



**Planning and Zoning
Department**

616 Germantown Pike, Lafayette
Hill, PA 19444-1821

484-594-2625

www.whitemarshTWP.org

Subdivision and Land Development Cover
Page for SLD # 10-21

Project Name: Leo Brown Group o/b/o
Sabra Healthcare

Address: 251 Stenton Avenue

Date: September 21, 2021

Status: Under Review; Scheduled for the
January 25, 2022 Planning Commission

Updates:

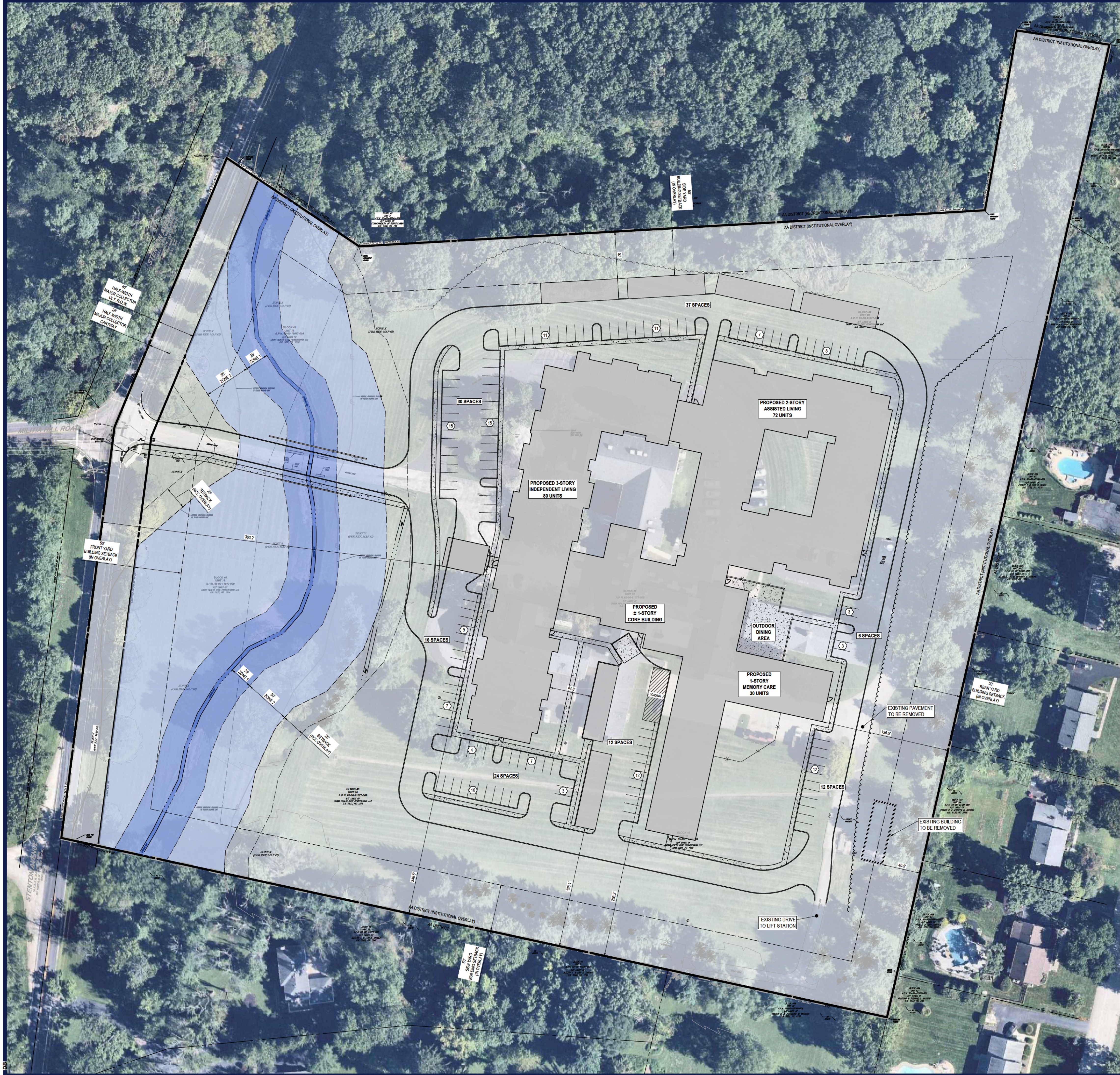
Revised Concept Plan & Elevations - submitted 1.10.2022

Planning & Zoning Director Memo to Planning Commission - January 19, 2022

Township Engineer Review Letter - January 20, 2022

Resident Comments (4 Residents) January 24, 2022

Resident Comments (1 Resident) January 27, 2022



CONCEPT PLAN GENERAL NOTES

- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
 - A. SURVEY PREPARED BY: CONTROL POINT ASSOCIATES, INC.
- THIS CONCEPT WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
- THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE OWNER COULDED WITH A PRELIMINARY REVIEW OF ZONING AND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS ARE NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
- THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE.

ZONING

EXISTING ZONING: AA RESIDENTIAL DISTRICT (20,000 SF) INSTITUTIONAL OVERLAY FLOODPLAIN CONSERVATION OVERLAY DISTRICT STEEP SLOPE OVERLAY DISTRICT RIPARIAN CORRIDOR OVERLAY DISTRICT SENIOR LIVING COMMUNITY PERMITTED VIA SPECIAL EXCEPTION IN INSTITUTIONAL OVERLAY PER PROPOSED ZONING TEXT AMENDMENT)

PROPOSED USE: SENIOR LIVING COMMUNITY PERMITTED VIA SPECIAL EXCEPTION IN INSTITUTIONAL OVERLAY PER PROPOSED ZONING TEXT AMENDMENT)

SITE CALCULATION

SITE AREA: 720,291 SF
 STENTON AVENUE LEGAL R.O.W.: 29,628 SF
 NET SITE AREA: 690,663 SF

116-176 INSTITUTIONAL OVERLAY DIMENSIONAL REQUIREMENTS (PER PROPOSED ZONING TEXT AMENDMENT)

	REQUIRED	PROPOSED
ATT(1) MIN. LOT AREA	15.0 AC. (1)	15.0 AC.
ATT(1) MIN. FRONT YARD	50.0 FEET	363.2 FEET
ATT(1) MIN. SIDE YARDS	50.0 FEET	50.0 FEET
ATT(1) MIN. REAR YARD	50.0 FEET	136.5 FEET
ATT(1) MIN. LOT WIDTH	200.0 FEET	711 FEET
B. MAX. BUILDING HEIGHT	40.0 FEET (2)	35 FEET

116-175 AMENDMENT SPECIAL EXCEPTION USES REQUIREMENTS: SENIOR LIVING COMMUNITY

	REQUIRED	PROPOSED
RT(1) MIN. LOT AREA	15.0 AC. (1)	15.0 AC.
R(2) MAX. BUILDING COVERAGE OF LOT AREA	20%	16.0%
R(3) MAX. IMPERVIOUS COVERAGE OF LOT AREA	40%	34.0%
R(5) LOADING ZONES ADJACENT TO RESIDENTIAL USE	100.0 FEET	346.6 FEET
R(6) SERVICE AREAS ADJACENT TO RESIDENTIAL USE	100.0 FEET	253.2 FEET
R(7) ACCESSORY STRUCTURES		
HEIGHT	15.0 FEET	15.0 FEET
YARD SETBACK (ALL YARDS ADJACENT TO RESIDENTIAL USE)	50.0 FEET	128.1 FEET
YARD SETBACK (ALL YARDS ADJACENT TO NONRESIDENTIAL USE)	50.0 FEET	50.0 FEET

(1) EXCEPT IN THE CASE OF A SENIOR LIVING COMMUNITY USE, WHERE THE MINIMUM LOT AREA SHALL BE 15 ACRES.

(2) THE MAXIMUM HEIGHT OF ANY BUILDING ERECTED OR USED FOR ANY USE PERMITTED IN AN INSTITUTIONAL DISTRICT SHALL BE 40 FEET PROVIDED HOWEVER, THAT THE BUILDING HEIGHT OF ANY PORTION OF A SENIOR LIVING COMMUNITY MAY BE INCREASED TO A MAXIMUM OF 3 STOREYS AND 45 FEET IF SAID PORTION IS SET BACK A MINIMUM OF 100 FEET FROM ANY STREET FRONTAGE AND PROPERTY LINE ABUTTING A RESIDENTIAL ZONE.

ARTICLE XXV RIPARIAN CORRIDOR CONSERVATION OVERLAY DISTRICT: 116-258 APPLICATION AND WIDTH DETERMINATION

	REQUIRED	PROPOSED
1. PERENNIAL STREAMS	ZONE 1: 25.0 FEET FROM EDGE OF WATERCOURSE ZONE 2: MIN. 50.0 FEET FROM EDGE OF ZONE 1 OR EQUAL TO THE EXTENT OF 100 YEAR FLOODPLAIN OR 25.0 FEET BEYOND THE OUTER EDGE OF WETLAND ADJACING THE STREAM, WHICHEVER IS GREATER. TOTAL MINIMUM WIDTH OF ZONES 1 AND 2: 150.0 FEET PLUS THE WIDTH OF THE STREAM	COMPLIES

PARKING REQUIREMENTS (PER PROPOSED ZONING TEXT AMENDMENT)

ZONING	REQUIRED	PROVIDED
NURSING HOME: A) 1 OFF-STREET PARKING SPACE FOR EVERY 1 INDEPENDENT LIVING UNIT, PLUS B) 1 OFF-STREET PARKING SPACE FOR EVERY 2 ASSISTED LIVING AND/OR MEMORY CARE UNITS, PLUS C) 1 OFF-STREET PARKING SPACE FOR EVERY 2 EMPLOYEES OR STAFF MEMBERS. ALL REQUIRED PARKING SHALL BE PROVIDED ON SITE, SHALL CONSIST OF ALL WEATHER PAVED SURFACES, AND MAY BE PROVIDED IN ANY COMBINATION OF SURFACE AND SINGLE-STORY GARAGE PARKING SPACES.	80 (100) 42 - 173 SPACES	17 SURFACE SPACES 6 SPACES PER GARAGE 6 GARAGES - 36 SPACES



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	02-18-2021	PER CLIENT COMMENTS	AAK	JPA
2	03-30-2021	PER CLIENT COMMENTS	DMB	JPA
3	5/27/2021	UPDATED SITE PLAN PER NEW BUILDING	KRK	JPA
4	7/21/2021	UPDATES PER TEXT AMENDMENT	KRK	JPA



FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR ARCHITECTURE REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No. PC201183
 DRAWN BY JMF
 CHECKED BY JPA
 DATE 2021.02.02
 CAD ID. PC201183 CPA-4

CONCEPT PLAN

FOR

LEO BROWN GROUP LLC

WHITEMARSH SENIOR LIVING

251 STENTON AVENUE
 WHITEMARSH TOWNSHIP
 MONTGOMERY COUNTY, PA

BOHLER

1600 MANOR DRIVE, SUITE 200
 CHALFONT, PA 18914
 Phone: (215) 996-9100
 Fax: (215) 996-9102
 www.BohlerEngineering.com

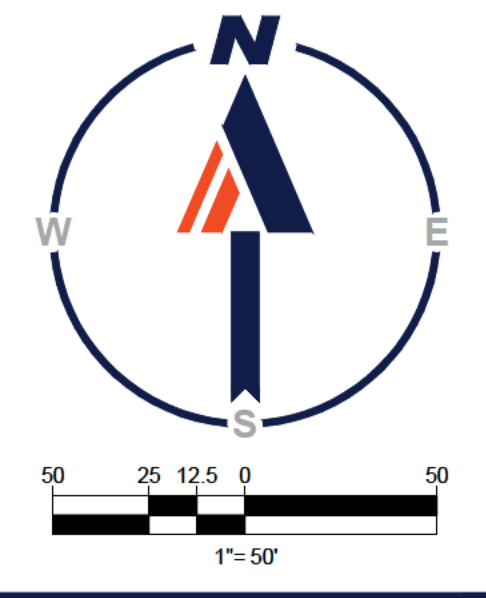
J.P. ALEJNIKOV

PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PE066400

SHEET TITLE
CONCEPT PLAN 'A'

SHEET NUMBER
1

REVISION 4 - 7/21/2021



R:\2021\183\DRAWINGS\CONCEPT\AREV-4\PC201183 CPA-4-1A.YOUT: CPA-4

Amee S. Farrell
Direct Dial: (610) 941-2547
Direct Fax: (610) 684-2010
Email: afarrell@kaplaw.com
www.kaplaw.com

September 17, 2021

EMAIL (CGUTTENPLAN@WHITEMARSHWP.ORG) AND FEDERAL EXPRESS

Charles L. Guttenplan, AICP
Director of Building and Planning
Whitemarsh Township
616 Germantown Pike
Lafayette Hill, PA 19444-1821

RE: Request for Consideration of Zoning Text Amendment - Institutional Overlay

Dear Charlie:

As you are aware, I represent the Leo Brown Group, agent for Sabra Healthcare, owner of the property located at 251 Stenton Avenue (collectively, "LBG"). As previously discussed, LBG is exploring the potential redevelopment of 251 Stenton Avenue ("Property") as a senior living community. The Property is located in the AA Residential District and is further subject to the Institutional Overlay ("Overlay").

