



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

Subdivision & Land Development Notice Plan Review SD-16-08

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 **Patrick J. Deacon** of Popper/Deacon, Inc.

MEETINGS	DATE AND TIME
Planning Commission Committee	January 24, 2017 @ 7:30 p.m.
Code Enforcement Committee	January 30, 2017 @ 7:00 p.m.
Board of Commissioners	February 9, 2017 @ 7:30 p.m.

This is the application of **Patrick J. Deacon**, applicant for the property located at 2823 Old Welsh Road, Willow Grove, Pa. 19090. The applicant proposes to subdivide the existing property of 21,250 square feet into two lots. Lot #1 will contain the existing single family dwelling and consist of 13,750 square feet. Lot #2 is proposed be 7,500 square feet in lot area. Lot #2 is proposed to be improved with a new single family dwelling. The Zoning Hearing Board of the Township of Abington granted a dimensional variance on October 18, 2016 to allow for Lot #1 to have one side yard of 7 feet in depth. The properties are zoned within the R-4 Residential District of Ward #8 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.*

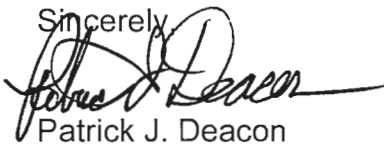


Dear Mr. Penecale,

Please allow this letter to serve as confirmation that I approve the extension of time for the Township of Abington to take final action on the subdivision plan I submitted for the property located at 2823 Old Welsh Road, Willow Grove, Pa. 19090. As per our conversation, the Board of Commissioners will take final action no later than Thursday, February 9, 2017.

If there are any questions that you may have, please feel free to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick J. Deacon", written in a cursive style.

Patrick J. Deacon
Popper / Deacon, Inc.

Township of Abington

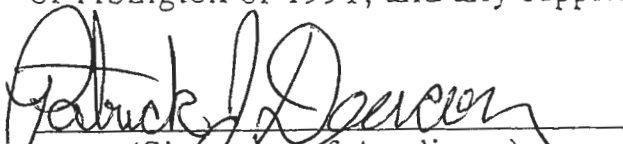
APPLICATION FOR APPROVAL OF PLAN

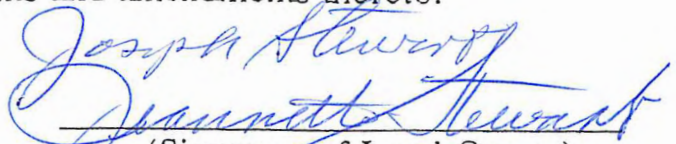
Submission Date 10/20/16

Application No. SD-16-08

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: Plan of Minor Subdivision
2823 OLD Welsh Rd.

A. Plan Type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Minor Subdivision | <input 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: 7-29-2015

Engineer: _____

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

minor subdivision to create (1) one
new building lot

C. Property Identification:

Address / Location 2823 OLD Welsh Road
Between streets Fitzwater town and Abington Ave

Township of Abington

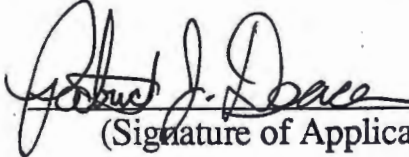
APPLICATION FOR MODIFICATION OF PLAN

Submission Date 10/26/14

Application No. SD-116-00

To the Board of Commissioners of the Township of Abington:

The undersigned hereby makes application for modification of plan application requirements 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: _____

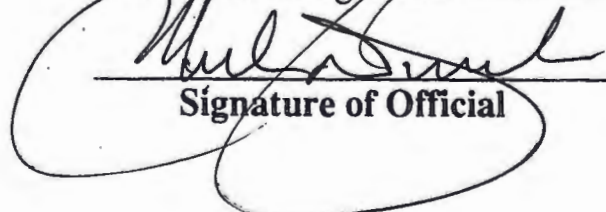
A. Plan Type:

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Preliminary Major SD & LD

- Minor Land Development
- Preliminary Land Development
- Final Land Development
- Final Major SD & LD

Regulation Topic	Section #	Extent of Modification Requested
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Fees acknowledged and modification request received:


Signature of Official

10/26/14
Date

D. Applicant Identification:

Applicant: Popper & Deacon, INC.
 Address: 659 Roberts Ave Phone: 215-460-9050
Glenside, Pa 19038

Land Owner: Joseph & Jeanette Stewart
 Address: 2823 Old Welsh Rd Phone: _____
Willow Grove, Pa 19038

Equitable Land Owner: _____
 Address: _____ Phone: _____

Architect: _____
 Address: _____ Phone: _____

Engineer: Eastern Chadrow Assoc. Inc.
338 E. Street Road
 Address: Warminster, PA 18974 Phone: 215-672-8671

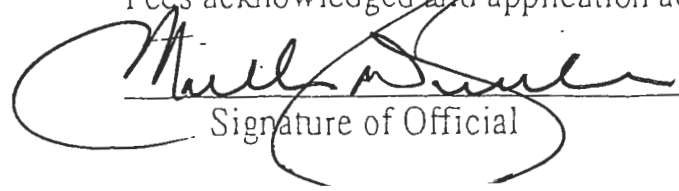
Attorney: _____
 Address: _____ Phone: _____

IMPROVEMENTS PROPOSED	UNITS	EST. COST.
Streets	_____	_____
Street Widening	_____	_____
Street Signs	_____	_____
Street Lighting	_____	_____
Curbs	_____	_____
Sidewalks	_____	_____
Storm Sewers	_____	_____
Water Supply	_____	_____
Fire Hydrants	_____	_____
Sanitary Sewers	_____	_____
Monuments	_____	_____
Shade Trees	_____	_____
Open Space	_____	_____
Park Land	_____	_____
Other	_____	_____

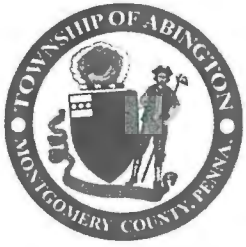
Total:

Fees received from applicant:	Application Fee	<u>300⁰⁰</u>
<u>Check - 10865 Rec# 183106</u>	Review Escrow	<u>2500⁰⁰</u>
<u>Check - 10866 Rec# 183107</u>	Total	<u>\$ 2800⁰⁰</u>

Fees acknowledged and application accepted as complete:


 Signature of Official

10/26/16
 Date



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

Mr. Patrick Deacon
Popper & Deacon, Inc.
659 Roberts Avenue
Glenside, Pa. 19038

November 28, 2016

Re: Staff Review Comments on Application SD-16-08 for the property located at 2823 Old Welsh Road, Willow Grove, Pa. 19090.

Dear Mr. Deacon,

This letter is written to inform you that the staff of the Township of Abington has reviewed the application and the plans submitted for the proposed subdivision of 2823 Old Welsh Road, Willow Grove, Pa. Several of the conditions listed below are building permit related and will be clearly marked within this letter with a (BP). In the event that this application is approved, these comments are required to be addressed at the time a building permit is submitted for review. All other comments must be addressed to the satisfaction of the Board of Commissioners of the Township of Abington. This application has been submitted as a preliminary as final minor subdivision plan. This application was approved by the Zoning Hearing Board of the Township of Abington as Case #16-30 on October 18, 2016.

