

Wayne C. Luker, President  
Steven N. Kline, Vice President  
Michael LeFevre, Manager  
Jay W. Blumenthal, Treasurer

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

## Land Development Notice Plan Review LD-15-04

Notice is hereby given that the Township of Abington will hold the following public meetings at the Abington Township Administration Building (1176 Old York Road) Planning Commission, Code Enforcement Committee and Board of Commissioners, to discuss the application of the **Pennsylvania State University**.

MEETINGS	DATE AND TIME
Planning Commission Committee	August 25, 2015 @ 7:30 p.m.
Code Enforcement Committee	August 31, 2015 @ 7:00 p.m.
Board of Commissioners	September 10, 2015 @ 7:30 p.m.

This notice is sent in reference to the land development application submitted by **Penn State University** for the property located at 1001 Old York Road, Abington, Pa. 19001. The applicant proposes to demolish for the existing structures on the site and construct a multistory building for use as student apartment housing. The development is proposed to house 400 residents. The applicant proposes to install on-site parking, outdoor common areas and an on-site storm water management system. This development was the subject of the zoning text amendment approved by the Township of Abington in June of 2015 as Ordinance #2095. The property is zoned within the (PB) Planned Business District of Ward #7 of the Township of Abington.

The application and plans are on file in the Code Enforcement Department and may be reviewed upon request. If there are any questions and/or comments that you may have, please feel free to contact me at 267-536-1017.

Mark A. Penecale  
Planning & Zoning Officer

- *These meetings are subject to change if additional review time is required by Township Staff or requested by the applicant.*

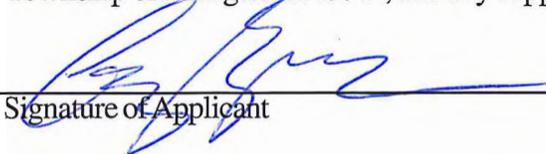


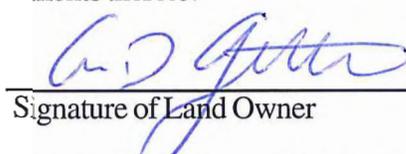
**Township of Abington**  
**APPLICATION FOR APPROVAL OF PLAN**

Submission Date 6/25/15 Application No. LD-15-04

To the Board of Commissioners of the Township of Abington:

The undersigned hereby makes application for approval of plan type as indicated below, under the provisions of the Code of Abington Township, Chapter 146, entitled 'The Subdivision and Land Development Regulations of the Township of Abington of 1991', and any supplements and amendments thereto.

  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Signature of Land Owner

Title of Plan Submitted: Pennsylvania State University Abington Student Apartments

A. Plan Type:

- |  |  |
|--|--|
| <input type="checkbox"/> Minor Subdivision             | <input checked="" type="checkbox"/> Minor Land Development |
| <input type="checkbox"/> Preliminary Major Subdivision | <input type="checkbox"/> Pre Major Land Development        |
| <input type="checkbox"/> Final Major Subdivision       | <input type="checkbox"/> Final Major Land Development      |
| <input type="checkbox"/> Preliminary Major SD & LD     | <input type="checkbox"/> Final Major SD & LD               |

B. Plan Identification:

Plan Dated: 6/22/2015 Engineer: Pennonni Associates, Inc.

Plan Proposes: Brief narrative of the proposed activity. Commercial applications to include building square footage and specific uses; Residential applicants to include number of lots and amount of dwelling unit types:

The Pennsylvania State University (Penn State) is proposing the development of a 27,652 sf student apartment building located at 1001 Old York Road. The existing site is a former Saturn Dealership consisting of a 18,000 sf building and parking lots. The project consists of the construction of a 5 story building, parking lots, and the associated utilities.

C. Property Identification:

Address/Location 1001 Old York Road, Abington, Pa 19001

between streets Brook Rd. and Hidden Ln.