Although similar to several other uses that are permitted in service to a senior population, the Whitemarsh Township Zoning Ordinance does not currently contemplate a senior living community use specifically. Accordingly, LBG hereby requests that the Township consider adoption of a zoning text amendment that would permit, by special exception, a senior living community, consistent with other similar uses currently permitted by special exception in the Overlay.

In connection therewith, I have enclosed for your use and consideration:

1. Three (3) copies of a proposed Ordinance, amending the Whitemarsh Township Zoning Ordinance, to permit senior living communities in the Institutional Overlay by special exception;
2. Three (3) copies of the Concept Plan, prepared by Bohler Engineering, entitled Concept Plan "A" with revisions through July 21, 2021, depicting generally the concept for the Property, should the Ordinance as proposed be adopted;

Charles L. Guttenplan
September 17, 2021
Page 2

3. A check, payable to Whitemarsh Township, in the amount of \$1,000.00, which I understand to be the applicable application fee for a zoning ordinance amendment request; and
4. A check, payable to Whitemarsh Township, in the amount of \$5,000.00, which I understand to be the initial escrow fee for a zoning ordinance amendment request.

A copy of the proposed Ordinance and the Concept Plan have also been sent to you electronically for record.

Kindly forward the within materials to the appropriate individuals and notify me at your earliest convenience when our attendance is requested at any discussion regarding the enclosed.

We look forward to working with the Township on this matter and thank you, as always, for your kind and considerate attention.

Please do not hesitate to contact me if I can be of any further assistance.

Sincerely,



Amee S. Farrell

ASF:asf

Enclosures

**WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF WHITEMARSH AMENDING CHAPTER 116, ZONING, OF THE CODE OF THE TOWNSHIP OF WHITEMARSH, MONTGOMERY COUNTY, PENNSYLVANIA, BY CREATING A NEW USE DEFINITION FOR SENIOR LIVING COMMUNITIES AND ESTABLISHING SPECIFIC REQUIREMENTS GOVERNING DEVELOPMENT OF SENIOR LIVING COMMUNITIES, AS A SPECIAL EXCEPTION, IN THE INSTITUTIONAL DISTRICT

WHEREAS, the Board of Supervisors of Whitemarsh Township desires to further the Township's goal of promoting the health, safety, morals, and general welfare by amending the Code of Whitemarsh Township (the "**Code**"), Chapter 116, Zoning, by establishing senior living communities as a permitted use in the I-Institutional District by special exception and establishing requirements for development of that use;

WHEREAS, the Whitmarsh Township Board of Supervisors ("**Board**") has determined that it is in the best interests of the municipality to adopt this ordinance amending the Zoning Ordinance of Whitemarsh Township;

WHEREAS, the Board has determined that this Ordinance is generally consistent with the Whitemarsh Township Comprehensive Plan;

WHEREAS, a public hearing was held for the purpose of considering this amendment to the Zoning Ordinance of Whitemarsh Township; and

WHEREAS, the Board, after the public hearing, and after receipt of recommendations from the Whitemarsh Township Planning Commission and the Montgomery County Planning Commission, deems it appropriate and proper that the Zoning Ordinance of Whitemarsh Township be amended as set forth herein, and that such modifications are in accordance with the spirit and the intent of the Zoning Ordinance of Whitemarsh Township and the Whitemarsh Township Comprehensive Plan.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Whitemarsh Township, Montgomery County, Pennsylvania that the Zoning Ordinance of Whitemarsh Township is hereby amended as follows:

SECTION 1. Chapter 116, Zoning, Article II, Definitions and Word Usage, Section 116-11, Definitions, is amended to add:

Senior Living Community. An age-restricted community, inspected and licensed by the Pennsylvania Department of Human Services ("DHS") as either a Personal Care Home ("PCH") or Assisted Living Residence ("ALR"), whether for-profit or

non-profit, providing living accommodations for a mix of independent and assisted-living residents, which may or may not include memory care residents, as well as providing the following services and activities: 24-hour supervision, three meals a day often served in a group dining room, personal care services (help with bathing, dressing, toileting, etc.), medication management or assistance with self-administration of medicine, social services, supervision and assistance for persons with Alzheimer's or other dementias and disabilities, recreational and spiritual activities, exercise and wellness programs, laundry and linen service, housekeeping and maintenance, and arrangements for transportation.

SECTION 2. Chapter 116, Zoning, Article XXIV, Institutional Overlay District, Section 116-175, Special Exception Uses, is amended to add a new subsection "R" which shall read as follows:

R. Senior Living Community, subject to the following provisions:

1. Ancillary services provided to the community shall be available to residents and their guests only, and not to the general public.
2. Loading spaces, where required, shall be located no closer than 100 feet to a property line adjacent to any residential use existing at the time of application.
3. Trash/recycling dumpsters and/or trash compaction equipment, if exterior to the building, shall be contained within a three-sided trash enclosure, with a gated fourth side. Trash enclosures shall be located no closer than 100 feet to a property line adjacent to any residential use existing at the time of application and shall be constructed of any combination of opaque fence, wall, or similar enclosure, a minimum of 5 feet in height to the top of the enclosure.
4. Accessory structures, including but not limited to detached parking structures, shall not exceed 15 feet in building height and shall be designed in accordance with and constructed of materials consistent with the materials to be utilized on the primary structures of the Senior Living Community. Accessory structures shall be located no closer than 50 feet to any property line.
5. Buffer yards of a minimum of 50 feet in width shall be provided along all property lines not abutting a street. Buffer yards shall be planted with any combination of grass/ground cover, shrubs, trees, plant materials, and fencing, provided however, that non-grass/ground cover plantings shall be utilized for that portion of width sufficient to establish an effective visual screen to adjoining properties. The materials and layout of the required buffers shall be subject to Shade Tree Commission review and recommendation for approval at the time of land development.
6. Those portions of the site outside of required buffers and not otherwise designated for impervious development, shall be planted with any combination of grass/ground cover, shrubs, trees, other plant materials, and fencing, at the

discretion of the property owner. Walking trails and other outdoor amenities for the exclusive use of property residents and their guests shall be permitted within non-buffer green areas.

7. The architectural aesthetic of the facades shall deemphasize the mass of the building through the use of architectural features such as projecting and recessed elements, variations in roof lines, entry components, building offsets, windows, dormers and other devices that break or minimize the scale reducing the apparent overall bulk and volume of the structure. Breaks in the facades and roof lines shall occur not less frequently than every 100 feet. The exterior wall material of principal and accessory buildings shall be a combination of cementitious siding and trim, brick, vinyl siding, architectural simulated stone, and/or glass, with a consistent or complementary shape, color and texture as found within the adjacent community. The dominant exterior material of a primary front facade shall not be vinyl siding. The facade treatment of walls facing residential uses or residential zoning districts shall be similar to the primary front facade.
8. The minimum required parking shall be provided as follows:
 - a) 1 off-street parking space for every 1 independent living unit, plus
 - b) 1 off-street parking space for every 2 assisted living and/or memory care units, plus
 - c) 1 off-street parking space for every 2 employees or staff members
 - d) All required parking shall be provided on site, shall consist of all-weather, paved surfaces, and may be provided in any combination of surface and single-story garage parking spaces.
9. Except to the extent otherwise specifically provided herein, off-street parking and loading shall conform to applicable requirements of Article XXVI, Off-street Parking and Loading.

SECTION 3. Chapter 116, Zoning, Article XXIV, Institutional Overlay District, Section 116-176, Dimensional Requirements, is amended to strike and reserve existing subsection “A.2”, add a new subsection “A.3” and add a new subsection “B” to read as follows:

2. (Reserved)
3. Uses described in § **116-175R**:
 - a) Lot area: 15 acres.
 - b) Lot width: 200 feet.
 - c) Maximum building coverage: 20% of lot area
 - d) Maximum impervious coverage: 40% of lot area
 - e) Minimum building setback: 100 feet

- f) Minimum parking setback, including accessways, aisles, and drives, except for that portion of the driveway necessary to connect to the public street:
50 feet
- B. Height requirements. The maximum height of any building erected or used for any use permitted in an Institutional District shall be 40 feet, provided however, that the building height of any portion of a Senior Living Community may be increased to a maximum of 3 stories and 45 feet if said portion is set back a minimum of 100 feet from any street frontage and property line abutting a residential zoning district.

SECTION 4. It is hereby declared to be the legislative intent that if a court of competent jurisdiction declares any provision of this Amendment to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Amendment shall continue to be separately and fully effective. The Board of Supervisors hereby declares that it would have passed this Amendment and each Section or part thereof, other than the part declared invalid, if the Board of Supervisors had advanced knowledge that any part would be declared invalid.

SECTION 5. Any resolution, ordinance or part of any ordinance or resolution inconsistent herewith, and any amendments thereof, are hereby expressly repealed and the provisions of this Ordinance shall prevail.

SECTION 6. In the event of a conflict between the provisions of this Ordinance, and the provisions of the Zoning Ordinance of Whitmarsh Township, the provisions of this Ordinance shall control.

SECTION 7. In all other respects, the provisions of the Zoning Ordinance of Whitmarsh Township, as amended, shall remain in full force and effect.

SECTION 8. This Ordinance shall become effective five (5) days after adoption.

ORDAINED and ENACTED this _____ day of _____, 2021.

ATTEST

**WHITEMARSH TOWNSHIP
BOARD OF SUPERVISORS**

By: _____

Amee S. Farrell
Direct Dial: (610) 941-2547
Direct Fax: (610) 684-2010
Email: afarrell@kaplaw.com
www.kaplaw.com

November 17, 2021

VIA FIRST CLASS MAIL

Property Owner

**RE: Request for Consideration of Zoning Text Amendment – 251 Stenton Avenue –
Neighbor Information Session**

Dear Neighbor:

You are receiving this letter because you own property located within 500 feet of the property at 251 Stenton Avenue in Whitemarsh Township (“Property”). I represent the Leo Brown Group (“LBG”), agent for Sabra Healthcare, owner of the Property.

LBG develops, owns, and operates senior living communities throughout the central and eastern United States. As you may recall from prior correspondence and a virtual information session held in March 2021, LBG is exploring redevelopment of the Property on behalf of Sabra Healthcare as a senior living community offering independent, assisted living, and memory-care units.

The Property is located in the AA Residential District and is further subject to the Institutional Overlay (“**Overlay**”). Although similar to several other uses that are permitted in the Overlay in service to a senior population, the Whitemarsh Township Zoning Ordinance does not currently contemplate a senior living community use specifically. Accordingly, LBG has requested that Whitemarsh Township consider adoption of a zoning text amendment that would permit, by special exception, a senior living community, consistent with other similar uses currently permitted by special exception in the Overlay.

LBG has advanced the project design and proposed text amendment since our March 2021 meeting and is seeking community input on the overall proposal in advance of initial discussion with the Planning Commission.

In order to answer any questions you may have and hear your general thoughts on the proposed redevelopment, **we have scheduled an in-person Neighborhood Information Session for November 30, 2021, beginning at 7:00 p.m., at the Whitemarsh Township Building, 616 Germantown Pike, Lafayette Hill, PA 19444.**

Property Owner
November 17, 2021
Page 2

Whitemarsh Township requires that all attendees wear a mask at all times inside the Township Building. Please plan accordingly.

We look forward to the opportunity to meet with you and hope you will consider joining us on November 30th. If you are unable to attend the meeting on November 30th in person, please feel free to reach out to me at the phone or email above and we will arrange a time to discuss in more detail.

Sincerely,



Ameer S. Farrell

ASF:dla

**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

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 29, 2021

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

Re: MCPC #21-0269-001

Plan Name: Zoning Text Amendment – Proposal to Permit by Special Exception a Senior Living Community in the Institutional Overlay District
Whitemarsh Township

Dear Mr. Guttenplan:

We have reviewed the above-referenced zoning text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 30, 2021. We forward this letter as a report of our review.

