



**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 # 11-22

Project Name: Alliance HP Spring Mill
Property, LLC

Address: 1100 E. Hector Street

Date: November 3, 2022

Status: Under Review

Updates:

Zoning Ordinance Compliance Review Letter - November 8, 2022

Fire Marshal Review Memo - November 17, 2022

Township Engineer Review Letter - December 7, 2022

Fees and plans showing all public improvements are submitted with this application. Any additional plan information required by the Township Engineer will be submitted to the Director of Planning and Zoning for distribution. The undersigned applicant agrees to comply with all the provisions of Chapter 105 of the Code of the Township of Whitmarsh, as amended, and agrees to obtain all necessary permits in connection with the proposed subdivision and/or land development.

Whitmarsh Township employees, or township-authorized agents, are hereby granted permission to enter upon the land, if necessary, for site inspections.

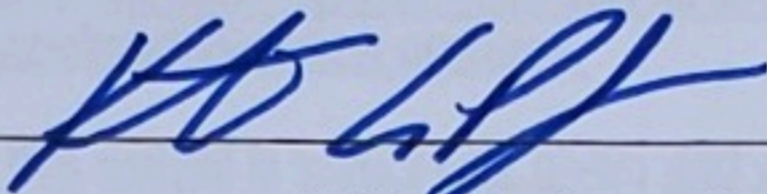
Original preliminary and/or original final subdivision and/or land development applications submitted by 4:00pm on the last business day of the month will be reviewed by the Whitmarsh Township Planning Commission at a regular meeting two (2) months following the date of submission or other appropriate meeting date depending upon the results of Township reviews.

I hereby certify, as the undersigned applicant, that I am familiar with the provisions of: [1] Chapter 105, "Subdivision and Land Development", [2] Chapter 58, "Grading, Erosion Control, Stormwater Management and Best Management Practices", and [3] Chapter 55, "Tree Protection Standards" of the Code of the Township of Whitmarsh, as amended, and, to the best of my knowledge and belief, this application and the submitted plans conform to those provisions.

Date of Submission:

11/2/22

Signature:



(Original Signature must be submitted)

Printed Name:

KENT G PURDY

I, (name) KENT G PURDY (title) PRESIDENT of

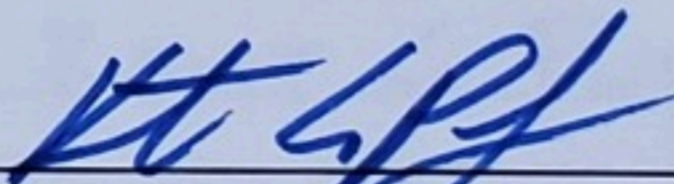
(entity submitting application) PURDY ARCHITECTURE & DESIGN do hereby affirm

that I am authorized by the applicant to affix my signature to this application.

Date:

11/2/22

Signature:



(Original Signature must be submitted)

**WHITEMARSH TOWNSHIP
SUBDIVISION and/or LAND DEVELOPMENT
TIME WAIVER FORM**

Date: 11/2/22

Granted to: Whitemarsh Township Board of Supervisors

Name of Subdivision and/or Land Development: SPRING MILL CAMPUS

On or about 11/2/22, I/we submitted for official filing the above-reference application.

Notwithstanding any contrary provision of the Pennsylvania Municipalities Planning Code or the Code of the Township of Whitemarsh, this letter will serve as notice to Whitemarsh Township that the requirement that action be taken on this application within ninety (90) days is hereby waived, without limitation as to time. This waiver is granted to permit us to make revisions to the application during the application review process.

Further, with the understanding that this waiver is voluntarily given and will be relied upon by Whitemarsh Township, I/we will give Whitemarsh Township written notice (by certified mail or recognized overnight carrier) should we determine that limiting the time of the review process becomes necessary. Whitemarsh Township shall then have ninety (90) days from receipt of such written notice in which to act upon the application.

This waiver is not transferable or assignable by the Applicants and shall apply to any and all revised submissions made in relation to the above-referenced application.

I/we represent that I/we have been duly authorized to execute this waiver on behalf of the Applicant.

Date: 11/2/22

Signature: 
(Original Signature must be submitted)

Printed Name: KENT G PURDY

Firm Name: PURDY ARCHITECTURE
(if applicable)

Title: _____
(if applicable)

**WHITEMARSH TOWNSHIP
REQUEST FOR MODIFICATION (WAIVER) OF
SUBDIVISION and/or LAND DEVELOPMENT ORDINANCE REQUIREMENTS**

Pursuant to § 512.1.(b) of the Pennsylvania Municipalities Planning Code, all requests for a modification shall be in writing and shall accompany and be a part of the application for development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the ordinance involved and the minimum modification necessary.

Check the appropriate line:

No modification (or waiver) of the Whitemarsh Township Subdivision and Land Development Ordinance is requested

I/we hereby request the following modification[s] (or waiver[s]) of the Whitemarsh Township Subdivision and Land Development Ordinance. (The request must identify the applicable Section[s] of the Ordinance, modification[s] requested, and facts of unreasonableness or hardship upon which the request is made; attach additional sheets if necessary).

Applicant requests a waiver of land development for the proposed outdoor space as shown on the drawings submitted herewith. The proposed work does not entail the construction of any buildings, the worsening impervious conditions, the construction or rearrangement of roadways, etc.