**(continued on next page)**

D. Applicant Identification:

Applicant Andrew David Gutberlet c/o The Pennsylvania State University  
Address 139J Physical Plant Bldg, University Park, PA 16802 Phone (814) 865-0545

Land Owner The Pennsylvania State University  
Address 1600 Woodland Rd, Abington, Pa 19001 Phone (814) 865-3789

Equitable Land Owner The Pennsylvania State University  
Address 1600 Woodland Rd, Abington, Pa 19001 Phone (814) 865-3789

Architect SMP Architects  
Address 1600 Walnut St, 2nd Fl, Philadelphia, Pa 19103 Phone (215) 985-4410

Engineer Pennoni Associates, Inc.  
Address 3001 Market St, 2nd Fl, Philadelphia, Pa 19104 Phone (215) 222-3000

Attorney Marc Jones  
Address 470 Norristown Road Suite 302 Phone 215-345-7000  
Blue Bell Pa 19422

<u>IMPROVEMENTS PROPOSED</u>	<u>UNITS</u>	<u>ESTIMATED COST</u>
Streets		
Street Widening		
Street Signs		
Street Lighting		
Curbs		
Sidewalks		
Storm Sewers		
Water Supply		
Fire Hydrants		
Sanitary Sewers		
Monuments		
Shade Trees		
Open Space		
Park Lane		
Other		
Total Cost:		

Fees received from applicant:

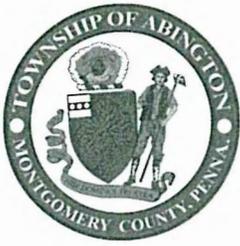
Check # 242380  
Rec # 881657

Application Fee 150.00  
Review Escrow 1000.00  
Total \_\_\_\_\_

Fees acknowledged and application accepted as complete:

Marilyn [Signature]  
Signature of Official

RECEIVED  
JUN 25 2015  
6/25/15  
Date BY: [Signature]



Wayne C. Luker, President  
Steven N. Kline, Vice President  
Michael LeFevre, Manager  
Jay W. Blumenthal, Treasurer

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

Craig E. Bryson, PLA  
Pennoni Associates, Inc.  
1501 Main Street, Suite 220  
Warrington, Pa. 18976

July 29, 2015

**Re: Staff Review Comment on Application LD-15-03 for the property located at  
1001 Old York Road, Abington, Pa. 19001.**

Dear Mr. Bryson,

This letter is written to inform you that the staff of the Township of Abington has reviewed the land development application, plans and reports that have been submitted for the proposed development of 1001 Old York Road, Abington, Pa. The plan proposes the development of a free standing five story building for use at a 400 bed student housing facility operated by Penn State University. The plan includes on-site parking, drive lanes, open space areas and an on-site storm water management system. The comments listed in this review must be addressed to satisfaction of the Board of Commissioners of the Township of Abington. Several of the items listed within this review are building permit related and they will be clearly marked within this letter as (BP). Those items must be addressed at the time a building permit would be submitted in the event that this application is approved.

**Engineering:**

- 1) Sanitary sewers flow to the Rydal Pump Station, where they are pumped through the Pennypack Interceptor into Philadelphia. Therefore this site is NOT affected by the DEP/Cheltenham Township moratorium.
- 2) The portion of Old York Road that abuts this property is NOT a state road; it is owned and maintained by Abington Township. Any work within the roadway or Right-of-Way area of the Township portion of Old York Road will require a "Highway Permit" from the Township Engineer's Office. This permit has a base fee of \$65.00 plus \$1.00 per square foot. An escrow for extensive street work may be required.
- 3) This proposed development is located within the Pennypack Watershed, and is currently governed under Ordinance 2067, Storm-water Management Ordinance, which was adopted on March 13, 2014.



