVESTMENT TRUST  
TITLE: RECORD PLAN

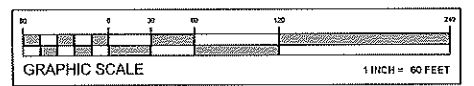
DATE: 2021-03-04  
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TICKET #:



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| <b>D. ALEXANDER TWEED</b><br>PROFESSIONAL ENGINEER<br>PENNSYLVANIA LICENSE NO. 81177<br>NOT FOR CONSTRUCTION   |  |
| PROJECT NO: 140885   | DATE: 2021-03-04   |
| DRAWN BY: MAR  | CHECKED BY: DAT  |
| CAD FILE: CE_OA_140885   |  |
| <b>LANDCORE</b><br>Engineering Consultants, P.C.<br>PO BOX 3388 BSBT<br>PHILADELPHIA, PENNSYLVANIA 19104-6835<br>PHONE 215-682-8271   FAX 215-682-8288<br>LANDCORECONSULTING.COM |  |
| PROPOSED SITE IMPROVEMENTS<br>1880 BETHLEHEM PIKE FLOURTOWN PA 18051<br>SPRINGFIELD TOWNSHIP AND WHITEMARSH TOWNSHIP<br>MONTGOMERY COUNTY, PA                                    | APPLICANT: FEDERAL REALTY INVESTMENT TRUST<br>TITLE: OVERALL SITE PLAN |
| DATE: 2021-03-04<br>SHEET: 03 of 13  | REV: 0   |



ORDINANCE NO. \_\_\_\_\_

**“U&O Decision Deadline and Extension of Zoning Relief Expirations”**

AN ORDINANCE AMENDING THE SPRINGFIELD TOWNSHIP CODE, CHAPTER 114 (ZONING), ARTICLE XV (ADMINISTRATION AND ENFORCEMENT), SECTION 114-152 (USE AND OCCUPANCY PERMITS) TO REPEAL AND REPLACE SUBSECTION C. TO ADD A DEADLINE WITHIN WHICH A DECISION ON A COMPLETE USE AND OCCUPANCY PERMIT APPLICATION MUST BE ISSUED, SUBJECT TO CERTAIN CONDITIONS; AND TO FURTHER AMEND ARTICLE XV (ADMINISTRATION AND ENFORCEMENT), SECTION 114-155 (CONDITIONAL USE PROCEDURES) TO PROVIDE FOR THE EXTENSION OF THE EXPIRATION OF ZONING RELIEF IN CERTAIN CIRCUMSTANCES; AND TO FURTHER AMEND ARTICLE XVI (ZONING HEARING BOARD), SECTION 114-165 (SPECIAL EXCEPTIONS AND VARIANCES) TO PROVIDE FOR THE EXTENSION OF THE EXPIRATION OF ZONING RELIEF IN CERTAIN CIRCUMSTANCES.

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The Board of Commissioners of Springfield Township does hereby **ENACT** and **ORDAIN**:

**SECTION I. - Amendment to the Code.**

The Code of Springfield Township, Chapter 114 (Zoning), Article XV (Administration and Enforcement), Section 114-152 (Use and Occupancy Permits) is hereby amended to repeal Subsection C. and replace it with the following new Subsection C.:

C. Issuance.

- (1) The Zoning Officer shall have 45 days after the receipt of the submission of a complete application for a use and occupancy permit to approve or deny a permit, subject to the following. In order to be considered to be ‘complete,’ an application for a use and occupancy permit must include:
  - (a) A fully completed application form, signed by a landowner, equitable owner and/or tenant with a valid lease. If the applicant is an equitable owner or tenant, a copy of the agreement establishing such property right shall be included with the application;
  - (b) A description of the proposed use, the existing use, and the historic use;