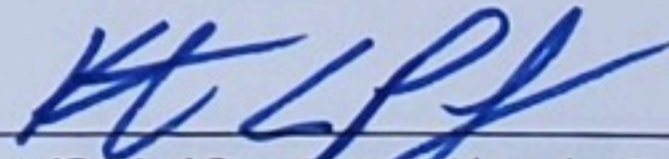
Name of Subdivision and/or Land Development: _____

SPRING MILL CAMPUS

Date: _____

11/2/22

Signature: _____


(Original Signature must be submitted)



SgRA

OCTOBER 2022

ZONING SUBMISSION

1100 E HECTOR STREET

GOAT'S BEARD RESTAURANT

ZONING SUMMARY			
FLOOR	EXISTING TOTAL	PROPOSED USE	PROPOSED NET AREA
GROUND FLOOR	4,222 SF (SCOPE OF WORK)	SIT-DOWN RESTAURANT	4,222 SF (SCOPE OF WORK)
OUTDOOR PATIO	805 SF (SCOPE OF WORK)	SIT-DOWN RESTAURANT	EXISTING PATIO 845 SF PROPOSED TREX PATIO 890 SF PROPOSED PAVED GAME AREA 1,500 SF TOTAL AREA 3,235 SF (SCOPE OF WORK)