- 4) The PADEP has recently approved an Act 167 Storm-Water Management Plan for the Pennypack Watershed. The ordinance cited above incorporated the requirements for the plan.
- 5) The applicant has designed and proposed the following BMPs: three (3) Rain Gardens, two (2) Underground Detention Beds and one (1) Level Spreader. These facilities limit post development runoff from the site to below predevelopment levels in accordance with the levels mandated in the Township's Ordinance. The proposed BMPs satisfy Sections 405, 406 and 409 of the ordinance.
- 6) Before a Building Permit is issued, the applicant is required to apply for a Storm-water Management permit from the Engineer's Office. The application fee for said permit is \$250, and an inspection fee of \$100/hour. The applicant will also need to provide an escrow in the sum of \$2000 per storm-water system (seepage pit, rain garden, retention basin, etc.) for inspection of the on-site storm system for the next ten (10) years [ $\$200$  inspection fee per year x ten years = \$2000.]
- 7) Additional escrow will be necessary for construction costs. The applicant can contact the Township Engineer directly to discuss those amounts. The applicant will also need to contact the engineering department to schedule the inspection dates and times. Ultimately, the storm-water systems and storm sewers will be the responsibility of the property owner and will be inspected by the Township on a yearly basis.
- 8) The Storm-Water Report shall be signed and sealed by a Professional Engineer. Existing Conditions Plan and the Site Plan shall be signed and sealed by a Professional Land Surveyor, not a Registered Architect. The Civil Drawings shall be signed and sealed by a Professional Engineer, not a Registered Architect.
- 9) Storm-water Inlet UB1-1 is shown as a Type C Inlet. This is the only inlet for the entire south parking lot. This inlet should be changed to a Double Open Mouth Type Inlet that will better drain the lot. A new chamber shall be designed and installed between the inlet and the Underground Bed which will collect debris entering from the parking lot. A screen and snout shall be utilized in this chamber to prevent debris from entering the underground bed and to facilitate maintenance and removal of debris.
- 10) Storm-water Inlet UB2-1 is shown as a Type C Inlet. This is the only inlet for the entire north parking lot. This inlet should be changed to a Double Open Mouth Type Inlet that will better drain the lot. A new chamber shall be designed and installed between the inlet and the Underground Bed which will collect debris entering from the parking lot. A screen and snout shall be utilized in this chamber to prevent debris from entering the underground bed and to facilitate maintenance and removal of debris.

- 11) The stilling well outlet of the 42 inch RCP storm pipe should be removed and replaced with a direct discharge to the drainage swale. The end wall apron shall have appropriate energy dissipaters installed.
- 12) The last two sections of this storm pipe will need to be modified to meet the invert of the drainage swale.
- 13) Any sanitary pipe placed within the ROW & street areas shall be ductile iron pipe. Plastic/PVC is not acceptable within the ROW area.
- 14) The applicant is required to contact any and all utilities for cancellation, removal, capping, or relocating the existing utility services before demolition of the existing buildings.
- 15) Code Enforcement should require the applicant to provide escrow for the inspection for the grading, soil erosion control methods, sanitary, internal paving, etc., for the site; as required by all other developers in Abington Township.
- 16) The applicant shall install new concrete monuments where necessary. Iron Pins are not acceptable to use as corner markers.

**Building Inspector:**

- 17) Permits are required for the construction of the proposed new multistory building. All construction must comply with the PA. UCC Uniform Construction Code, as adopted by the Township of Abington. (BP)
- 18) Permits are required for all electrical, plumbing, heating, air conditioning, fire protection and demolition work proposed to be completed on this site. The demolition of the existing structures will require cap-off certification/permits and a rodent infestation certification. A DEP notification of intent to demolish is required to be submitted with the permit application. (BP)
- 19) All contractors are required to be registered with the Township of Abington and present valid insurances certificates for both liability and worker's compensation. This includes all subcontractors working at the site. (BP)

**Plumbing Inspector:**

- 20) The applicant is required to obtain permits for the proposed new work and the capping of the existing supply and waste lines. All permits must be applied for by a Master Plumber that is registered with the Township of Abington. (BP)

- 21) Separate permits are required for the installation of new sanitary sewer lines. In addition, the approval of this plan will require the purchase of additional EDU's at a cost of \$3,500.00 per EDU. The number of new EDU's will be determined by the Director of the Abington Township Waste Water Facility based on the flow calculations submitted for review. (BP)
- 22) All plumbing work must comply with the 2009 International Plumbing Code and 2009 International Building Code of the Township of Abington. (BP)

**Fire Marshal's Office:**

- 23) The proposed building must be designed and constructed to comply with the fire safety standards of the Township of Abington. The building must be fully sprinklered, fitted with emergency lighting, pull stations, horns, strobes and panic hardware.
- 24) The location of the Fire Department Connection (FDC) will be determined by this office.
- 25) The proposed fire access lane must be designed to support a minimum of 30 tons and may be no greater than 30 feet from the proposed building. In addition, the applicant will be required to submit detail on the proposed flexible bollards to be installed at the access points to the fire access lane.
- 26) All canopies or roof overhangs must have a minimum clearance of 14 feet to grade. This is required by Section 146-41.C.2 of the Subdivision & Land Development Ordinance.