BACKGROUND

The applicant, Leo Brown representing the Sabra Healthcare, owner of the property at 251 Stenton Avenue is exploring redevelopment options for this property as a senior living community and has proposed a text amendment to the township's I-Institutional Overlay District. If adopted it would allow by Special Exception the development of a senior residential community in applicable I-Institutional Overlay parcels in the township, subject to certain conditions. The applicant states in their letter accompanying the submission that the township's code, "does not contemplate a senior living community use specifically". The amendment proposes the following:

- **Section 116-11-** Amending *Definitions and Word Usage*, to include a definition of a 'Senior Living Community'.
- **Section 116-175.(R).** – *Senior Living Community*, Establishing certain criteria and conditions for a Senior Living Community, provisions (1) – (9).
- **Section 116-176** – *Dimensional Requirements-* Adding various dimensional requirements including (a)- Minimum lot area of 15 acres, through (f)- Minimum parking setback.

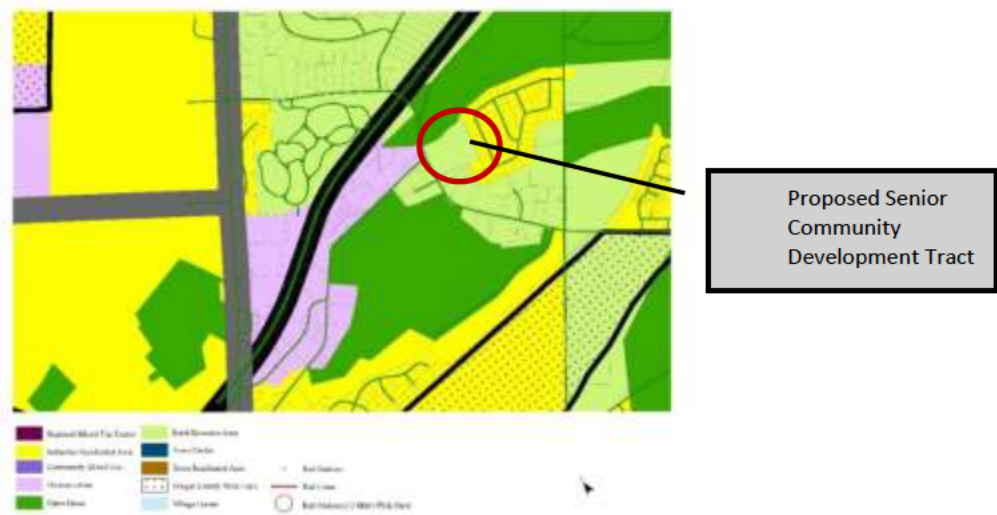
The applicant’s text amendment is accompanied by a sketch plan entitled Concept Plan ‘A’ that proposes the redevelopment of the Fox Nursing Home, which is on a 16.48 acre lot. The subject property is Tax Parcel 65-00-11077-00-9, a lot located in the AA- Residential District and in multiple overlay districts including: the Institutional Overlay, the Floodplain Conservation Overlay, the Riparian Corridor Overlay District, and the Steep Slope Overlay Zoning Districts.

The sketch plan proposes the construction of several senior-residential buildings including: a 3-story, 80-unit, independent living building; a 2-story 72-unit assisted living building; a 1-story, 30-unit memory care building; and a +/- 1-story core building. It appears from the aerial overlay that much, if not all of the existing 47,000 sq. ft. Fox Nursing Home will be demolished. Access to the facility is currently from an access driveway at the intersection of Militia Hill Road and Stenton Avenue. The access drive crosses over the Lorraine Run and its riparian corridor using a bridge which spans +/- 80 ft.

CONSISTENCY WITH COUNTY & MUNICIPAL COMPHREHENSIVE PLANS

Consistency with the *MONTCO 2040* – County Comprehensive Plan

The adopted *MONTCO 2040* - County Comprehensive Plan’s Future Land Use map designates the major portion of the applicant’s development tract as a ‘Rural Resource Area’. The applicant’s tract serves as a transitional area between areas to the west designated as ‘Business Area’ and to the east which are designated as a ‘Suburban-Residential Area’. Given the surrounding area designations, we suggest the proposed use as a senior residential community is consistent with the goals envisioned by the county’s plan.



MONTCO 2040 – County Comprehensive Plan Future Land Use Map for the Tract.

The township’s Selective Comprehensive Plan Update, November 2020 identifies this area in the Future Land Use Plan as a Conservation-Residential Character Areas. The information provided by the applicant’s Concept Plan ‘A’ is inadequate for the planning commission to determine whether the

proposed redevelopment of the site is compatible with the township's vision for a 'Conservation-Residential' Character Area.

RECOMMENDATION & COMMENT

The Montgomery County Planning Commission (MCPC) is generally supportive of the proposed amendment and redevelopment of the applicant's site as a senior housing community. In assessing both the text amendment and the sketch plan proposal, however we recommend the township direct its attention on how the land use and development would fit within the context of the surrounding AA- Residential area and the conservation lands of Ft. Washington State Park. We do have several concerns regarding the adoption of the I-Overlay text amendment as written and offer several recommended measures to improve the sketch plan proposal. Several of our review comments are focused on assisting the township in advancing the stated goals of the Comprehensive Plan Update, 2020.

COMMENTS

TEXT AMENDMENT COMMENTS

1. *Impacts on other I-Institutional Overlay parcels-*

The proposed amendment would be applicable to other I-Institutional Overlay parcels in the township that meet the stated criteria of the draft amendment. We recommend the township assess the implications of this across the various applicable parcels and consider if any modifications are needed to the requirements and provisions outlined by the applicant's proposed amendment prior to adoption.

2. *Minimum Lot Area-*

We suggest the minimum lot area criteria of 15 acres merits closer scrutiny. It is not clear how the 15 acre minimum lot area was arrived at and whether it's the result of the applicant's tract being +/- 16 acres. Perhaps a smaller minimum area of 8-10 acres may be a sustainable lot area to support a senior community that may not include a memory care unit.

3. *Section 116-175.R.6- Walking trails and other outdoor amenities -*

The amendment appears to leave the provision of outdoor residential amenities as an option with a site's development and not a requirement. Providing recreational opportunities for residents, guests, and health-care providers of senior living communities is an essential ingredient for a healthy lifestyle and we suggest it is not optional. We recommend that the outdoor amenities provision of the amendment should be a regulation required of a senior residential community. The suggested elements for this regulation could include walking pathways, landscaped courtyards and seating areas for passive and or active recreation.

4. *Proposed 116-175.R.(6.)-Landscape Improvements outside of the Required Buffer Areas*

The proposed amendment appears to preempt the various requirements of the Township's landscape code and its required improvements. The text amendment states, " Those portions of the site outside of (the)required buffers and not otherwise designated for impervious development, shall be planted with any combination of grass/ground cover, shrubs, trees, other plant materials, and fencing, at the discretion of the property owner." This provision is at odds with both the goals of the recently adopted Comprehensive Plan Update, 2020 and the stated ordinances of the township which seek to ensure that the quality of the outdoor environment is kept green and enhanced as land developments occur in the township. We recommend this provision be deleted from this amendment.

5. *Proposed Architectural Provisions and Criteria – Section 1166-175.R.(7)*

We encourage the township to assess the proposed architectural design standards and consider strengthening them to ensure that they adequately address the goals and objectives outlined in the adopted Comprehensive Plan Update, 2020. One of the goals discussed in the 'Creating a Sense of Place' is for the township to adopt design standards which ensure that " . . . new development, redevelopment and building alterations, contributing to a uniform, but not cookie cutter, design aesthetic." We believe this is an opportunity for the township to advance the comprehensive plan goals with additional standards that contribute to the township's 'sense-of-place". These could include standards that incentivize new construction and alterations to existing buildings use sustainable (green) building and development practices ("LEED" design practices) that will be implemented throughout the design, construction and operation of the building. This could include a whole-building approach to sustainability, with elements such as water conservation, energy efficiency, material selection, resource conservation and indoor environmental quality as part of the design standards.

In addition, we recommend a requirement with a Special Exception application include that the applicant provide representative color perspective renderings and elevations of all proposed buildings along with samples of the actual materials to be used. This application should also require that the applicant provide graphic representations showing the relationship between the proposed development and structures on adjacent properties.

SKETCH PLAN COMMENTS

1. *Lorraine Run and Floodplain Restoration*

If this proposal advances to the next stage of municipal consideration, we encourage the

applicant to undertake a comprehensive environmental assessment of the Lorraine Run's floodplain to determine the feasibility of restoring the function of the stream's floodplain and riparian corridor that lies along the frontage of the property. Restoring the functioning of the floodplain may reduce the project costs associated with the development of traditional stormwater management facilities. The channel and the riparian corridor appear to be degraded and we suggest it presents a great opportunity for floodplain and riparian restoration of a tributary of the Wissahickon Creek involving interested and motivated partners. The Wissahickon Clean Water Partnership and various municipal partners are interested in collaborating to improve the environmental quality of the headwater streams of the creek. For further information please see <https://wissahickontrails.org/initiatives/water-initiatives>. We encourage the applicant to contact Drew Shaw, AICP, Manager of Environmental Planning at the Montgomery County Planning Commission for further assistance. (dshaw@montcopa.org).

There are several notable examples of restoration projects that have occurred in the region on the senior residential properties. Please find attached a link for the award winning land development and restoration project completed by the retirement community at Landis Homes, Lititz PA. <https://landstudies.com/landis-homes-retirement-community/>

2. *Bridge Access and Driveway Arrangement*

a. *Driveway and Access Bridge over Lorraine Run-*

Should the proposal advance, the applicant should ensure that the driveway and bridge elevation are designed in a manner in which flooding and potential debris do not impede access to the facility. The flooding experienced during the remnants of Hurricane Ida on Sept. 1-2, 2021 caused hundreds of water rescues and emergency services being stretched beyond capacity. We recommend the township consider this in its assessment of any future land development submissions.

b. *Driveway and Site Circulation*

The sketch plan's driveway and parking lot arrangement appear to show a significant increase in the impervious coverage to support the facility. We encourage the applicant to examine ways to reduce redundancy of driveway aisles and minimize widths of access driveways as a means to limit the increase in impervious coverage of the site.

3. *Potential Trail/Pathway – Stenton Avenue*

The site development proposed by the applicant lies adjacent to potential pathway and trail corridors connecting to Ft. Washington State Park. We recommend the township consider whether a trail easement may be needed along the applicant's lot frontage for connecting trails using the area between Stenton Avenue and the Lorraine Run's riparian area.

4. *Stenton Avenue/Militia Hill Roadways-*

The applicant should be aware that Militia Hill Road and Stenton Avenue are PennDOT-owned roadways. We advise the applicant to reach out to Francis Hanney, Traffic Services Manager at PennDOT District 6 (fhanney@pa.gov), as soon as possible to discuss whether a revised Highway Occupancy Permit will be required and if there are any potential related improvements to the intersection.

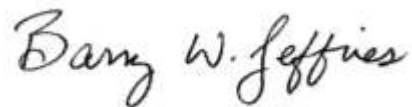
CONCLUSION

The Montgomery County Planning Commission generally supports the proposed amendment to the I-Overlay District and the proposed redevelopment of the site. We recommend the township consider the above mentioned comments for both the applicant's zoning text amendment proposal and the sketch plan and address them to your satisfaction.