PROJECT DESCRIPTION
RENOVATION OF AN EXISTING RESTAURANT AND EXTENDING THE OUTDOOR PATIO AS A SIT-DOWN RESTAURANT

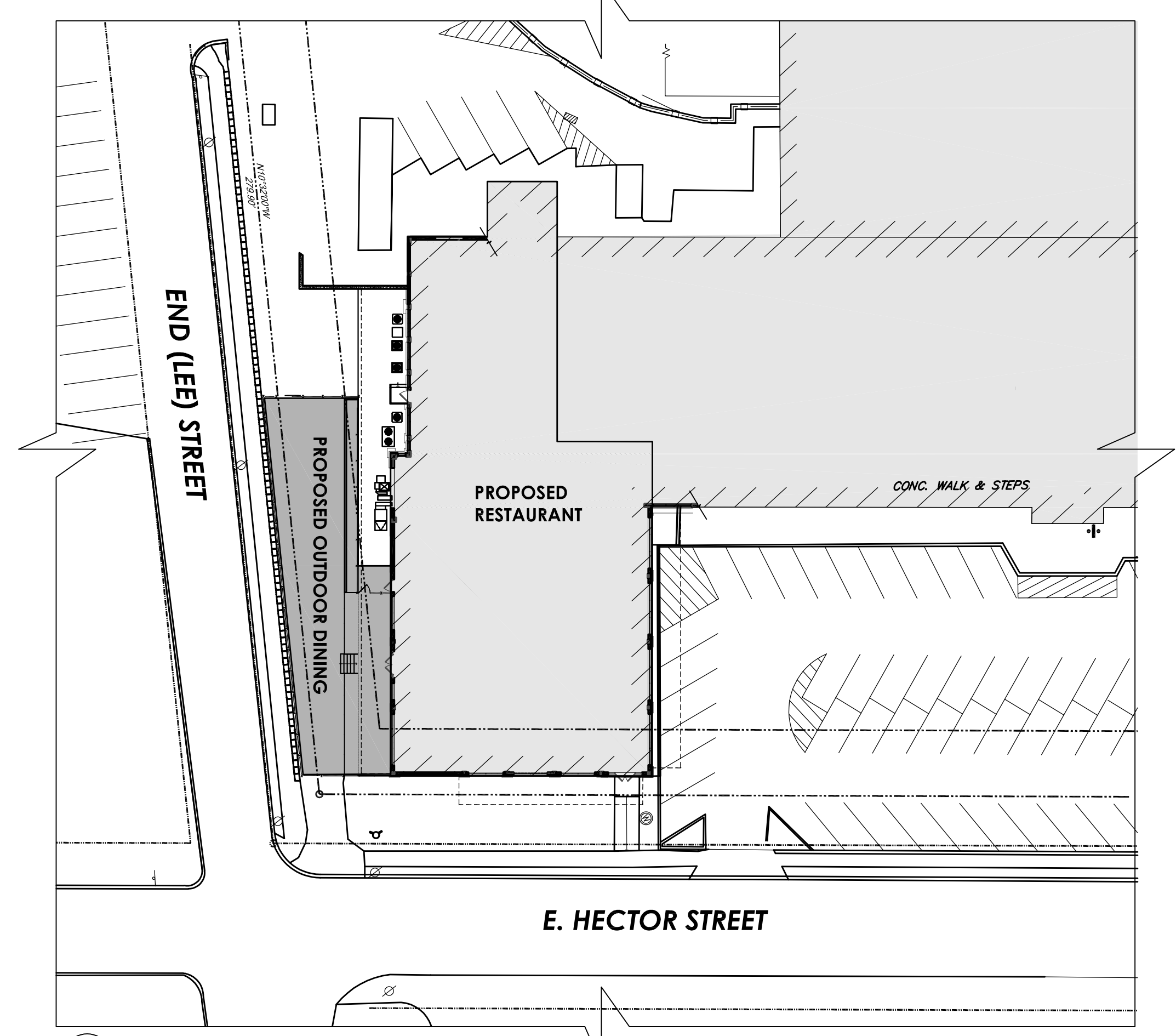