**Planning & Zoning Office:**

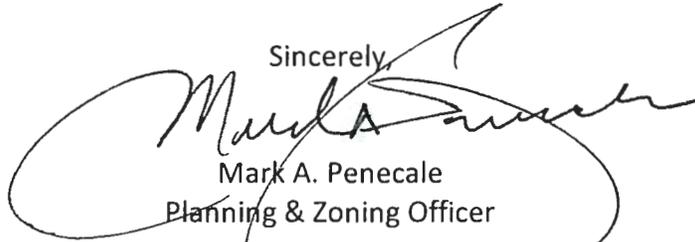
- 27) This application has been reviewed as a Preliminary as Final Subdivision & Land Development application. This was done at the request of the applicant. This plan does include public improvements.
- 28) The applicant should consider relocating both the dumpster area and the placement of emergency generator. The current location is within 15 feet of a property line that permits residential development. I would suggest the generator be located behind the building to baffle the sound. The dumpster area should be located on the opposite side of the building where there is proposed traffic turn around. The current location requires the trash truck to complete a three point turn to either access the dumpsters or exit the site.
- 29) The applicant has submitted an ACT 537 Sewage Facilities Planning Module Exemption Mailer for review and approval. This application has been forwarded to the Waste Water Treatment Facilities Director for review. One item that will have to be adjusted is the number of required EDU's. The application lists the number of gallons per day

divided by 400 gallons, DEP's EDU measurement is based on 265 gallons. If the projected total of 8,673 gallons per day is accepted, the number of EDU's required for this site would increase to 32.7. The Director of Waste Water Treatment Facilities may have additional comments and they will be forwarded to you under separate cover.

- 30) A soil erosion control permit must be obtained from Montgomery County Conservation District. Once that permit has been issued, as copy must be submitted to this office.
- 31) Copy of DEP NPDES Permit must be submitted with the building permit application.
- 32) This application is required to obtain the following waivers from the Subdivision & Land Development Ordinance of the Township of Abington.
  - A. **Section 146-11.A - Property Identification Plan** – The plan is required to supply the tax parcel information, owner's name & lot area for all properties within 400 feet of the site(s) involved in this application. This plan should be amended to at the very least list the names of the adjoining property owners.
  - B. **Section 146-11.B – Existing Features Plan** – The plan is required to plot the location of all utilities on the sites and within 400 feet of the properties involved in this application. Staff supports this request.
  - C. **Section 146-11.J – Recreational Facilities Plan** – A waiver is required from this section of the ordinance. Staff is in favor of granting this waiver.
  - D. **Section 146-11-K – Planning Module** – The applicant is required to submit a Planning Module for review. The applicant has submitted a Planning Module Exemption Mailer that has been forwarded to DEP for review and final action.
- 33) The plans submitted for reviewed are sealed by a Registered Landscape Architect. The plans are required to be sealed by either a Professional Engineer or Registered Land Surveyor. All revised prints are required to be sealed as listed above.
- 34) The traffic study submitted has been reviewed by Traffic Planning & Design, Inc. Those comments have been sent under separate cover, dated July 21, 2015. Any questions concerning the traffic study review should be directed to Greg Richardson, P.E. @ 610-326-3100.

If there are any revisions to the plans or additional information you will be submitting, please feel free to direct them to my attention. If there are any questions pertaining to the comments listed above I can be reached at 267-536-1017.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Penecale", is written over a large, loopy oval scribble.

