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1176 Old York Road Abington PA 19001-3713 Telephone: 267-536-1000

October 9, 2015

Crest Manor Housing
c/o Pennrose Properties LLC
1301 North 31st Street
Philadelphia, PA 19121

Attn: Kyle Speece

Re: **Final Land Development Approval – LD-15-05 – Crest Manor Redevelopment
Washington Avenue, Franklin Avenue and Prospect Avenues, Abington Township**

Dear Mr. Speece:

I am pleased to inform you that on Thursday, October 8, 2015, the Board of Commissioners of Abington Township **APPROVED** the Final Land Development Plan (LD-15-05) as stated in the following motion:

Motion to approve the Land Development application of **Crest Manor Redevelopment, LP**, for properties located at 1602, 1604, 1606, 1608, 1620, 1622, 1626, 1628, 1634, 1636, 1640 and 1642, Washington Avenue; 1601, 1603, 1607, 1609, 1613, 1615, 1621, 1623, 1627, 1629, 1635, 1637, 1639, 1641, 1645, 1647, 1651, 1653, 1659, 1661, 1665, 1667 Franklin Avenue and 1713, 1715, 1721, 1723, 1729, and 1731 Prospect Avenue. The applicant proposes to renovate the existing twin dwelling units and construct a new 10 unit structure, a 4 unit structure and a new Community Building. In addition one twin dwelling unit will be reconstructed and a new playground will be added. The number of dwelling units is proposed to be increased to 46 units. The applicant proposes to construct an on-site storm water management system and additional parking. The properties are zoned in the (R-4) Residential District and (AO) Apartment Office District in Ward No. 5 of the Township of Abington.

This motion is subject to the following conditions:

1. Sanitary sewer service is available for this development as the flow from this proposal is not impeded by the sanitary sewer moratorium in place on flows through Cheltenham Township. An Act 537 Exemption Application has been submitted and will need to be approved for this development.
2. The applicant will comply with the items listed in the Staff Review letter dated August 31, 2015.
3. The applicant will comply with Items 1 and 2 as listed in the revised review letter from Montgomery County Planning Commission dated September 8, 2015.



This motion is subject to the following waivers:

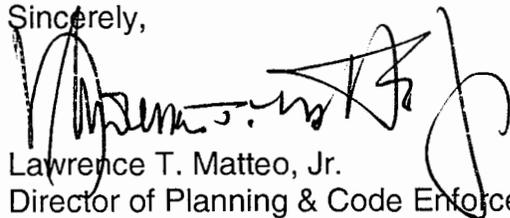
1. Waiver from Section 146-11.A – Property Identification Plan
2. Waiver from Section 146-11.B – Existing Features Plan
3. Waiver from Section 146-11.J – Recreational Facilities Plan
4. Waiver from Section 146-11.L – Architectural Plan

According to the Municipalities Planning Code. You have ninety days from the date of approval to officially record the plan subsequent to the appropriate signatures being affixed to the recording copies.

Upon submission of proof to Abington Township of recording the approved plan with the Montgomery County Recorder of Deeds, the Land Development process will be completed.

Please feel free to contact me at 267-536-1010 if you have any questions regarding this process.

Sincerely,



Lawrence T. Matteo, Jr.
Director of Planning & Code Enforcement

c: **Board of Commissioners**
Joel Johnson, AICP, P.H.M
Mark Buchvalt, T&M Associates
Michael Clarke, Esq.
Lauren A. Gallagher, Esq.
Code Enforcement