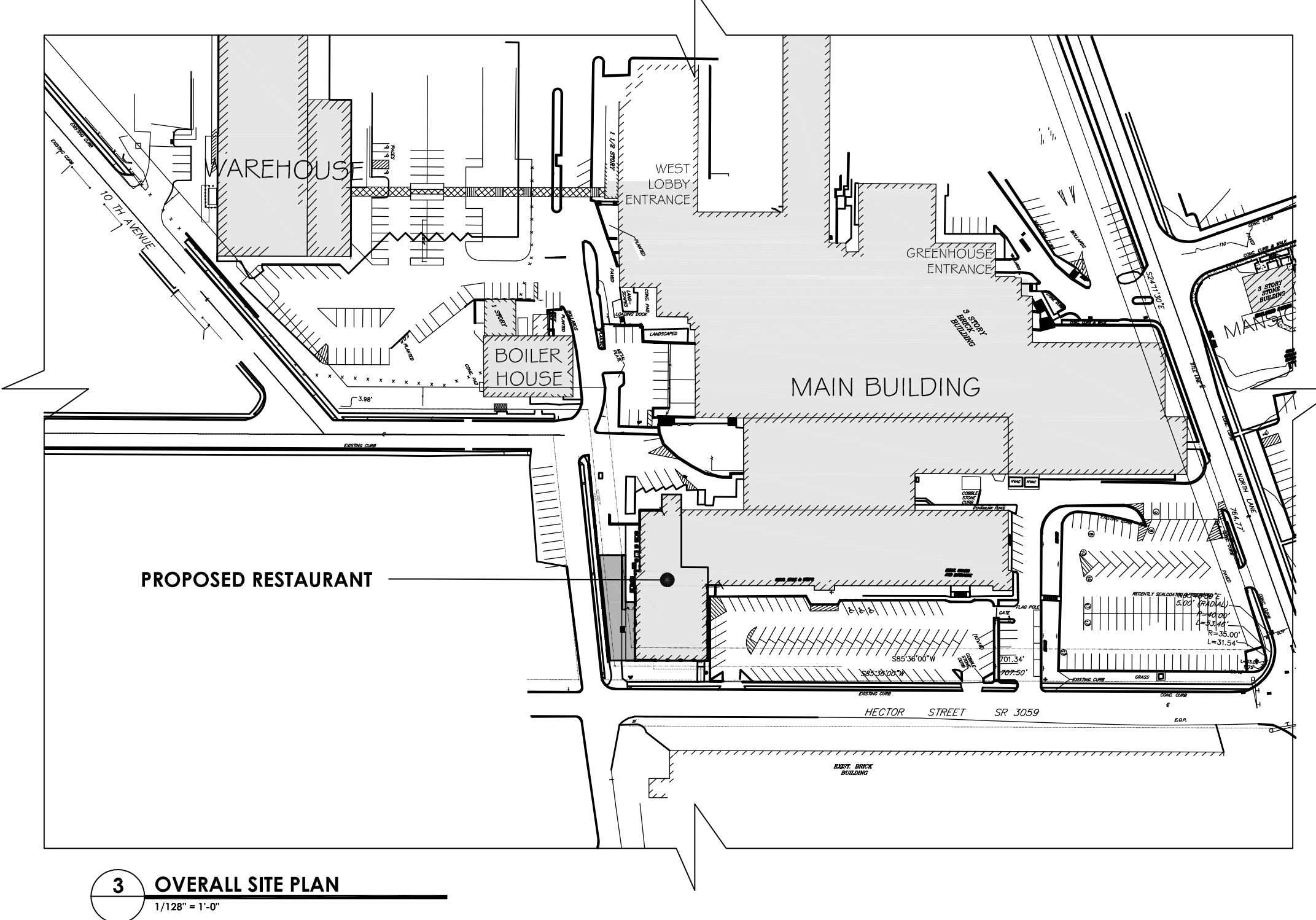
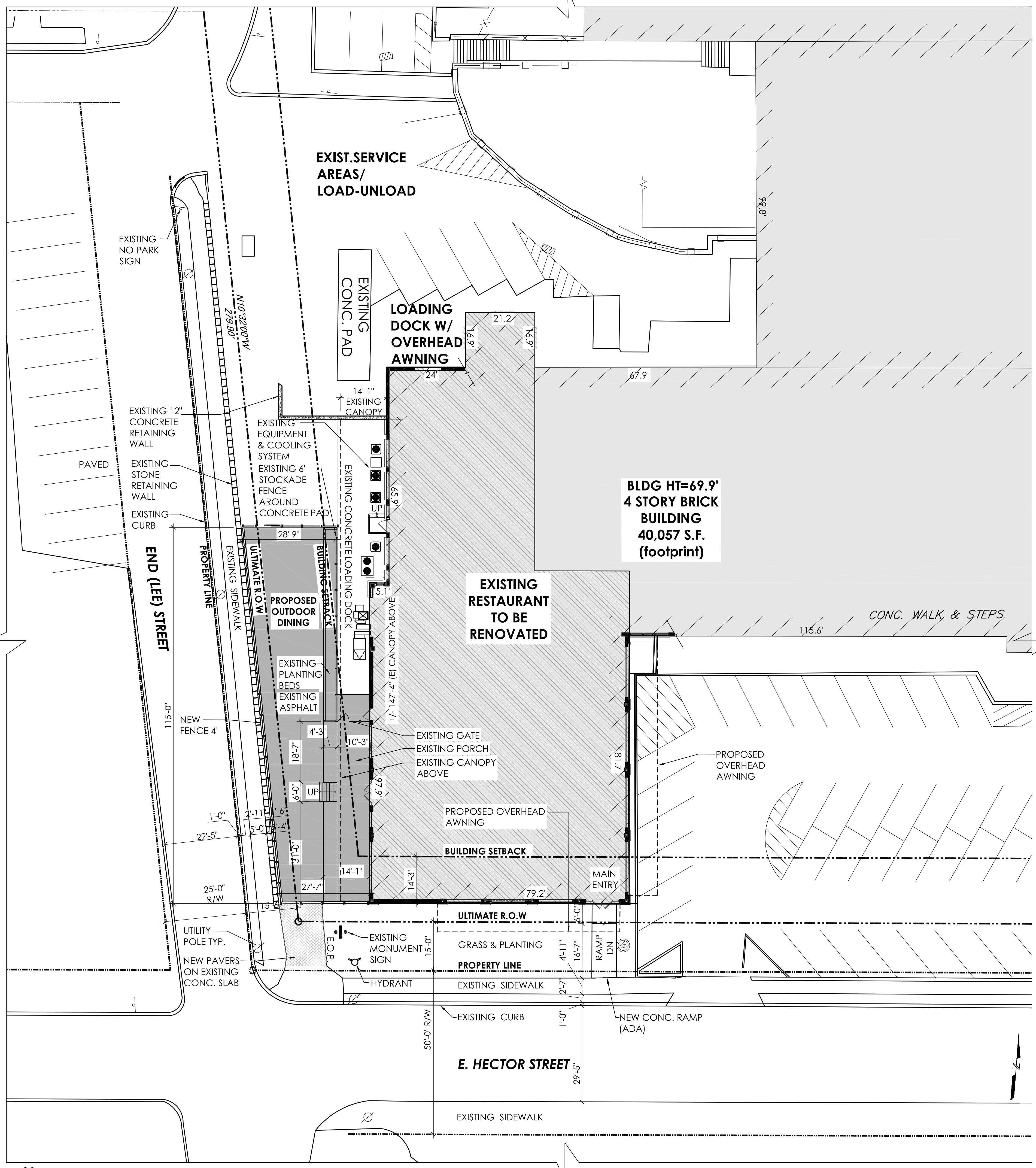
ZONING INFORMATION
ZONING DISTRICT: BR-2