- (c) The required application fee established by Resolution of the Board of Commissioners, as amended from time to time; and
  - (d) Any and all supporting documentation necessary to allow the Zoning Officer to properly evaluate the use and occupancy permit application, including but not limited to a plan of the property and structures thereon and information demonstrating compliance with the Township Building Code and Zoning Ordinance.
- (2) The Zoning Officer shall have 20 days to determine whether a use and occupancy application is complete. If it is determined that the use and occupancy permit application is incomplete, the Zoning Officer will notify the applicant within the 20 day period of the additionally required documents and/or items. The 45 day period within which the Zoning Officer has to issue a decision on the application will start anew upon the submission of the information necessary to complete the application.
  - (3) The deadline within which the Zoning Officer must issue a decision may be extended upon the written, signed agreement of the applicant.
  - (4) No use and occupancy permit shall be issued until the Building Inspector has certified that the proposed use complies with all the provisions of this Chapter and the Township Building Code and Subdivision of Land Ordinance.
  - (5) Pending completion of a building or of alterations thereto, and subject to the provisions of this Section, a temporary use and occupancy permit may be issued by the Building Inspector for a temporary occupancy of a part or all of a building in lieu of a permanent use and occupancy permit, provided that issuance of such a permit has been approved by the Board of Township Commissioners, and provided further that such temporary occupancy would not in any way tend to jeopardize the life or property or create a health hazard. The issuance of such a temporary occupancy permit shall in no way prejudice the right of the Building Inspector to refuse to issue a permanent use and occupancy permit. The issuance of a use and occupancy permit shall not, in any way, be construed to relieve a contractor, builder or developer of and from any contractual or other liability, responsibility or obligation to any other person, firm or corporation.

**SECTION II. - Amendment to the Code.**

The Code of Springfield Township, Chapter 114 (Zoning), Article XV (Administration and Enforcement), Section 114-155 (Conditional Use Procedures) is hereby amended to add the following new Subsection F.:

- F. Unless otherwise specified by the Board of Commissioners, a conditional use approval shall expire if the applicant fails to engage in such use or obtain a building permit (if necessary) thereunder within twelve (12) months from the date of authorization thereof, except that such twelve (12) month period shall be tolled during the following:
- (1) The diligent pursuit of any necessary land development and/or subdivision approval;
  - (2) Appeal of the relief granted by the Board of Commissioners, or the conditions thereof; or
  - (3) Any period for which the Commonwealth of Pennsylvania has declared a state of emergency lasting for a period of not less than 30 days.

**SECTION III. - Amendment to the Code.**

The Code of Springfield Township, Chapter 114 (Zoning), Article XVI (Zoning Hearing Board), Section 114-165 (Special Exceptions and Variances) is hereby amended to repeal Subsection D. and replace it with the following new Subsection D.:

- D. Unless otherwise specified by the Zoning Hearing Board, approval of a special exception or variance shall expire if the applicant fails to engage in such use or obtain a building permit (if necessary) thereunder within twelve (12) months from the date of authorization thereof, except that such twelve (12) month period shall be tolled during the following:
- (1) The diligent pursuit of any necessary land development and/or subdivision approval;
  - (2) Appeal of the relief granted by the Zoning Hearing Board, or the conditions thereof; or
  - (3) Any period for which the Commonwealth of Pennsylvania has declared a state of emergency lasting for a period of not less than 30 days.

**SECTION IV. - Severability.**

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

**SECTION V. - Failure to Enforce Not a Waiver.**

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

**SECTION VI. - Effective Date.**

This Ordinance shall take effect and be in force from and after its approval as required by the law.

**SECTION VII. - Repealer.**

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

**ORDAINED AND ENACTED** by the Board of Commissioners of Springfield Township, Montgomery County, Pennsylvania, this \_\_\_\_ day of \_\_\_\_\_, 2021.

**BOARD OF COMMISSIONERS OF  
SPRINGFIELD TOWNSHIP**

By: \_\_\_\_\_  
**Baird M. Standish, President**

Attest: \_\_\_\_\_  
**A. Michael Taylor, Secretary**