Code Enforcement Department:

1. The plan calls for the construction of a new single family dwelling on Lot #2. If this plan is approved, the applicant is required to submit sealed architectural plans that comply with the Residential Construction Code adopted by the Township of Abington at the time of submission. (BP)
2. All contractors and sub-contractors working on this site are required to be registered with Attorney General's Office of the Commonwealth of Pennsylvania. (BP)
3. Separate permits are required for all electrical, heating, air conditioning and the construction of any structures. (BP)

Plumbing Inspector's Office:

4. Plumbing work is proposed in connection with this application. All plumbing work proposed is required to be applied for and completed by a Master Plumber that is registered with this office. (BP)



5. All plumbing work must be designed and installed to comply with the Plumbing Code adopted by the Township of Abington at the time the application is submitted for review. (BP)

Fire Marshal's Office:

6. This application was reviewed by the Fire Marshal's Office, however, no comment was provided.

Engineering Office:

7. Sanitary sewers flow to the Abington Township Treatment Plant. Therefore, sanitary sewers are available for this project and are NOT affected by the DEP/Cheltenham Township moratorium.
8. Upon approval of this plan, the applicant shall provide the township with two (2) new executed (signed, notarized and recorded) deeds. This is a requirement of the subdivision process. The Township Engineer will not sign the final plan unless this is completed.
9. The plan does not indicate Concrete Monuments to be set at any of the new property corners or off-set. The applicant is required to install three (3) concrete monuments (Iron Pins are not acceptable) for the new property corners and the property line off-set.
10. Old Welsh Road is a State Road (SR 2029). All work in the roadway and the Right of Way must be approved/permitted with PennDOT prior to start of construction. This includes the new driveway entrance.
11. All sanitary pipe placed within the Township or State Right of Way is required to be Class 52 ductile iron pipe. Plastic/PVC is not acceptable within the Right of Way.
12. We suggest that the Director of Wastewater Utilities, George Wrigley, have an opportunity to review these plans.
13. The proposed/conceptual Storm Water Management (SWM) design/seepage pit for "Lot 2" is adequate for the subdivision process. However, as per the Township Storm Water Management Ordinance (Ord. No. 1910), the applicant must submit a Storm Water Management design plan and Storm Water Management report that includes both properties.
14. Before a Building Permit is issued, the applicant is required to apply for a Storm Water Management (SWM) permit from the Engineer's Office. The fee for said permit is \$110/per property. The applicant will also need to provide an escrow in the sum of \$250/per property, for inspection of the SWM system for the next five (5) years [\$50 inspection fee

per year times five years = \$250.] The seepage pit will be the responsibility of the new homeowner and will be inspected by the Township on a yearly basis. The contractor must schedule with the Engineering Department an inspection of the storm-water collection system(s) during the construction.

15. The address for Lot #2 will be 2827 Old Welsh Road, Willow Grove, Pa. 19090.

Planning Zoning Office:

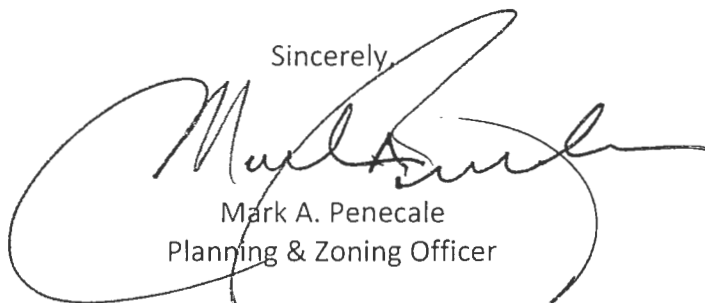
16. An ACT 537 Exemption Application has been filed with this application. The Exemption Applicant and plans have been forwarded to George Wrigley, The Director of Waste Water Treatment for the Township of Abington for review. Any comments on that application will be sent under separate cover. Questions concerning the Exemption Mailer can be directed to Mr. Wrigley @ 215-886-0934.
17. A permit for the new driveway for Lot #2 is required to be approved by PennDot. In the event that this application is approved, the subdivision plan will not be signed prior to a copy of the approved PennDot permit being submitted to this office. It is strongly suggested that the permit application be submitted to PennDot at this time.
18. Architectural plans are required to be submitted for the proposed new single family dwelling. Architectural plans must be presented to the Planning Commission at the time this application is reviewed.
19. The building envelope for Lot #2 needs to be added to Sheet #3 of 4.
20. Tree protection measures need to be shown for the three trees proposed to remain on Lot #2. The proposed single family dwelling does not appear to be within the drip line of the remaining trees.
21. The Zoning Hearing Board granted the required dimensional variance from Section 304.3 of the Zoning Ordinance of the Township of Abington to allow the existing single family dwelling to be 7 feet from the proposed property line.
22. The applicant may wish to consider relocating the proposed on-site storm water management system to the front of the proposed single family dwelling. This would free up a larger area of the rear yard for permitted accessory uses and the existing elevations on the site flow to the front yard.
23. There appears to be retaining walls proposed with the installation of the driveway. Please be aware that retaining walls 48 inches in height or greater requires a plan sealed by a Professional Engineer.

