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

September 11, 2015

Marc D. Jonas, Esq.
Eastburn and Gray
775 Penllyn Blue Bell Pike
Blue Bell, PA 19422-2155

Re: **Final Land Development Approval – LD-15-04**
Penn State University, 1001 Old York Road, Abington Township

Dear Mr. Jonas:

I am pleased to inform you that on Thursday, September 10, 2015, the Board of Commissioners of Abington Township **APPROVED** the Final Land Development Plan (LD-15-04) as stated in the following motion:

Motion to approve the Land Development application of **Penn State University**, owner of the property located at 1001 Old York Road. The applicant seeks approval to demolish the existing improvements on the site and construct a multistory building for use as student apartment housing. The structure is proposed to house 400 residents. This project was subject to a zoning text amendment approved by the Board of Commissioners on June 24, 2015. The property is zoned in the (PB) Planned Business District in Ward No. 7 of the Township of Abington.

This motion is subject to the following conditions:

1. The items listed in the Staff Review letter dated July 29, 2015 are to be taken under consideration by the Board of Commissioners.
2. The applicant has submitted an ACT 537 Exemption application for the new EDU and projected discharge of 15,519 gallons per day. Abington Township uses a flow rate of 265 per EDU and (55) EDU's will be required for this proposal.
3. *a. in the direction from the Campus to the Apartment on Huntingdon Road (between Woodland Road and Susquehanna Road), Penn State will install signs directing students to cross at the traffic light at the intersection of Old York Road and Susquehanna Road.*
b. Penn State will install two "No-Pedestrian Crossing" signs, one on the northwest corner and one on the southwest corner, at the intersection of Huntingdon Road and Susquehanna Road.



- c. In the direction from the Apartments to the Campus on Old York Road, Penn State will install signs directing students to cross at the traffic light at the Susquehanna Road intersection.*
- d. All will be subject to PennDOT approval, where required.*
4. *The applicant shall comply with Traffic Impact Assessment Review #1, prepared by Traffic Planning and Design, Inc., dated September 8, 2015, attached.*
5. *The applicant shall even the pavement and stripe the crosswalk at the intersection of Old York Road and Rydal Way.*

This motion is subject to the following waivers:

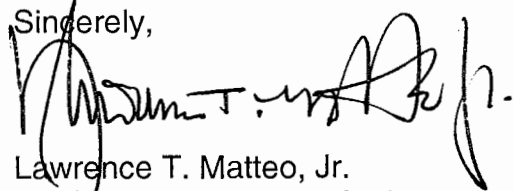
1. Waiver from Section 146-11.A – Property Identification Plan
2. Waiver from Section 146-11.B – Existing Features Plan
3. Waiver from Section 146-11.J – Recreational Facilities Plan
4. Waiver from Section 146-11.K – Planning Module

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
Dr. Karen Sandler
SMP Architects
Craig E. Bryson, PLA
Michael Clarke, Esq.
Lauren A. Gallagher, Esq.
Engineering Office
Code Enforcement