Mark A. Penecale  
Planning & Zoning Officer

Cc: Andrew D. Gutbertlet; 139J Physical Plant Building, University Park, Pa. 16802  
Dr. Sandler; Penn State University, 1600 Woodland, Abington, Pa. 19001  
Marc D. Jonas, Esq.; 470 Norristown Road, Suite 302, Blue Bell, Pa. 19422  
Lawrence T. Matteo, Jr.; Director of Planning & Code Enforcement  
Michael E. Powers; Abington Township Engineer  
Bruce Hentschel; Abington Township Building Inspector  
Ken Clark; Abington Township Fire Marshal  
File Copy (2)

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

JOSH SHAPIRO, CHAIR

VALERIE A. ARKOOSH, MD, MPH, VICE CHAIR

BRUCE L. CASTOR, JR., 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

JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

August 12, 2015

Mr. Mark A. Penecale, Zoning Officer  
Abington Township  
1176 Old York Road  
Abington, Pennsylvania 19001-3713

Re: MCPC #15-0158-001  
Plan Name: Penn State Housing  
(1 lot/86 DU on 2.43 acres)  
Situate: Old York Road (E)/South of Rydal Way  
Abington Township

Applicant's Name and Address

Penn State University  
139 J Physical Plant Building  
University Park, PA 16802

Contact: Marc D. Jonas, Esq.  
Phone: 215-345-7000

Dear Mr. Penecale:

We have reviewed the above-referenced minor Land Development Plan in accordance with Section 502 of Act 247, "The Municipalities Planning Code," as you requested on July 2, 2015. We forward this letter as a report of our review and recommendations.

**Background**

The applicant proposes to construct an 86-unit apartment building for the purpose of housing students of Penn State University-Abington. The site is currently occupied by a building that used to serve as a Saturn Dealership. The property lies in the PB Planned Business District. The site is served by public sewer and water. The applicant has submitted a Preliminary and Final Minor Land Development Plan dated June 25, 2015.

**Recommendations**

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. However, in the course of our review we have identified a few issues that we believe should be resolved prior to final plan approval. Our comments are as follows:

A. Walkability –

1. Potential Jaywalking – Students walking to campus from the apartments may use Huntingdon Road (online mapping shows this is a couple minutes faster walk than by walking through the intersection of Old York and Susquehanna Roads). However, there is no way to cross Susquehanna Road at Huntingdon Road without jaywalking. The Township may want to consider putting signs saying "cross at light" at this intersection, and putting up signs warning vehicular traffic on Susquehanna Road of pedestrians in the vicinity of Huntingdon Road.

2. "Sidewalk Continues" Signage – Consistent with the advice of Penn State's Community Relations Director, we recommend that a sign be erected on northbound Old York Road informing pedestrians that the sidewalk continues (it continues on the eastern branch of Old York Road, but many pedestrians cross over that to the island (this crossing is hazardously wide for pedestrians). The pedestrians crossing in such a way then walk along the western branch of Old York Road, although there is no sidewalk there.
3. Bus Stop – There is a bus stop on the WWII Memorial Island. We recommend adding a crosswalk and pedestrian signage so that pedestrians can safely cross to the island from the sidewalk on the eastern branch of Old York Road.

B. Plan Information – The following information shall be shown, or a waiver issued:

1. [**§146-11.A**] Acreage of surrounding lots. Zoning boundaries adjacent to or within 400 feet.  
The RC Recreation Conservation District is not shown.
2. [**§146-11.B**] Steep slopes information shall be provided based on (a) slopes 15-25%, and (b) slopes greater than 25%.
3. [**§146-11.B.**] A soils table, and calipers of trees over 10". There are single letters next to the existing trees on the Existing Conditions Plan, but it is unclear to what these refer.

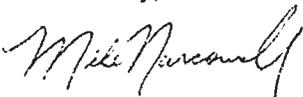
### Conclusion

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Abington's planning objectives for a safe and well-connected pedestrian network.

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.