ZONING - USE PERMIT

Revisions:

No.	Date	Description

Project:
**1100 E. HECTOR STREET
PHILADELPHIA, PA 19133**



Project Information:
**EXISTING SITE PLAN AND
ZONING TABULATION**

Date: 10-27-2022
SgRA Project No.: 21-035
Drawn By: EH
Checked By: SGR
Scale: AS NOTED
Drawing Number:

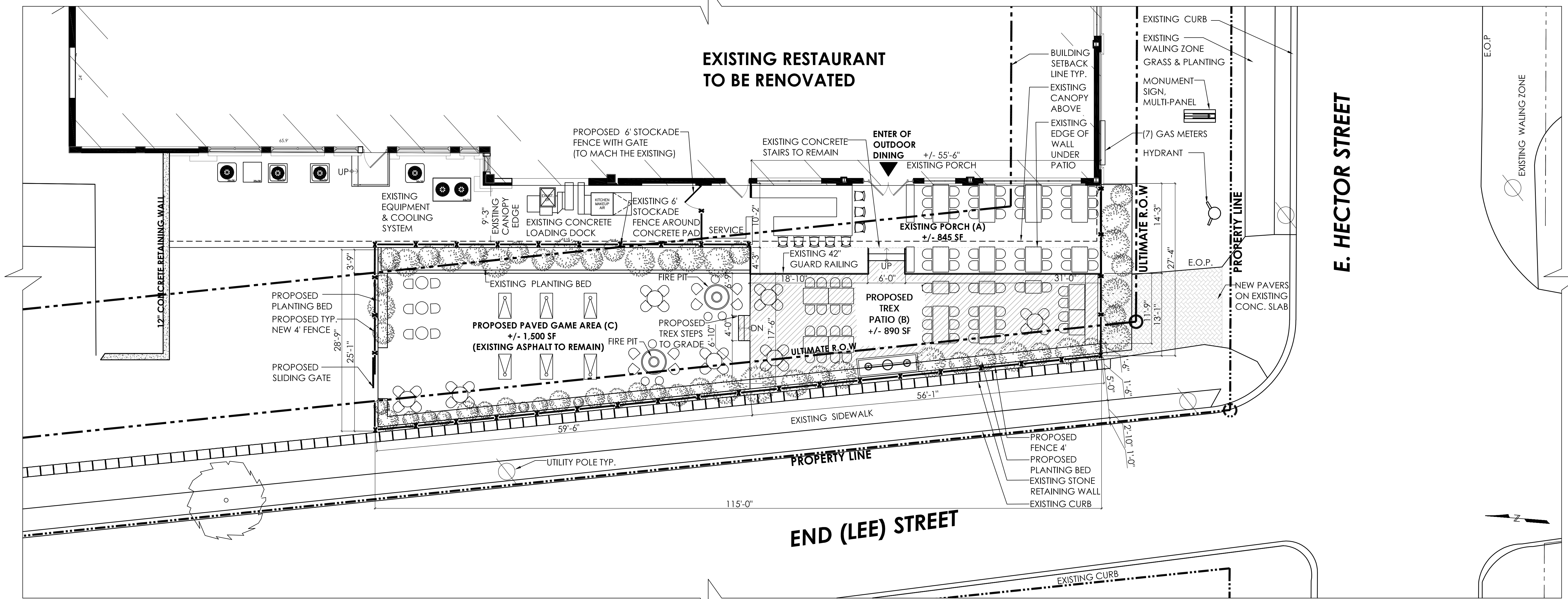
ZONING - USE PERMIT

Revisions:

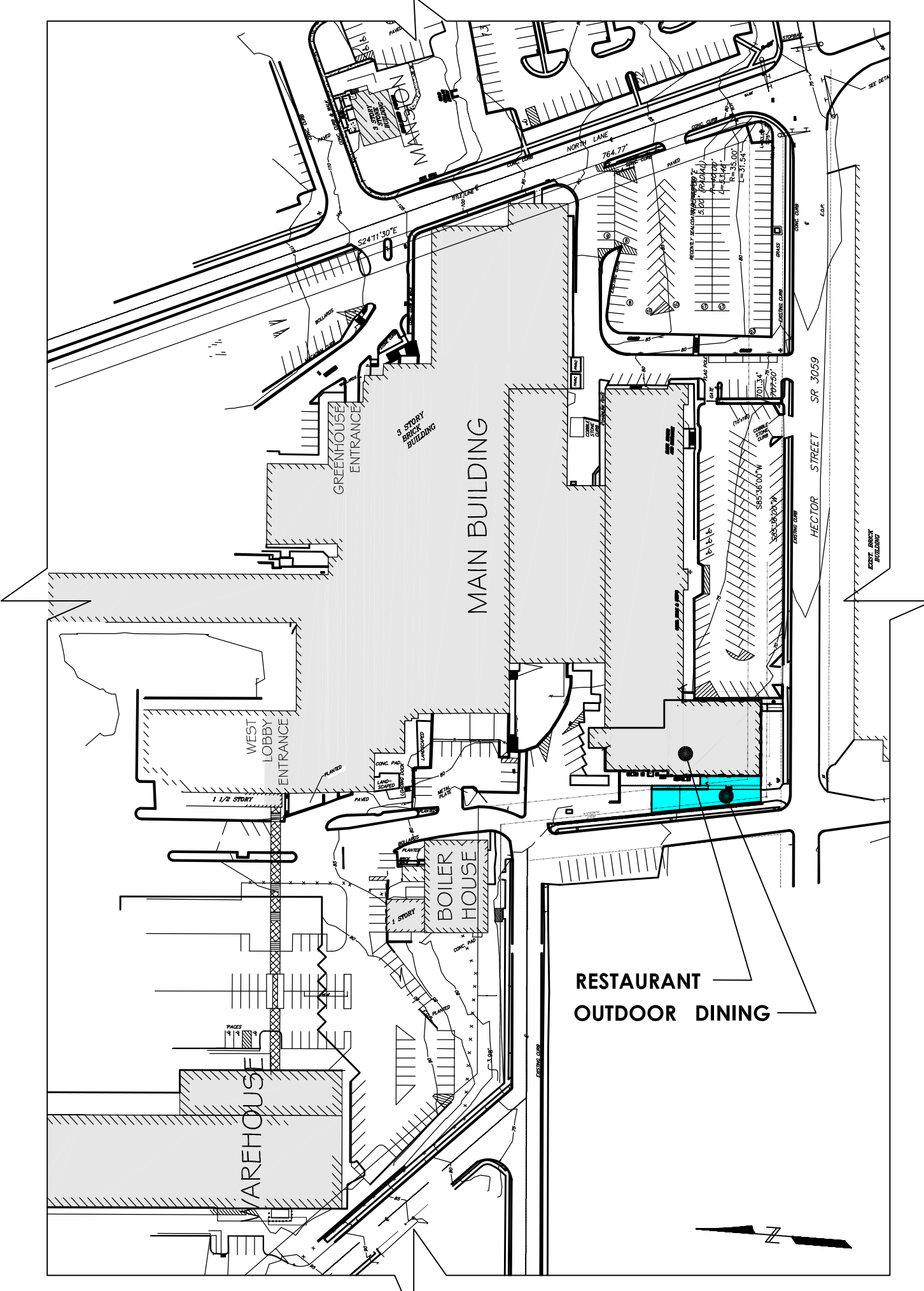
No.	Date	Description

Project:

1100 E. HECTOR STREET
 PHILADELPHIA, PA 19133



1 PROPOSED SITE PLAN
 1/8" = 1'-0"



2 OVERALL SITE PLAN
 1/128" = 1'-0"

Project Information:

Drawing Title:

PROPOSED SITE PLANS AND
 OVERALL SITE PLAN

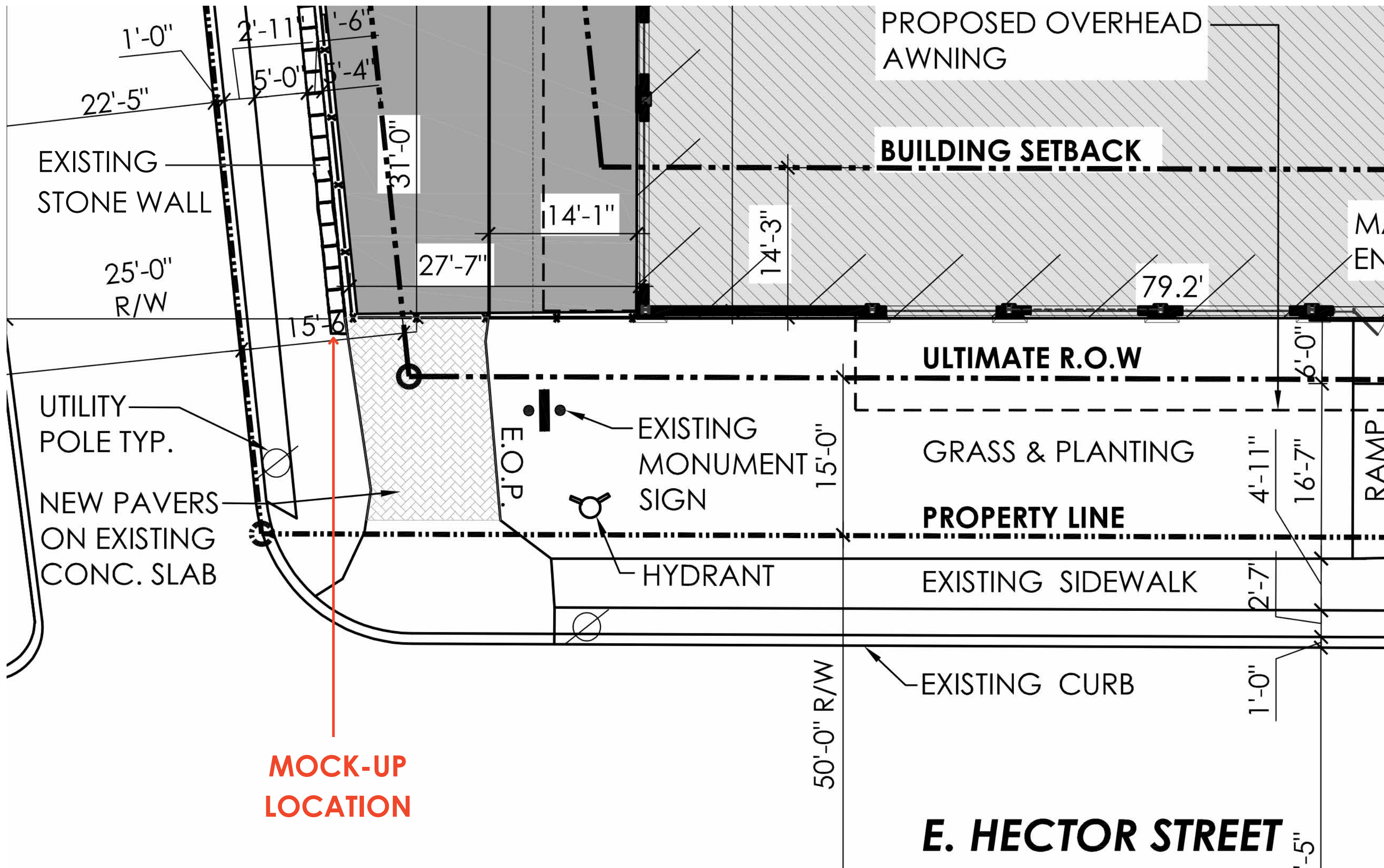
Date: 10-27-2022
 SGRA Project No.: 21-035
 Drawn By: EH
 Checked By: SGR
 Scale: AS NOTED
 Drawing Number:











PURDY

Architecture and Design

EXHIBIT #02

Revised July 31, 2018

Revised October 28, 2022

TO: Charlie Guttenplan
Zoning Officer
Whitemarsh Township

RE: Parking Analysis 2018 Update 2022
Spring Mill of Conshohocken
1100 E. Hector Street
Conshohocken, PA 19428

Charlie,

Per our discussion in July 2018 regarding the parking summary for the Spring Mill property we agreed on the balance of spaces remaining at that time. This new update will function to serve as an update to the property with recent changes and identify the needs for an expansion of seating area for the proposed restaurant here at Spring Mill.

Our discussions in 2018 and earlier set the following standards:

1. Spring Mill office space can be parked at 4 spaces per 1,000 sf per Section 116-184.D(5) of the Zoning Ordinance
2. The common areas in this building are significant 57,000 plus sf and we would need to show these parked at 1 space per 1,000 square feet
3. Storage space would need to be parked at 1 per 1,000 sf
4. Retail space(Café Zoe) would need to be parked at 1 space per 50 sf of patron area

This discussion was based on the background parking info that the building in its 2013 configuration was grandfathered in with 1,279 spaces and the current 2018 parking was 1,388 total spaces. Since the completion of the Warehouse work we added 258 spaces to get to a total of 1,646 total spaces.

Any additional conversions of space would require the owner to show that they had enough spaces above the grandfathered number to allow for a conversion. In general this requirement equates to showing 3 additional spaces available per each 1,000 square feet converted. This 3 additional spaces per 1,000 square feet also pertains to any existing common space converted to office use.