24. 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. Staff supports this request.
- 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.C – Proposed Layout Plan** – The plan is required to plot the location of all existing utilities, to include the size, type and depth of all existing improvements proposed to remain and be removed. Staff supports this request.
- D. **Section 146-11.L – Architectural Plan** – An architectural plan is required to be submitted with this subdivision plan. A rendering of the proposed single family dwelling has been submitted in lieu of a complete set of architectural plans. Staff is in favor of this request.
- H. **Section 146-24 – Right-of-Way Width** – To allow the paved surfaces within the right-of-way to remain as currently installed and right-of-way width to remain at 33 feet. Staff is in favor of this request.
- I. **Section 146-27 – Sidewalks, Curbs & Gutter** – The applicant is required to install full street improvements along the frontage of Old Welsh Road for the lots involved in this applications. Staff is in favor of this request as curbing and sidewalks to not exist in this area.
- J. **Section 146-39 – Shade Trees** – The applicant is required to plant one shade tree within 5 feet of the front property line per every 50 feet of street frontage. The existing 18 inch tree within the front yard setback area on lot #2 addresses this requirement for this lot, however at least two shade trees will need to be planted on lot #1. The applicant requests a waiver to allow the trees within the front yard setback area instead of within the 5 feet of the front property line. Staff is in favor of this request.

This application is scheduled to be reviewed by the Planning Commission, Code Enforcement Committee and the Board of Commissioners of the Township of Abington. Any revisions to the plans submitted must be received by my office at least 14 days prior to the next scheduled meeting. If there are any questions pertaining to the comments listed above, I would ask that you contact the reviewing department directly or 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, faint circular stamp or watermark.

Mark A. Penecale
Planning & Zoning Officer

Cc: Lawrence T. Matteo, Jr.; Director of Planning & Code Enforcement
Michael E. Powers; Abington Township Engineer
Jon Messina; Abington Township Building Inspector
Ken Clark; Abington Township Fire Marshal
File Copy (2)



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

October 19, 2016

Joseph and Jeanette Stewart
2823 Old Welsh Road
Willow Grove, PA 19090

Re: **Application No. 16-30 – Joseph and Jeanette Stewart**
2823 Old Welsh Road, Abington Township

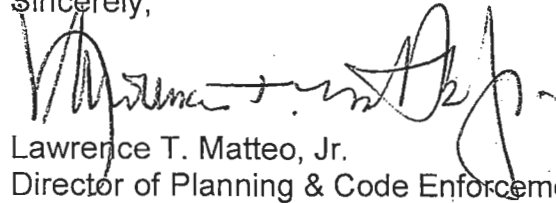
Dear Mr. and Mrs. Stewart:

At the stated meeting of the Abington Township Zoning Hearing Board, Tuesday, October 18, 2016, your application for dimensional variance from Section 304.3 of the Zoning Ordinance was **APPROVED WITH THE FOLLOWING CONDITION:**

1. The house on the new lot shall be no closer than 13 feet from the common property line.

The property involved in this application is located at 2823 Old Welsh Road, zoned in the (R-4) Residential District in Ward No. 8 of the Township of Abington.