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 Should the governing body adopt this proposed zoning ordinance/map amendments, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

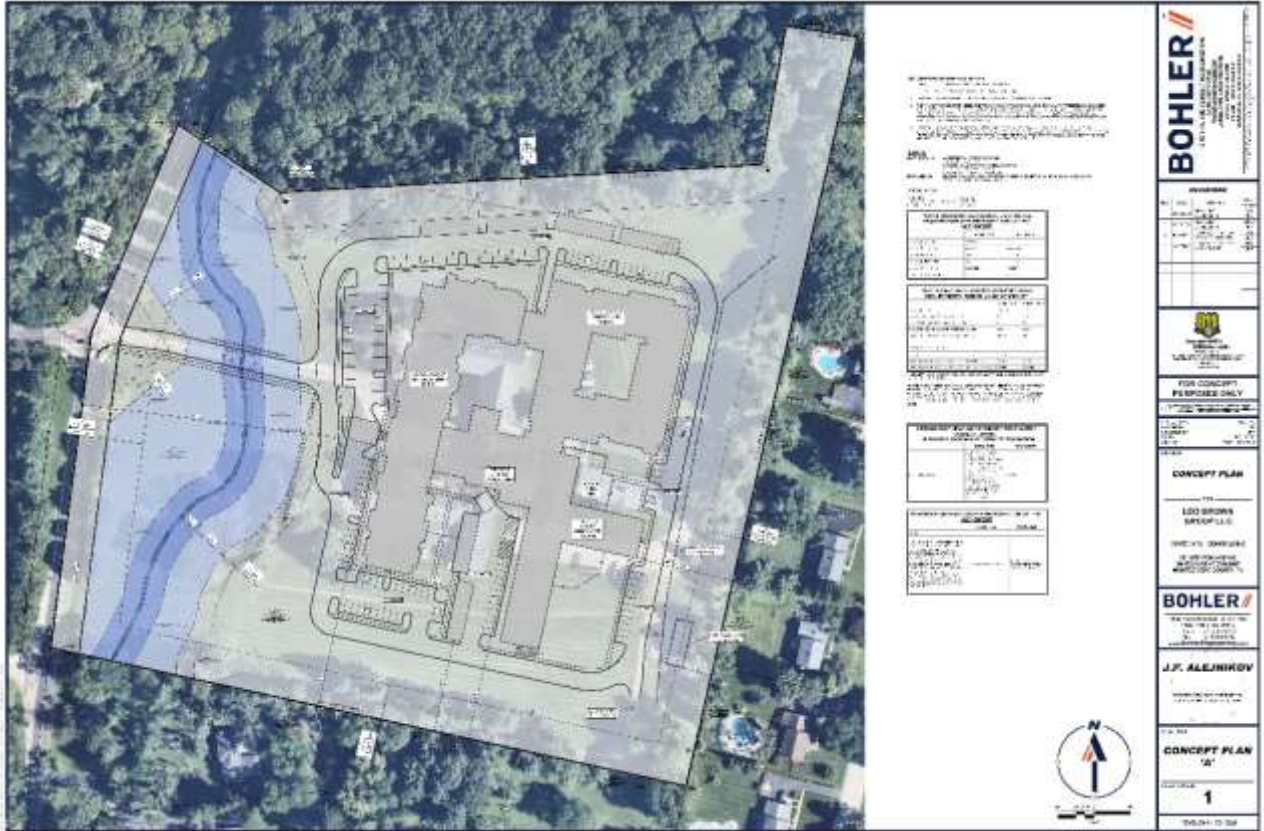
Sincerely,



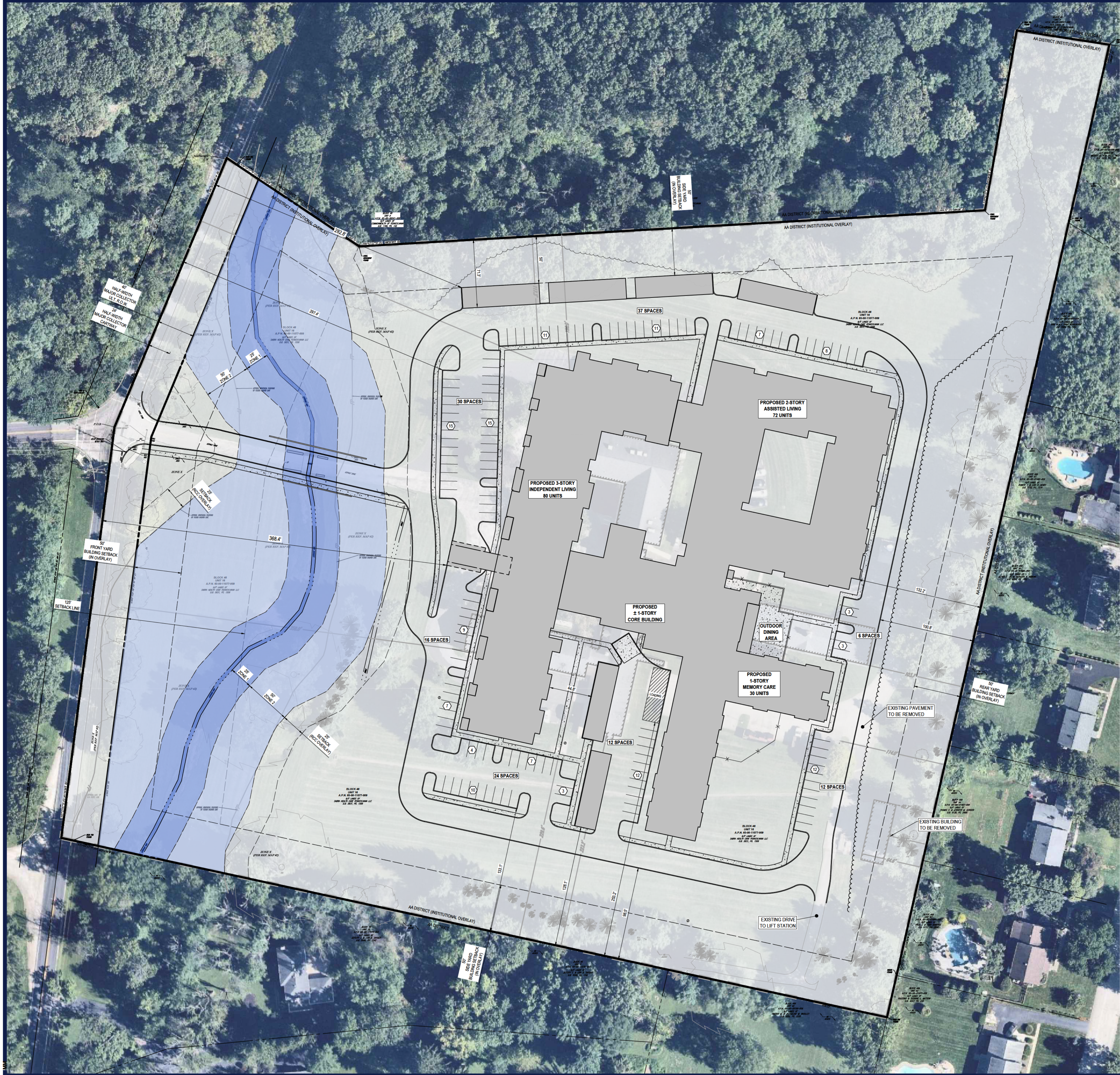
Barry W Jeffries, ASLA, Senior Design Planner
bjeffrie@montcopa.org - 610-278-3444

c: Chm., Township Planning Commission
Krista Heinrich, PE, Township Engineer
David Sander, Esq., Township Solicitor
Francis Hanney, Traffic Services Manager at PennDOT District 6
Leo Brown Group o/b/o Sabra Healthcare, Applicant

Attachment- Concept Plan 'A'



UPDATES



CONCEPT PLAN GENERAL NOTES

- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
 - A. SURVEY PREPARED BY: CONTROL POINT ASSOCIATES, INC.
- THIS CONCEPT WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
- THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE OWNER COULDED WITH A PRELIMINARY REVIEW OF ZONING AND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS ARE NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
- THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE.

ZONING

EXISTING ZONING: AA RESIDENTIAL DISTRICT (20,000 SF)
 INSTITUTIONAL OVERLAY
 FLOODPLAIN CONSERVATION OVERLAY DISTRICT
 STEEP SLOPE OVERLAY DISTRICT
 RIPARIAN CORRIDOR OVERLAY DISTRICT
 SENIOR LIVING COMMUNITY PERMITTED VIA SPECIAL EXCEPTION IN INSTITUTIONAL OVERLAY PER PROPOSED ZONING TEXT AMENDMENT)

PROPOSED USE:

SITE CALCULATION

SITE AREA: 720,291 SF
 STENTON AVENUE LEGAL R.O.W.: 29,628 SF
 NET SITE AREA: 690,663 SF

116-176 INSTITUTIONAL OVERLAY DIMENSIONAL REQUIREMENTS (PER PROPOSED ZONING TEXT AMENDMENT)

	REQUIRED	PROPOSED
ATT(1) MIN. LOT AREA	15.0 AC. (1)	15.8 AC.
ATT(2) MIN. FRONT YARD	50.0 FEET	296.6 FEET
ATT(3) MIN. SIDE YARDS	50.0 FEET	50.0 FEET
ATT(4) MIN. REAR YARD	50.0 FEET	132.2 FEET
ATT(5) MIN. LOT WIDTH	200.0 FEET	711 FEET
B. MAX. BUILDING HEIGHT	40.0 FEET (2)	35 FEET

116-175 AMENDMENT SPECIAL EXCEPTION USES REQUIREMENTS: SENIOR LIVING COMMUNITY

	REQUIRED	PROPOSED
RT(1) MIN. LOT AREA	15.0 AC. (1)	15.8 AC.
RT(2) MAX. BUILDING COVERAGE OF LOT AREA	20%	17.1%
RT(3) MAX. IMPERVIOUS COVERAGE OF LOT AREA	40%	37.8%
RT(4) LOADING ZONES ADJACENT TO RESIDENTIAL USE	100.0 FEET	253.2 FEET
RT(5) SERVICE AREAS ADJACENT TO RESIDENTIAL USE	100.0 FEET	128.1 FEET
RT(7) ACCESSORY STRUCTURES		
HEIGHT	15.0 FEET	15.0 FEET
YARD SETBACK (ALL YARDS ADJACENT TO RESIDENTIAL USE)	50.0 FEET	128.1 FEET
YARD SETBACK (ALL YARDS ADJACENT TO NONRESIDENTIAL USE)	50.0 FEET	50.0 FEET

(1) EXCEPT IN THE CASE OF A SENIOR LIVING COMMUNITY USE, WHERE THE MINIMUM LOT AREA SHALL BE 15 ACRES.

(2) THE MAXIMUM HEIGHT OF ANY BUILDING ERECTED OR USED FOR ANY USE PERMITTED IN AN INSTITUTIONAL DISTRICT SHALL BE 40 FEET; PROVIDED HOWEVER, THAT THE BUILDING HEIGHT OF ANY PORTION OF A SENIOR LIVING COMMUNITY MAY BE INCREASED TO A MAXIMUM OF 3 STORIES AND 45 FEET IF SAID PORTION IS SET BACK A MINIMUM OF 100 FEET FROM ANY STREET FRONTAGE AND PROPERTY LINE ADJUTING A RESIDENTIAL ZONE.

ARTICLE XXXV RIPARIAN CORRIDOR CONSERVATION OVERLAY DISTRICT: 116-258 APPLICATION AND WIDTH DETERMINATION

	REQUIRED	PROPOSED
1. PERENNIAL STREAMS	ZONE 1: 25.0 FEET FROM EDGE OF WATERCOURSE ZONE 2: MIN. 50.0 FEET FROM EDGE OF ZONE 1 OR EQUAL TO THE EXTENT OF 100 YEARS FLOODPLAIN OR 25.0 FEET BEYOND THE OUTER EDGE OF THE STREAM, WHICHEVER IS GREATER. TOTAL MINIMUM WIDTH OF ZONES 1 AND 2: 150.0 FEET PLUS THE WIDTH OF THE STREAM	COMPLIES

PARKING REQUIREMENTS (PER PROPOSED ZONING TEXT AMENDMENT)

ZONING	REQUIRED	PROVIDED
NURSING HOME: A) 1 OFF-STREET PARKING SPACE FOR EVERY 1 INDEPENDENT LIVING UNIT, PLUS B) 1 OFF-STREET PARKING SPACE FOR EVERY 2 ASSISTED LIVING AND/OR MEMORY CARE UNITS, PLUS C) 1 OFF-STREET PARKING SPACE FOR EVERY 2 EMPLOYEES OR STAFF MEMBERS. ALL REQUIRED PARKING SHALL BE PROVIDED ON SITE, SHALL CONSIST OF ALL WEATHER-PAVED SURFACES, AND MAY BE PROVIDED IN ANY COMBINATION OF SURFACE AND SINGLE-STORY GARAGE PARKING SPACES.	80 (1000) 42 ± 173 SPACES	17 SURFACE SPACES 6 SPACES PER GARAGE 6 GARAGES = 36 SPACES



REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	02/18/2021	PER CLIENT COMMENTS	AAK
2	03/30/2021	PER CLIENT COMMENTS	JPA
3	5/27/2021	UPDATED SITE PLAN PER NEW BUILDING	DMB
4	7/21/2021	UPDATES PER TEXT AMENDMENT	KRK
5	1/6/2022	PER CLIENT COMMENTS	JPA



FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No. PC201183
 DRAWN BY JMF
 CHECKED BY JPA
 DATE 2021.02.02
 CAD ID. PC201183 CPA-5