Sincerely,



Mike Narcowich, AICP, Principal Community Planner  
610.278.5238 - [mnarcowi@montcopa.org](mailto:mnarcowi@montcopa.org)

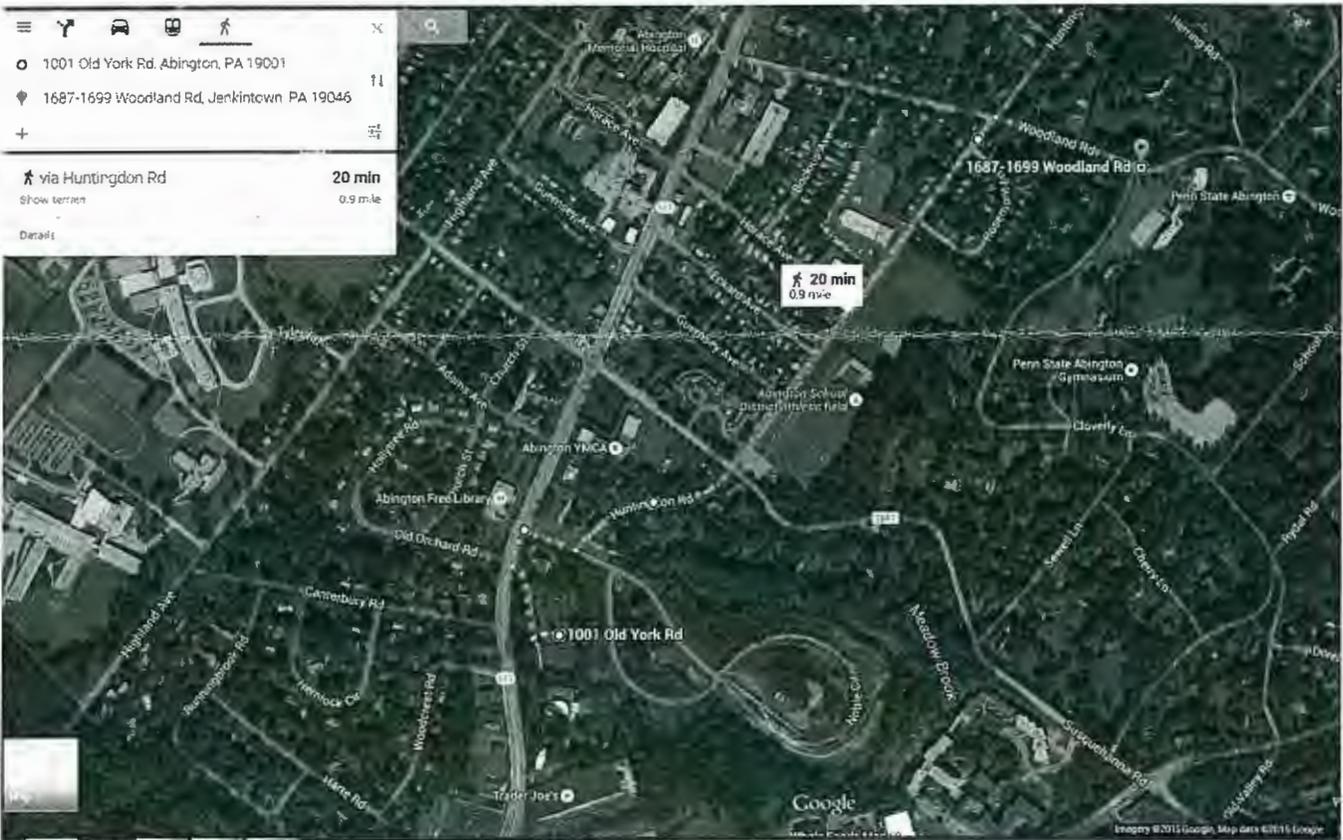
- c: Penn State University, Applicant  
Pennoni, Associates, Inc., Applicant's Engineer  
Michael LeFevre, Township Manager  
Lawrence T. Matteo Jr., Director of Planning and Code Enforcement  
Donald Marquardt, Chrm., Township Planning Commission  
Michael E. Powers, P.E., Township Engineer  
Michael P. Clarke, Esq., Township Solicitor

Attachments: Reduced Copy of Applicant's Plan  
Aerial of Plan Site

Development Site



Project Site, 1001 Old York Road



*Potential Walking Route between Project Site and PSU-Abington Campus*



*Intersection of Huntingdon Road with Susquehanna Road, looking southeast*