Sincerely,

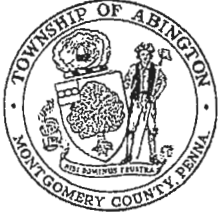


Lawrence T. Matteo, Jr.
Director of Planning & Code Enforcement

Enclosure

c: Commissioner Peggy Myers
Zoning Hearing Board
Bruce Eckel, Esq.
Code Enforcement Department





**TOWNSHIP OF ABINGTON
ZONING HEARING BOARD
1176 OLD YORK ROAD
ABINGTON, PENNSYLVANIA 19001**

Michael O'Connor, Chairman
Barbara M. Wertheimer, Vice Chairperson
Linda J. Kates, Member
Gertrude M. Hackney, Esq, Member
John DiPrimio, Member
Bruce J. Eckel, Esq, Solicitor

DECISION

Application 16-30 of Jeanette & Joseph Stewart, owners of the property located at 2823 Old Welsh Road. The applicants have requested a dimensional variance from Section 304.3 of the Zoning Ordinance to allow for a side yard setback of 7 feet instead of the required 10 feet. This application was approved by the Zoning Hearing Board as Case No. 14-16 on November 18, 2014, however the applicants never moved forward with the subdivision and the approval expired. The applicants propose to subdivide the property into two lots. Both lots comply with the lot area, frontage, lot depth and coverage requirements of the (R-4) Residential District. However the existing single-family dwelling is 7 feet from the propose property line. The property is zoned in the (R-4) Residential District of Ward No. 8 of Township of Abington.

First Hearing Date: October 18, 2016

Decided: October 18, 2016

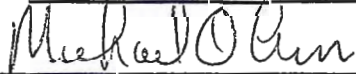
Copy Mailed: October 19, 2016

You are hereby notified that your application has been DENIED/ ~~APPROVED~~ APPROVED WITH THE FOLLOWING CONDITIONS by decision rendered on

BOARD SIGNATURES

VOTE

CONDITIONS



Michael O'Connor, Chair

Aye:

Nay:



Barbara M. Wertheimer, Vice Chair

Aye:

Nay:



Linda J. Kates

Aye:

Nay:



Gertrude M. Hackney, Esq

Aye:

Nay:



John DiPrimio

Aye:

Nay:

The house on the new lot shall be no closer than 13 feet from the common property line.

DATED: October 18, 2016

There is a 30-day period after the date of a decision for an aggrieved person to file an appeal in court to contest an approval or denial by the Zoning Hearing Board. (Applicants that take action on a Zoning Hearing Board approval during the 30-day appeal period do so at their own risk.)

(All applicable permits must be secured from Abington Township within six (6) months of this decision or this decision becomes null and void.)

1. Development Information

Name of Development 2823 Old Welsh Road
Developer Name Popper/Deacon, Inc.
Address 659 Roberts Avenue
Glenside, Pa 19038
Telephone # 215-416-9050
Email PJDEACON@icloud.com

2. Location of Development

a. County Montgomery
b. Municipality Abington Township
c. Address or Coordinates 2823 Old Welsh Road, Willow Grove, Pa 19090
d. Tax Parcel # 36-00-48644-00-7
e. USGS Quad Name Germantown, PA
inches up 3-3/8" over 1-1/8"
from bottom right corner of map.
f. Located in a High Quality/Exceptional Value watershed?
Yes No

3. Type of Development Proposed (check appropriate box)

Residential Multi-Residential
Describe 1 new lot, 1 new connection
Commercial Institutional
Describe
Brownfield Site Redevelopment
Other (specify)

4. Size

a. # of lots 1 # of EDUs 1
b. # of lots since 5/15/72
c. Development Acreage 0.49
d. Remaining Acreage 0

5. Sewage Flows gpd

6. Proposed Sewage Disposal Method (check applicable boxes)

Sewerage System
Existing (connection only) New (extension)
Public Private
Pump Station(s)/Force Main Gravity
Name of existing system being extended
connection tap-in
Interceptor Name
Treatment Facility Name
NPDES Permit #
Construction of Treatment Facility
With Stream Discharge
With Land Application (not including IRSIS)
Other
Repair?
Name of waterbody where point of discharge is proposed (if stream discharge)