CONCEPT PLAN

FOR

LEO BROWN GROUP LLC

WHITMARSH SENIOR LIVING

251 STENTON AVENUE
 WHITMARSH TOWNSHIP
 MONTGOMERY COUNTY, PA

BOHLER

1600 MANOR DRIVE, SUITE 200
 CHALFONT, PA 18914
 Phone: (215) 996-9100
 Fax: (215) 996-9102
 www.BohlerEngineering.com

J.P. ALEJNIKOV

PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PE066400

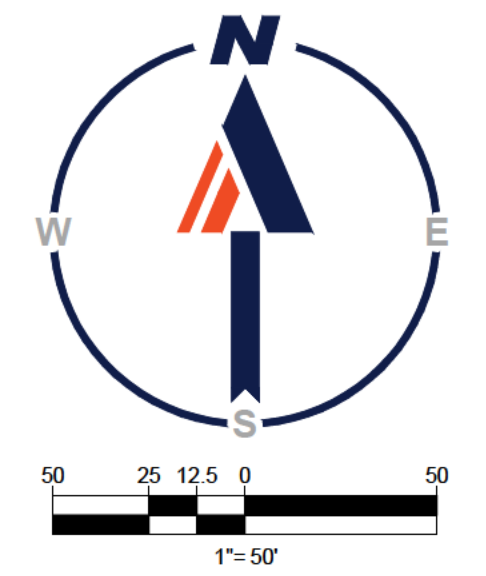
SHEET TITLE

CONCEPT PLAN 'A'

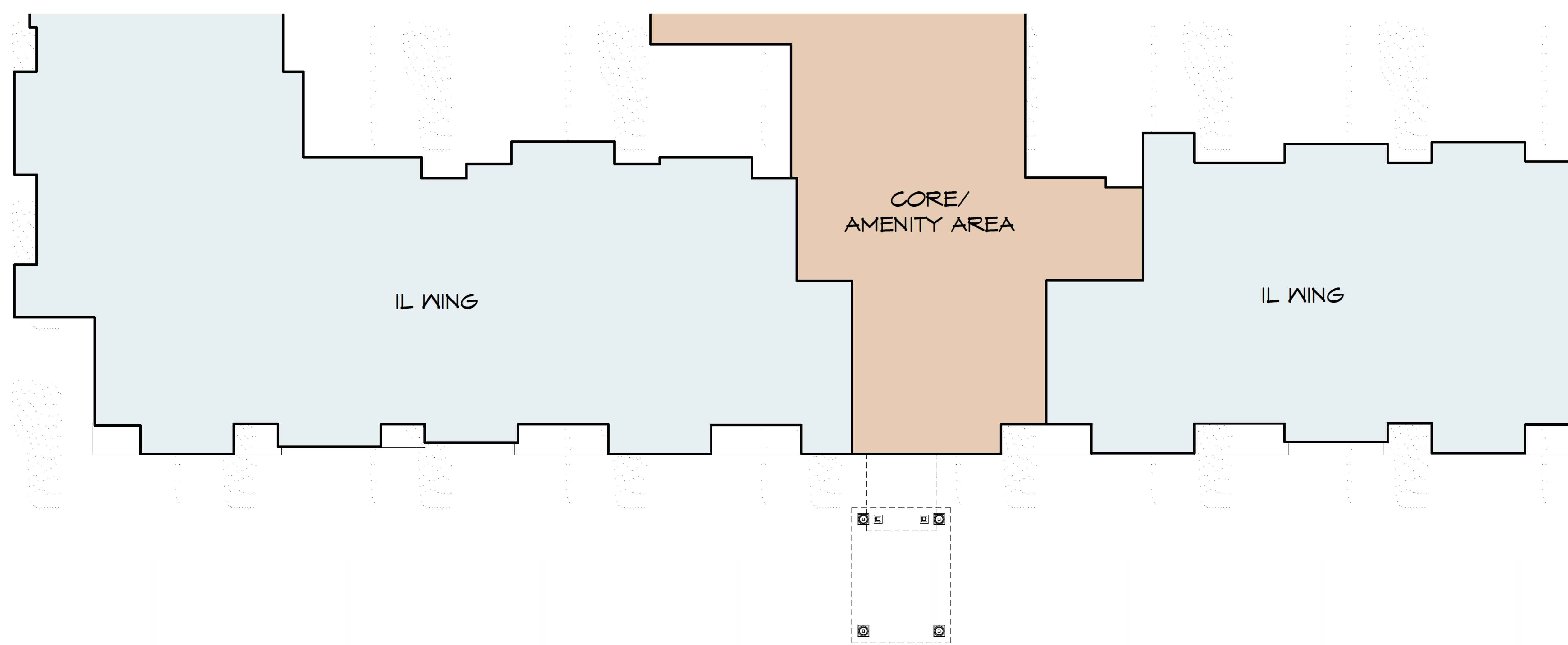
SHEET NUMBER

1

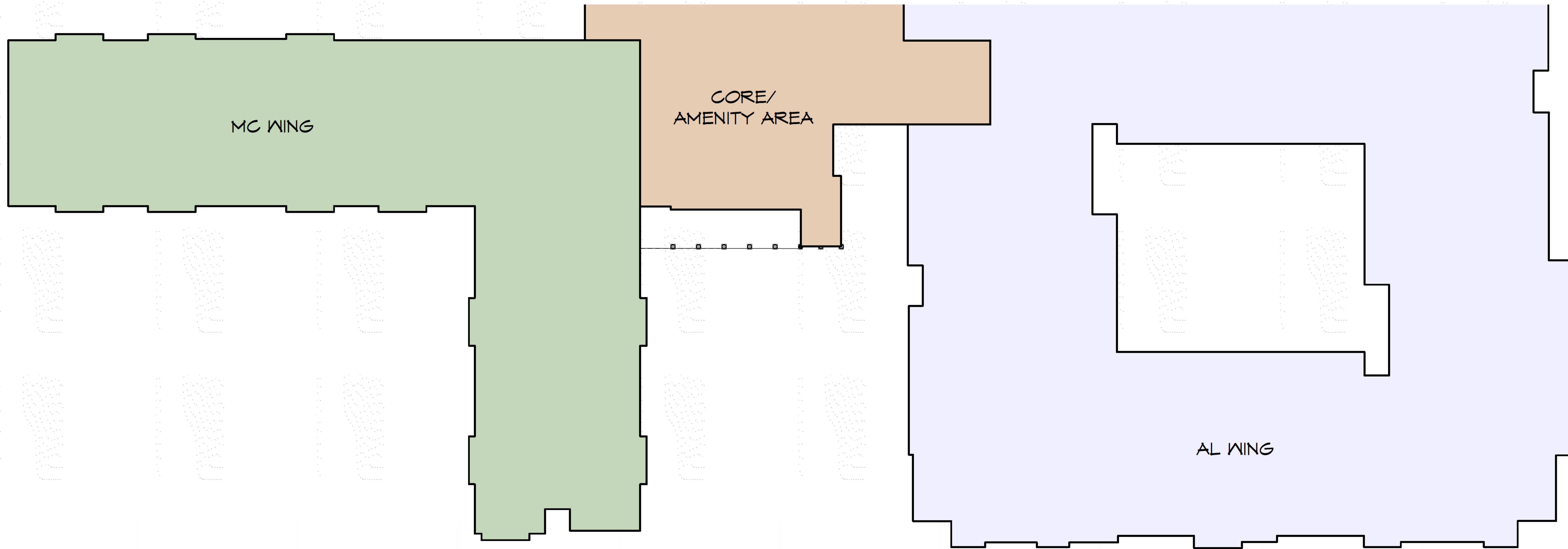
REVISION 5 - 1/6/2022



R:\2021\183\DRAWINGS\CONCEPT\REV\5\CPA-5-1-24-22.dwg - JAV:UT - CPA-5



1 WEST ELEVATION
1/16" = 1'-0"



EAST ELEVATION

DRAFT



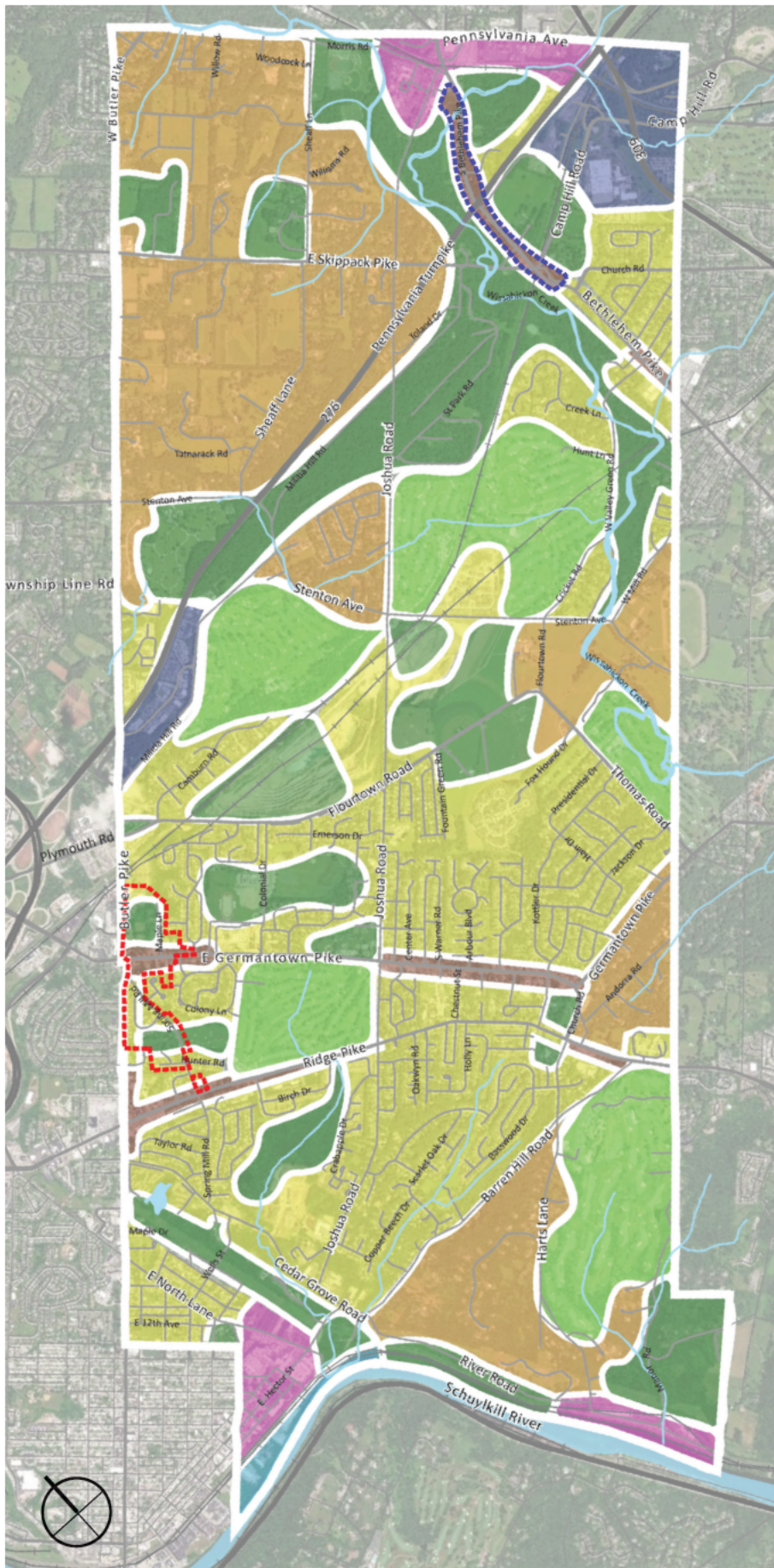
1 EAST ELEVATION
1/16" = 1'-0"

2020 SELECTIVE COMPREHENSIVE PLAN

LAND USE PLAN

CONSERVATION DISTRICT RESIDENTIAL CHARACTER AREA DESCRIPTION

2028 Future Land Use Plan for Whitemarsh Township



LEGEND

- Parks and Open Space
- Conservation District Residential
- Residential
- Golf Course
- Mixed-Use Corridor
- Mixed-Use Node
- Waterfront District
- Research and Development / Business
- Historic District
- Historic Overlay

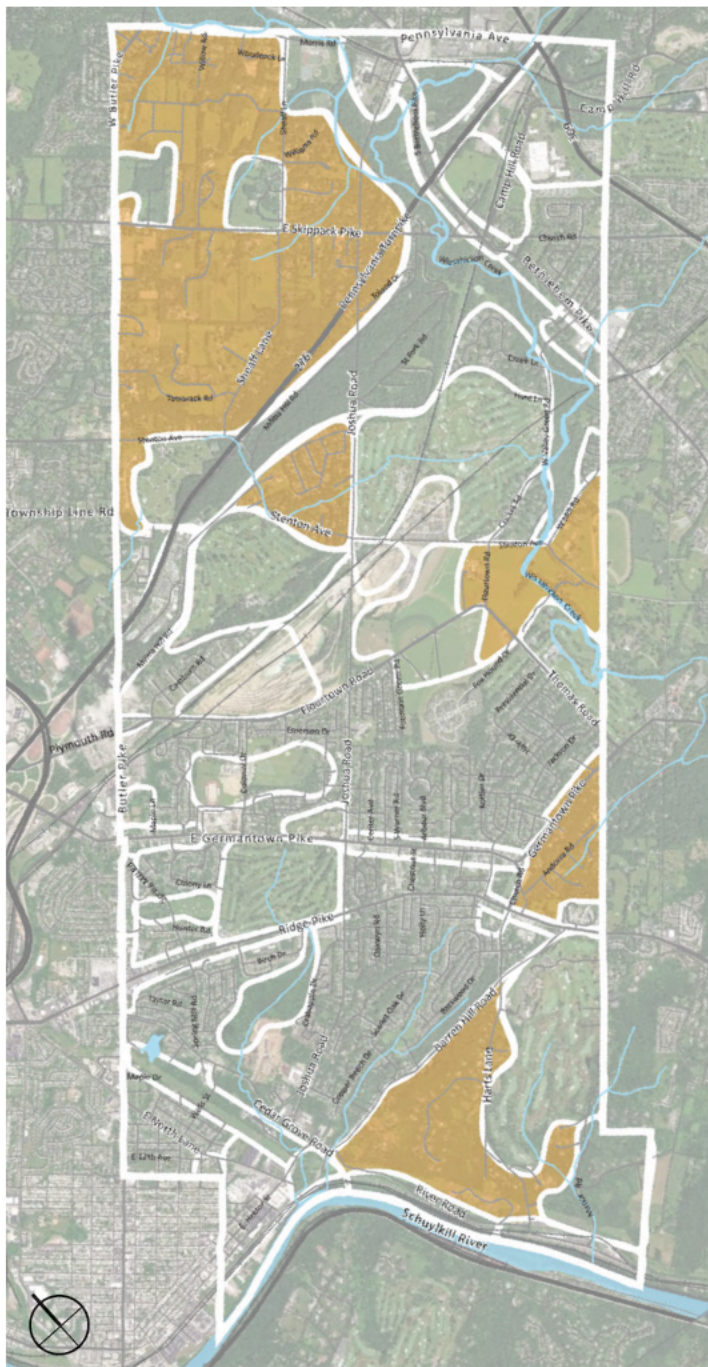
FUTURE LAND USE PLAN

Character Areas

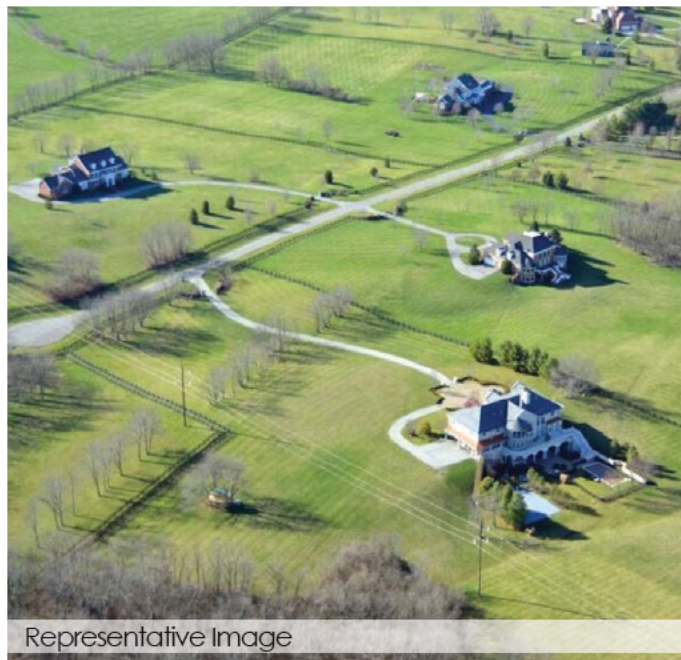
The Future Land Use Plan identifies where specific development patterns and types are most appropriate, these are called Character Areas. These character areas are used to convey an overall vision for the future of the Township over the next ten years. The Character Areas for the Whitemarsh Future Land Use Plan include, Parks and Open Space; Conservation District Residential; Residential; Golf Course; Mixed Use Nodes; Mixed Use Corridors; Waterfront District; and Research and Development/ Business.

Conservation District Residential

The intent of this character area is to facilitate residential development that retains open space and larger lot sizes to prevent parcels from being over-developed by future subdividing. These areas balance residential with open space preservation.



The Conservation District Residential (CDR) character area includes land where privately owned open space is encouraged to be preserved due to important viewsheds, natural features and environmental characteristics. The areas identified as CDR are in the north corner of the Township, just south of Fort Washington State Park and an area south of Barren Hill Road and west of Harts Lane and Manor Road adjacent to The ACE Club.



POSSIBLE LAND USES

- Open Space
- Large Lot Residential
- Cluster Residential

2020 SELECTIVE COMPREHENSIVE PLAN

HOUSING GOAL AN D POLICIES

Vision

The foundation for the Whitemarsh Township Selective Comprehensive Plan Update is a vision statement, as it informs each of the goals, policies, and actions. As part of this plan update, the vision was reviewed and refined based on input from the Steering Committee as well as residents and stakeholders who attended the public visioning session.

Whitemarsh Township boasts a unique combination of small town character and urban amenities. Whitemarsh will continue to celebrate our natural beauty and heritage, while encouraging thoughtful growth that promotes vibrancy, diversity and walkability, resulting in welcoming neighborhoods, active mixed-use corridors and connected open spaces.

Goals

Four key goals form the organizational framework and basis for policies and actions. These were identified based on key themes which emerged through outreach with the Township, stakeholders and larger community.



- **Land Use** - Maintain and enhance Whitemarsh's character and quality of life by managing future growth and development.



- **Housing** - Encourage diversification of housing stock that will meet the needs of existing and future residents, while preserving the character and value of existing neighborhoods.



- **Circulation** - Develop a balanced and efficient transportation system that provides choices, supports the Township's land use goals, protects neighborhoods from adverse transportation impacts, and reinforces livability.



- **Quality of Life** - Promote healthy living opportunities and preserve the Township's unique sense of place through open space preservation and sustainable development practices.

Policies

The policies and actions that follow provide focused direction for carrying out the overarching goals of this Plan. Policies are larger themes that guide decision-making while actions are specific activities that should be implemented to effectuate these policies. Actions are found in the Implementation Strategy starting on page 39 of this document.



Land Use

Policy #1 – Land Use and Zoning: Use the Township’s future land use to guide development, including the placement and mix of uses.

Policy #2 – Commercial Development: Ensure commercial development contributes to the Township’s community character through high-quality design that accommodates all modes of transportation and creates a sense of place.

Policy #3 – Viewsheds and Natural Resources: Protect and enhance Whitemarsh’s viewsheds and natural resources.

Policy #4 – Historic Preservation: Protect and enhance Whitemarsh’s historic and cultural resources.



Housing

Policy #1 – Infill Residential Development: Ensure that infill residential development is compatible with surrounding housing stock and land uses.

Policy #2 – Housing Diversification: Promote neighborhoods that allow a diverse mix of residents and housing types, and respond to changing lifestyle preferences and market trends.

Policy #3 – New Residential Development: Ensure zoning is adequately addressing residential build-out in the community so as to limit negative impacts on the Township, including safety, walkability, and traffic.



January 20, 2022

File No. 20-07051

Mr. Richard L. Mellor, Jr., Township Manager
Whitemarsh Township Municipal Building
616 Germantown Pike
Lafayette Hill, PA 19444

Reference: Sketch Plan Review
251 Stenton Avenue – Sabra Healthcare
Whitemarsh Township, Montgomery County, Pennsylvania
SLD #10-21

Dear Mr. Mellor:

As requested, we have reviewed plans for the above referenced Sketch Plan, prepared by Bohler, dated February 18, 2021, and last revised January 6, 2022. The current plan submission was submitted in support of a proposed Zoning Ordinance Text Amendment. For the purposes of this review, the plan was reviewed as a Sketch Plan; the purpose of which is to afford the applicant the opportunity to consult early and informally with both the Planning Commission before the preparation of the preliminary plan and formal application for approval. During the sketch plan procedure, the applicant can advantageously make use of the services of the Planning Commission and Township Staff to help analyze the problem of the development and plan more adequately for its sound coordination with the community. The sketch plan procedure also affords the opportunity to give informal guidance to the applicant at a stage when potential points of difference can be more easily resolved. The following comments are offered for your consideration:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

<u>Section</u>	<u>Description</u>
1. 105-20(A)(5)	The plans must be revised to include a location map showing relation of site to adjoining properties and streets within 1,000 feet. (Scale: one-inch equals 800 feet.)
2. 105-20(A)(12)	The plans must be revised to show existing principal buildings (and their respective uses) and driveways on the peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads, and other significant man-made features within 500 feet of and within the site, including properties across streets.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

- | <u>Section</u> | <u>Description</u> | | | | | | | | | | | | | | |
|-----------------------------|---|-------------------------|------------------------|-------------------------|------------------------|-----------|-----------|-----------|----------------|-----------------|---------|---------|----------|----------|----------|
| 3. 105-20(A)(21) | The plans must be revised to show topographic, physical, and cultural features including but not limited to fields, pastures, meadows, woodland, trees with a dbh of six inches or more, hedgerows and other significant vegetation, steep slopes, rock outcrops, soil types, ponds, ditches, drains, storage tanks, streams within 200 feet of the tract, and existing rights-of-way and easements, and historical and cultural features such as all structures, foundations, walls, wells, trails, and abandoned roads. | | | | | | | | | | | | | | |
| 4. 105-20(A)(22) | The plans must be revised to include a general description of proposed method of water supply, sewage disposal, and stormwater management. | | | | | | | | | | | | | | |
| 5. 105-20(B) | This section of the ordinance requires the provision of a natural features map, showing contour lines, Floodplain areas, Floodplain soil areas, Steep slopes, Limestone areas subject to sink conditions, Forest areas, Streams, Lakes and ponds and Wetlands. | | | | | | | | | | | | | | |
| 6. 105-21.1(K)(2) | Within the North Transportation Service Area an impact fee in the amount of Two Thousand Eight Hundred and Twenty-Five Dollars (\$2,825.00) per anticipated peak hour trip must be provided by the applicant. | | | | | | | | | | | | | | |
| 7. 105-26(E) | Land subject to subsidence and land deemed to be topographically unsuitable, may not be platted for residential use or for such other uses as may increase danger to health, life or property until all such hazards have been eliminated or unless adequate safeguards against such hazards are provided. The applicant shall submit a geotechnical report prepared by a Registered Professional Engineer experienced in geotechnical engineering that includes a statement regarding the suitability of the site for development. | | | | | | | | | | | | | | |
| 8. 105-28(I) | This section of the ordinance requires the applicant to obtain a Highway Occupancy Permit from the Pennsylvania Department of Transportation (PennDOT) for the proposed work within the right of way of Stenton Avenue (SR 3003). The Township Engineer should be notified of all meetings with PennDOT and must be copied on all correspondence. | | | | | | | | | | | | | | |
| 9. 105-30 | As defined by Section 105-29(C) and 105-30(A), streets adjacent to the site are subject to the following requirements: <table border="1" data-bbox="446 1539 1455 1654"> <thead> <tr> <th>Street Name</th> <th>Classification</th> <th>Required Ultimate R.O.W</th> <th>Required Cartway Width</th> <th>Curbs</th> <th>Sidewalks</th> <th>Tree Zone</th> </tr> </thead> <tbody> <tr> <td>Stenton Avenue</td> <td>Major collector</td> <td>80 feet</td> <td>48 feet</td> <td>Required</td> <td>Required</td> <td>Required</td> </tr> </tbody> </table> <p>* As recommended by PADOT or the Montgomery County Roads & Bridges Dept.</p> <p>The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance.</p> | Street Name | Classification | Required Ultimate R.O.W | Required Cartway Width | Curbs | Sidewalks | Tree Zone | Stenton Avenue | Major collector | 80 feet | 48 feet | Required | Required | Required |
| Street Name | Classification | Required Ultimate R.O.W | Required Cartway Width | Curbs | Sidewalks | Tree Zone | | | | | | | | | |
| Stenton Avenue | Major collector | 80 feet | 48 feet | Required | Required | Required | | | | | | | | | |
| 10. 105-36(E),
105-38(M) | In general, no private driveway shall take access to an arterial or major collector street. Driveways shall be so located and designed as to provide a reasonable sight distance at street intersections. The existing driveway being improved is aligned with Militia Hill Road at a signalized intersection, and will require review and approval of PennDOT, including signal permit plan modifications. | | | | | | | | | | | | | | |