- Onlot Sewage Disposal Systems (check appropriate box)
Individual onlot system(s) (including IRSIS)
Community onlot system
Large-Volume onlot system

Retaining tanks
Number of Holding Tanks
Number of Privies

7. Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

Protection of rare, endangered or threatened species
Check one:
The "PNDI Project Environmental Review Receipt" is attached.
or
A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials

Plot Plan Attached Site Reports Attached

c. Onlot Disposal Systems

(1) I certify that the Official Plan shows this area as an onlot service area.

(Signature of Municipal Official) Date

Name (Print) Title

Municipality (must be same as in 2.b.)

Telephone #

(2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

Signature of SEO Date

Name (Print) Certification #

Telephone #

(3) I certify that each lot in this subdivision is at least 1 acre in size

(Signature of Project Applicant/Agent) Date

d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

(Signature of Municipal Official) Date

Name (Print) Title

Municipality (must be same as in 2.b.)

Telephone #

1. PROJECT INFORMATION

Project Name: 2823 Old Welsh Road

Date of Review: 7/29/2016 03:12:14 PM

Project Category: Development, Residential, subdivision which will contain 1-2 lots with 1-2 single family living units

Project Area: 0.47 acres

County(s): Montgomery

Township/Municipality(s): ABINGTON

ZIP Code: 19090

Quadrangle Name(s): AMBLER

Watersheds HUC 8: Lower Delaware

Watersheds HUC 12: Upper Pennypack Creek

Decimal Degrees: 40.143774, -75.133047

Degrees Minutes Seconds: 40° 8' 37.5851" N, 75° 7' 58.9693" W

2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

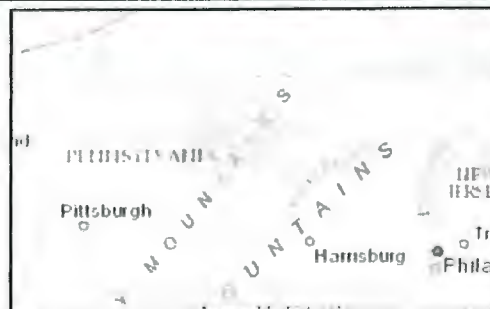
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Carbon, Chester, Cumberland, Delaware, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) must comply with the bog turtle habitat screening requirements of the PASPGP.

2823 Old Welsh Road



- Project Boundary
- Buffered Project Boundary



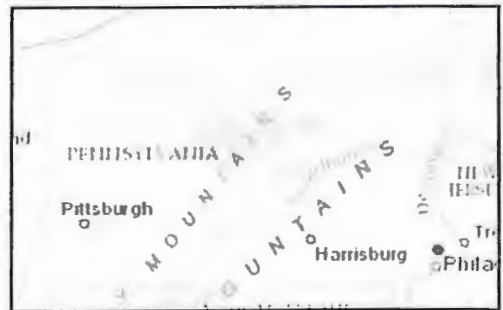
Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA,

2823 Old Welsh Road



- Project Boundary
- Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisslpo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://www.dep.state.pa.us/coordination/relationship/relationship.html>.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov
Fax: (717) 772-0271

PA Fish and Boat Commission
Division of Environmental Services
450 Robinson Lane, Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
NO Faxes Please

PA Game Commission

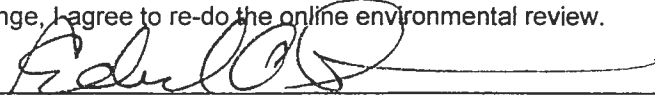
Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Ed Chadrow
Company/Business Name: EASTERN/CHADROW ASSOC
Address: 333 E. STREET ROAD
City, State, Zip: WARMINSTER, PA 18974
Phone: (215) 672-8671 Fax: (215) 672-6765
Email: EdChadrow@Comcast.net

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.


applicant/project proponent signature

8-1-2016
date