- | <u>Section</u> | <u>Description</u> |
|----------------|---|
| 11. 105-37 | The plans must be revised to demonstrate compliance with the sight distance requirements of this section of the ordinance and/or the required sight distances contained in the most current revision of Pennsylvania Code Title 67 Chapter 441, whichever is more restrictive. |
| 12. 105-38(A) | This section of the ordinance requires that two-way aisles for parking spaces having a 90-degree angle of parking must be 24 feet wide, and a minimum parking stall width of 9 ft x 18 ft. The plans must be revised to include dimensions for parking areas, in order to demonstrate compliance with the requirements of this section of the ordinance. |
| 13. 105-38(C) | This section of the ordinance requires curves/turns in entrance and exit drives and all internal parking lot aisles necessary for providing access for fire protection equipment to have a minimum inside turning radius of 25 feet and a minimum outside turning radius of 50 feet. The applicant shall submit plans using truck turning templates showing the required turning radii are provided for access to each building. |
| 14. 105-38(K) | This section of the ordinance requires that parking lots with more than 30 spaces not have grades that exceed 3%. The plans must be revised to provide parking area grades in compliance with the requirements of this section of the ordinance. |
| 15. 105-38(O) | Parking areas shall be located at least 10 feet from any building or structure. The plans must be revised to include dimensions for parking areas, in order to demonstrate compliance with the requirements of this section of the ordinance. |
| 16. 105-38(U) | All common parking areas shall be adequately lighted during after-dark operating hours and all lights shall be located on raised parking islands, not on the parking surface. A Lighting Plan which indicates an adequate level of illumination in all parking areas must be submitted to the Township. |
| 17. 105-38(V) | All artificial lighting used to illuminate any parking space or spaces shall be so arranged that no direct rays from such lighting shall fall upon any neighboring property or streets, nor shall any high brightness surface of the luminaries be visible from neighboring residential property or from a public street. The required Lighting Plan must also demonstrate compliance with the requirements of this section of the ordinance. |
| 18. 105-38(W) | Where semiattached, attached or multiple dwellings are proposed and where private garages or driveways are proposed to meet the off street parking requirements, additional overflow off-street parking shall be provided in accordance with the following: |

Access Drive or Cartway Width (feet)	Overflow Spaces Required
36 or greater	1 for each 4 dwelling units
Less than 36	4 for each 4 dwelling units

	<u>Section</u>	<u>Description</u>
19.	105-39(C)	A minimum of 10% of any parking lot facility over 2,000 square feet in gross area shall be devoted to landscaping, inclusive of required trees. The plans must be revised to meet the requirements of this section of the ordinance and the percentage of the parking lot which is devoted to landscaping must be calculated and listed on the plans.
20.	105-40(A), 105-56.1(B)(3)	Required off street loading facilities, if necessary, must be designed so that each space shall be no less than 14 feet wide, 50 feet long, and 17 feet high, exclusive of drives and maneuvering space and located entirely on the lot being served. The plans must be revised to demonstrate compliance with this section of the ordinance.
21.	105-41(A), 105-75	These sections of the ordinance requires that the proposed Stormwater Management Plan be reviewed for compliance with Chapter 58 of the Whitemarsh Township Code, entitled 'Grading, Erosion Control, Stormwater Management and Best Management Practices'.
22.	105-42 (A)	No subdivision or land development plan shall be approved unless there has been an erosion and sedimentation control plan approved by the Township Engineer consistent with the requirements of Chapter 58 of the Whitemarsh Township Code, entitled 'Grading, Erosion Control, Stormwater Management and Best Management Practices'.
23.	105-46	Curbs shall be provided in all subdivisions and land developments in accordance with Sections 105-30, and 105-74.
24.	105-47(A)	Sidewalks shall be provided in all subdivisions and land developments in accordance with sections 105-30, 105-47 and 105-73 of the Whitemarsh Township Code. These standards shall also apply on existing streets including Stenton Avenue.
25.	105-47(B)	The minimum width of all sidewalks and pedestrian paths shall be five feet; in areas of higher pedestrian density, the minimum width of all sidewalks shall be eight feet.
26.	105-47(D)	Curb cuts shall be provided at all street crossings. The plans must be revised to clearly indicate that curb cuts and ADA accessible ramps are provided at all access drives.
27.	105-47(E)	Sidewalks and pedestrian paths shall be adequately lighted, if required by the Board of Supervisors. The required Lighting Plan must also demonstrate compliance with the requirements of this section of the ordinance.
28.	105-48	Within any land development, street trees shall be planted along all streets where suitable street trees do not exist. The minimum trunk diameter, measured at a height of six inches above the root ball, shall be three inches.

<u>Section</u>	<u>Description</u>
29. 105-49	The plans must be revised to show Interior crosswalks wherever necessary to facilitate pedestrian circulation and to give access to community facilities.
30. 105-50(F)	Outdoor collection stations shall be provided for garbage and trash removal when indoor collection is not provided. Collection stations shall be screened from view and landscaped.
31. 105-52	Buffer yards are required between land developments and along existing streets to soften visual impact, to screen glare, and to create a visual barrier between conflicting land uses. The plans must be revised to provide a table detailing the buffer yard requirements, in accordance with Section 105-52.B as well as the actual buffers provided. All landscaping plans are subject to the review and approval of the Shade Tree Commission.
32. 105-52(B)(2)	This section of the ordinance requires that all buffers shall have a minimum width of 50 feet. The Board of Supervisors may permit an alternative planting option which shall have a screening capability equal to or greater than any of the available options. The applicant should provide evidence in sufficient detail to the Board of Supervisors in order to demonstrate that sufficient screening will be provided.
33. 105-53(D)	This section of the ordinance requires the dedication of land in the amount of 10% of the total Site Area for Park and/or Recreational use. The applicant has the option of offering a fee in lieu of dedicating actual land area and can also provide a combination of a fee in lieu and dedication of land. All offers of land and/or fees in lieu of dedication must meet the requirements of this section of the ordinance.
34. 105-69(C)	Along the existing street on which a subdivision or land development abuts, improvements shall be made to the street. The improvements to the boundary street shall be determined by the width of the required cartway and built to the specifications established by the Township.
35. 105-71	This section of the ordinance requires that, when appropriate, the developer shall install or cause to be installed at the developer's expense metal or fiberglass pole streetlights serviced by underground conduit.
36. 105-73	This section of the ordinance requires sidewalks to be constructed as required by Sections 105-30 and 105-47.
37. 105-74	This section of the ordinance requires Curbs to be constructed as required by section 105-30.
38. 105-75	The developer shall construct stormwater drainage facilities as specified in Chapter 58 of the Whitmarsh Township Code, entitled "Grading, Erosion Control, Stormwater Management and Best Management Practices."

<u>Section</u>	<u>Description</u>
39. 105-76	The applicant must obtain a letter of approval from the Township Fire Marshal in order to ensure that adequate fire protection is provided.
40. 105-78	The applicant must obtain the approval of the Whitemarsh Township Authority with regard to proposed sanitary sewerage facilities.
41. 105-81	All electric, telephone and communication service facilities, both main and service lines, shall be provided by underground cables, installed in accordance with the prevailing standards and practices of the utility and other companies providing such service. Final plans shall show locations of all utilities and shall be coordinated with landscaping.
42. 105-83	Street trees and other required plantings shall be in accordance with §§ 105-39, 105-48 and 105-52.
43. 105-83(E)	No Removal of a tree shall be permitted unless the applicant obtains a recommendation from the Shade Tree Commission based on a tree survey and removal plan submitted in accordance with Chapter 55 of the Whitemarsh Township Code.
44. 105-89	The developer shall enter into a written agreement with the Township in the manner and form approved by the Solicitor wherein the developer shall agree, to construct or cause to be constructed at his own expense all proposed improvements shown on the approved land development plan, all in strict accordance with the standards and specifications of the Township and within the time specified in said agreement, and to deposit with the Township financial security in an amount sufficient to cover the cost of all subdivision or land development improvements, including both public and private improvements.

CHAPTER 55 - TREE PROTECTION STANDARDS

<u>Section</u>	<u>Description</u>
45. 55-4(A)	A Tree Survey Plan prepared in accordance with the requirements contained in this section of the ordinance must be submitted to the Township.
46. 55-4(A)(4)	The tree survey plan shall be reviewed by the Shade Tree Commission in a public meeting.
47. 55-4(A)(6)	Any tree lost or destroyed within the past five years must be shown on the Tree Survey Plan as a "Removed Tree" and must be replaced as part of the proposed project.
48. 55-4(A)(7)	Heritage trees and boundary trees shall be individually noted on the tree survey plan.

<u>Section</u>	<u>Description</u>
49. 55-4(B)(1)	The plans must be revised to include provisions for tree protection to preserve healthy trees and shrubs on site in accordance with this section of the ordinance. A note must be added to the plans requiring protective fencing to be placed around trees on the property prior to construction. Protective fencing must be shown on the plans in the areas where it will be required, and a tree protection fence detail must be provided. Street trees and other required plant material shall not be planted until the finished grading of the land development has been completed.
50. 55-4(B)(2)	A note must be added to the plans requiring a pre-construction conference with the Township Shade Tree Commission prior to start of construction.
51. 55-4(B)(6)(a)	This section of the ordinance requires that every tree determined to be living and healthy, with a DBH of 6 inches or greater and which is designated to be removed or which is destroyed, shall be replaced with one or more new shade trees of a type approved by the Township with a trunk diameter of not less than 3 inches in caliper. The total caliper of replacement trees, measured at 6 inches above the ground line, shall equal or exceed the DBH of the tree removed. Calculations that indicate compliance with the tree replacement requirements contained in this section of the ordinance must be added to the plans.
52. 55-4(B)(6)(c)	Replacement trees shall be planted in addition to the trees required by planting requirements otherwise set forth in the Subdivision and Land Development Code.

GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES ORDINANCE:

The plans will be reviewed for grading, erosion & sedimentation control, stormwater management and best management practices following the submission of an Erosion and Sedimentation Control Plan and Stormwater Management Calculations. Please note that we have incorporated selected applicable comments related to the requirements of Chapter 58 and Resolution 2004-8 of the Whitemarsh Township Code into this review to provide the applicant guidance in the preparation of future plan submissions. These comments do not fully address stormwater management or erosion control on the site.

<u>Section</u>	<u>Description</u>
53. 58-4(B)(2)(f)	The type, depth and aerial extent of predominant soils on the property must be added to the plans.
54. 58-4(B)(2)(l)	The plan must be revised to include a delineation of the limits of disturbance, along with a statement, in square feet, of the total site area and the disturbed area.
55. 58-4(D)(1)	Since the limit of disturbance appears to be greater than one acre, the applicant must obtain a National Pollutant Discharge Elimination System (NPDES) permit from the Pennsylvania Department of Environmental Protection. Once obtained, a copy must be submitted to the Township.

<u>Section</u>	<u>Description</u>
56. 58-5(A)	No regulated earth disturbance activities within the Township shall proceed until approval by the Township of a BMP operations and maintenance plan, which describes how the permanent stormwater BMPs will be properly operated and maintained.
57. 58-8(B)	Stormwater facilities shall be accessible to permit periodic maintenance and an access easement shall be provided to permit such access. The following blanket stormwater easement note, must be added to the plan: <i>'Stormwater facilities shall be owned and maintained by the property owner in perpetuity. The property owner shall provide a blanket stormwater access easement to the Township for the purpose of access to the stormwater facilities. If, in the judgment of the Township Engineer, the owner has failed to maintain the stormwater facilities in such a manner as to ensure their proper functioning, the Township after providing a written notice, shall have the right to enter upon the lands of the owner and to make any repairs as may be necessary to the stormwater facilities to ensure that such facilities function and perform in accordance with the design specifications. Any and all costs incurred by the Township for such repairs and/or maintenance shall be paid in full by the owner. A lien or liens may be placed against the property if the owner fails to remit payment within sixty (60) days.'</i>
58. 58-11(G)(1)(b)	The plans must be revised to include a note stating the ownership and maintenance of stormwater BMPs shall be the responsibility of the owner or private management entity of the property.
59. 58-11(G)(3)	An as-built survey of all stormwater BMPs must be submitted to the Township in paper and digital (dwg) formats. A note must be added to the plans stating an as-built survey will be completed and submitted in both formats to the Township.
60. 58-11(H)(1)	The property owner shall sign an operations and maintenance agreement with the Township addressing stormwater BMPs that are to be privately owned.
61. 58-12(B)	A note must be added to the plans stating that plans for the earth disturbance activity, bearing the stamp of approval of the Township Engineer, shall be maintained at the site during the progress of the grading work and until the work has been completed.
62. 58-15(C)	Roof drains shall discharge to infiltration areas or vegetative BMPs to the maximum extent practicable. The plans must be revised to indicate the location of all stormwater roof drains.
63. 58-15(D)(1)	A note shall be added to the plan stating that no person shall modify, remove, fill, landscape or alter any existing stormwater BMP, unless it is part of an approved maintenance program, without the written approval of the Township.

RESOLUTION 2004-8:

<u>Section</u>	<u>Description</u>
64. I(B)(1)	The plan must be revised to meet, at a minimum, the requirements of the "Erosion and Sediment Pollution Control Program Manual" published by the Pennsylvania Department of Environmental Protection. The plans must be revised to show the locations of all erosion and sediment control measures.
65. I(B)(4)(g)	This section of the ordinance requires provisions be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development of the site.
66. I(B)(4)(k)	Edges of slopes shall be a minimum of five feet from property lines or right of way lines.
67. I(B)(4)(n)	A note must be added to the plans to address measures for dust control during grading.
68. I(C)(5), II(E)(1)(c)	Fills shall not encroach on natural watercourses, floodways, floodway fringes, constructed channels, or on wetlands unless permitted by the Army Corps of Engineers, Pennsylvania Department of Environmental Protection (PADEP) and approved by the Township.
69. II(A)(8)	If in the course of reviewing the stormwater management plan, the Township Engineer determines that off-site improvements are necessary to satisfactorily control the stormwater from the site, the applicant shall be responsible for such off-site improvements.
70. II(B)(7)	A grading plan must be submitted which shows the existing and proposed contours.
71. II(B)(8)	The applicant must submit a stormwater management report which includes design computations for all stormwater BMPs.
72. II(C)(1)	All earth disturbance activities shall limit the rate of stormwater runoff so that no greater runoff is permitted from any point on the site than that of the site at its maximum development potential in its natural condition of the same frequency storm, except where deemed necessary by the Township Engineer. Where farm, field, or disturbed earth is the existing condition, meadow shall be used as the starting basis for such calculations, regardless of the actual conditions.
73. II(C)(2)	The increased runoff from the proposed development must be controlled by permanent runoff control measures. All runoff control measures shall be evaluated for their effectiveness during the one hundred year storm. The required stormwater management calculations must demonstrate compliance with the requirements of this section of the ordinance.

<u>Section</u>	<u>Description</u>
74. II(C)(3)	All plans and designs for stormwater management systems and facilities submitted to the Township for approval shall determine stormwater peak discharge and runoff by use of the Soil Cover Complex Method as set forth in the U.S. Department of Agriculture, Soil Conservation Service Publication entitled, "Urban Hydrology for Small Watersheds," Technical Release #55 or latest edition thereof.
75. II(C)(8)(d)	The following note shall be attached to all drainage plans and signed and sealed by the applicant's Registered Professional Engineer experienced in geotechnical and soil engineering: <i>"I certify that the proposed facility is/is not underlain by limestone."</i>
76. II(F)(3)(d) (4)[d]	A detailed soils evaluation of the project site shall be performed to determine the suitability of any infiltration BMPs. The evaluation shall be performed by a Registered Professional Engineer experienced in geotechnical engineering or a Certified Professional Soil Scientist and at a minimum, address soil permeability, depth to bedrock, susceptibility to sinkhole formation, and subgrade stability. A copy of the results of the soils evaluation must be submitted to the Township.

Any future submission of the design plans for this project must be accompanied by a letter, prepared by the applicant's engineer, which addresses each of the comments contained in this report. Should you have any questions regarding this matter, please do not hesitate to contact me at this office.

Sincerely,



Krista Heinrich, P.E.
Township Engineer
Gilmore & Associates, Inc.

cc: Mr. Charles L. Guttenplan, AICP – Director of Planning and Zoning
Mr. Sean Kilkenny, Esq.; The Law Offices of Sean Kilkenny, LLC – Township Solicitor (*via email*)
Mr. Sean Halbom – Assistant Township Manager
Mr. Robert A. Sztubinski, B.C.O. – Director of Building & Codes
Mr. Nick Weaver – Fire Marshal
Leo Brown Group, LLC – Applicant
Sabra Health Care Pennsylvania, LLC – Owner of Record
Ms. Amee S. Farrell, Esq. – Applicant's Attorney
Mr. J.P. Alejnikov, PE, Bohler Engineering – Applicant's Engineer

**COMMENTS FOR SLD - #10-21 Fox Subacute Redevelopment
Whitemarsh Township Planning Commission**

Ana-Maria V. Zaugg
David W. Anstice
5280 Militia Hill Road
Plymouth Meeting

January 23, 2022

We are the first driveway off Stenton Avenue on Militia Hill Road. It directly faces the site and its intended (singular) entrance – making it one of the most affected by the project.

When we moved into our 1740's farmhouse, we realized that the land around us would likely be developed. It is to be expected. However, that still presents a very broad range of potential outcomes.

Our chief concerns are Traffic, Noise, and Light, with traffic way ahead of the others. The traffic congestion in our general area is well-known and well-documented. As it is, there are several time a day when we literally can not exit our property. And this is when there is nothing in front of us and a facility for bedridden patients right across the way!

- The proposed text amendment is related to Density and the plan's attempt to place more residents into the acreage than is currently allowed. It is a short-cut around the existing regulations specifically intended to manage this aspect, and is an attempt to knock over a key hurdle prematurely in the process. Like a lead domino, it facilitates moving forward with a proposal of huge proportions and impact. We favor the more open process which enables broader debate and, we hope, a much closer look at impact scenarios.

Therefore, we do NOT support the text amendment (*despite the developer's pointed assertions that it's a better deal than what we might expect from the formal process*).

- The concept of Senior Living is a fine one, and a return to the Clara Burke days from when we moved here over 30 years ago. Handled properly, it has the potential to provide benefits to the Township* and not be overly negative to the neighborhoods. The company is reputable and has done a good job of managing communications with the very close neighbors. But the plan seems overly populated in general and specifically regarding the Independent Living apartments.
 - In general because of residents, plus increased staff in shifts, delivery and sanitary services, medical events (ambulances), etc. Inevitably traffic will be much greater and noisier than current.
 - Specifically because of the high proportion of Independent Living residents who not only have their own cars, but can be expected to entertain visitors.

- A significant reduction in the number of residents will adversely affect developer margins, but would go a long way to reducing the negative impacts called out above as well as the footprint overall. [Note that they are 24/7 residents, a far cry from temporary workers/visitors as might be expected from a typical "institutional overlay".]
- The noise and lighting issues, while secondary, deserve a mention. The noise is a direct corollary to the points above, especially since there is only one entrance to the complex. And the lighting might no longer be an attractive archway of period lampposts, but likely 24/7 floodlights much closer to our yard.

We aren't fixated on an ideal of comatose patients (and garaged collectors' cars). But we do believe that a better outcome can be achieved within the established zoning and processes, and not via the proposed Text Amendment.

Sincerely,

Ana-Maria V Zaugg
David W Anstice

**Does this project contribute to the tax base? Will there be special considerations for Whitemarsh residents (e.g., access/list considerations, reduced rates)? Set-aside respite rooms for carers that could be used by neighbors as well as residents of the complex?*

Charlie Guttenplan

From: Kate Shields <
Sent: Sunday, January 23, 2022 8:14 PM
To: Charlie Guttenplan
Cc: Laura Nester; Fran Mccusker; Jacy Toll; Vince Manuele; Patrice Turenne
Subject: 251 Stenton Avenue

Dear Mr. Guttenplan:

We are writing to express our concern over the plans for 251 Stenton Avenue at the current site of Fox Subacute at Clara Burke. We will be attending the meeting along with many neighbors this Tuesday, January 25.

We will start by reminding you and our supervisors that the Militia Hill neighborhood has bore the brunt of endless road shutdowns and construction projects over the past 4 years. We have consistently been inconvenienced more than any other neighborhood in the township to our knowledge, between the bridge debacle at Valley Green Road, the road widening projects at Stenton and Joshua, the road repairs needed at Stenton and Flourtown Roads, the traffic light and roadwork at Militia Hill and Stenton and the repairs needed at Joshua and Flourtown. It has been relentless for years. (And no, we didn't mention the sinkholes on Butler and Flourtown roads. Or the Creekside development/quarry fill). We understand that the work had to get done, and in many cases, it was an unfortunate confluence of events, but it has been brutal to live over here in recent years.

I know you are all keenly aware of this – and the consistent issues in our area with flooding, power outages, truck traffic to the quarry, overall increased traffic volume and frequent deer collisions. This project (and the one proposed across the street for luxury automobile garage center) will exacerbate every issue we already face in our neighborhood. They are behemoths. And after everything we have weathered in the past four years, it feels like a really bad joke that it's even on the table.

We staunchly oppose the text amendment for this project at 251 Stenton Avenue and ask for your support and consideration.

Respectfully,
Kate and Martin Shields
6007 Cannon Hill Road
Fort Washington, PA 19034

Charlie Guttenplan

From: Andrea McVeigh
Sent: Monday, January 24, 2022 10:35 AM
To: Charlie Guttenplan
Subject: 251 Stenton Avenue

Dear Mr. Guttenplan, we live at 6009 Cannon Hill Road, directly across from the homes immediately behind 251 Stenton Avenue. We will be directly impacted by the proposed text amendment change in zoning to 251 Stenton Avenue.

We have clear visibility and proximity to this property and its uses. We remain strongly opposed to any text amendment change because we have serious noise and light concerns as well as impacts on traffic. We are entirely residential in Militia Hill so increased sound, cars parking and lights from a building of that size and use will directly affect our daily lives here. We are also concerned about impervious coverage limits and ground water run off which is already a serious issue on Cannon Hill Road. We currently have ground water running down from the park and surrounding area within our road along the side in fact closest to 251 Stenton Avenue.

Thank you for your time. Kindly confirm receipt of this email. Andrea and Patrick McVeigh

Andrea Dillon McVeigh, Esq.

***** Ask How We Can Assist With Shore Properties! *****

Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.

Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any real estate transaction requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other trusted contact.

Charlie Guttenplan

From: Kathleen Mancini
Sent: Monday, January 24, 2022 12:01 PM
To: Charlie Guttenplan
Cc: Laura Nester; Fran Mccusker
Subject: 251 Stenton Ave Text Amendment

Dear Mr. Guttenplan,

I am writing to express my concern over the consideration to adopt a text amendment allowing a special exemption at the Address above in Whitemarsh Twp. This use is unlike the existing permitted us for AA - Institutional overlay. The requested use and those similar to it are the equivalent of an apartment complex. This is not consistent with the current use and will have a negative impact on the community. I plan on attending the meeting this evening.

--

Kathleen Mancini
6010 Cannon Hill Rd.

To: Charlie Guttenplan

From: Nancy Brown and William Kay (husband and wife)

Address: 301 Stenton Avenue, Plymouth Meeting, Pa 19462

[REDACTED]
[REDACTED]
Re:, Fox Subacute discussion

Sorry we missed the meeting. We are close, living nearby, not of great concern, the ultimate concern is what is right for Whitemarsh. We see three issues: the need or interest, the problem, and the legal pursuits – existing law and procedures.

The need or interest

This is not ours to determine. It is up to delegated persons who evaluate the situation. We Count 5 nursing homes within 10 miles. There may be more but this is easy to count. The Need must be evaluated.

The problem – probably multiple which includes need, also traffic, drainage and flooding, noise, Light, wild life, you know more than we

Legal—we vote NO x 2, laws are set up to be withheld, not circumvented, this is an obvious Variance, not an amendment, the guidelines are clear, we see ethics and law intertwined, Both should be honored, every one in the township has devoted time in preserving the Balance of interests within the township and it should be done with honor, thought, and Legal jurisdiction

Nancy Brown
William Kay