As of July 2018 letter we had 132 additional spaces available for conversion or assignment. This included a conversion of storage space to office for Building 45 per the following:

Building 45 (North Lane Building Ground floor)		
Several Storage Suites Totaling and add of	18,012 USF	54 spaces

The new owner of the property, Alliance HP has decided to only convert		
	11,298 USF	35 spaces
This is a deduct of assigned spaces		-19 spaces

Therefore 151 spaces remain unallocated in this current 2022 parking scenario. These spaces are available for us to assign to the expanded outdoor seating area proposed at the restaurant.

PURDY
Architecture
and Design

Please refer to the attached Exhibit #3 for an understanding of additional spaces required.

The new Outdoor Seating requires an additional 14 parking spaces

This reduces the number of unallocated spaces down to 137 spaces

Please feel free to contact me should you have any questions regarding this matter.

Sincerely,



Kent G. Purdy, AIA

Attachments

EX-03 Restaurant Plan Parking Summary

EX-04 Spring Mill Parking Plan and Summary

**SPRING MILL
GOATS BEARD**

1100 E. Hector Street
Conshohocken, PA

**PURDY
Architecture**

1100 East Hector St. Suite 411
Conshohocken, PA 19388
Email: Kent@PurdyArch.com
Tele: 610.941.9101

Project No: 178

Drawn By: KGP

Approved: PA

Scale: NTS

Date: 8/19/22

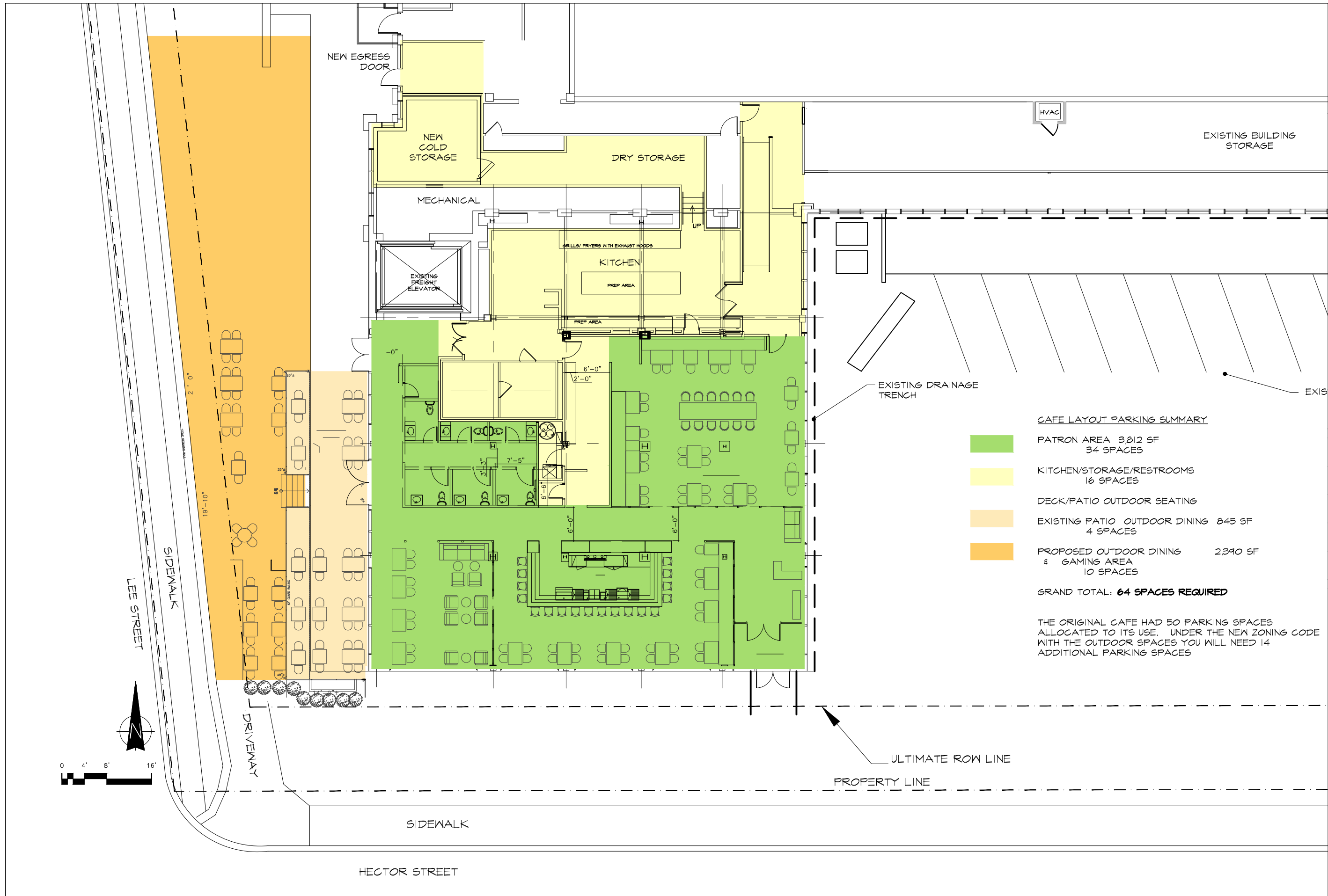
Sheet Title:

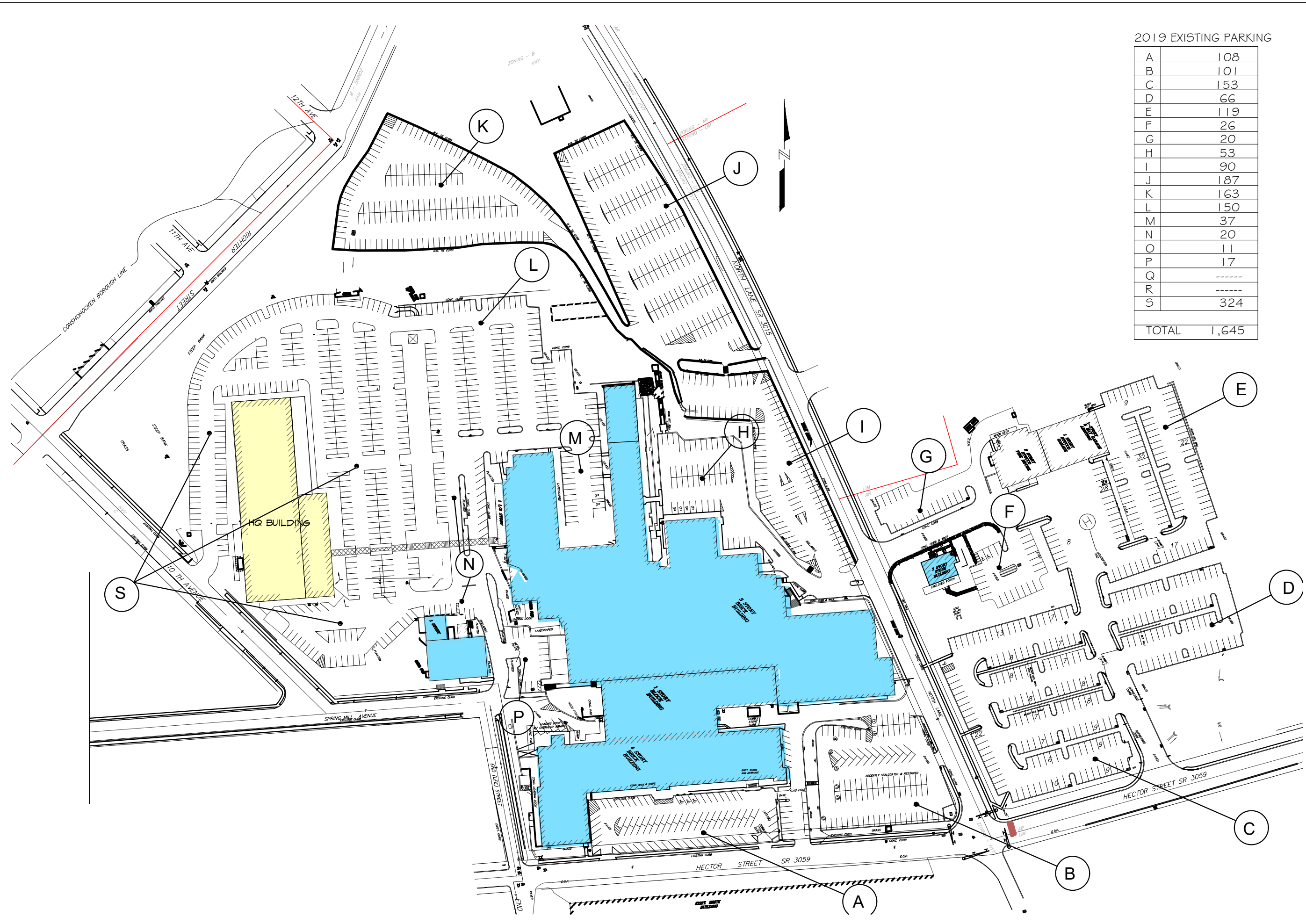
**RESTAURANT LAYOUT
PARKING SUMMARY**

EX-03

Sheet No.

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2019 EXISTING PARKING

A	108
B	101
C	153
D	66
E	119
F	26
G	20
H	53
I	90
J	187
K	163
L	150
M	37
N	20
O	11
P	17
Q	---
R	---
S	324
TOTAL	1,645

**SPRING MILL
OF CONSHOHOCKEN**
1100 E. HECTOR STREET
CONSHOHOCKEN, PA

**PURDY
Architecture**
1100 East Hector St. Suite 411
Conshohocken, PA 19428
Email: Kent@PurdyArch.com
Tele: 610.941.9101

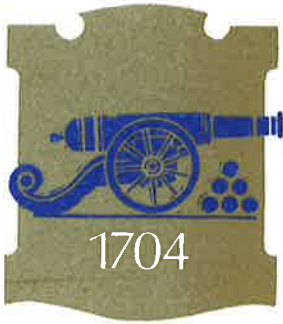
Project No: 178-01
Drawn By: ARG/KGP
Approved: PA
Scale: AS NOTED
Date: 10/31/22

Sheet Title:
PARKING PLAN
PARKING SUMMARY

EX-04

Sheet No.
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UPDATES



Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE - LAFAYETTE HILL, PA 19444-1821
TEL: 610-825-3535 FAX: 610-825-9416
www.whitemarshwp.org

BOARD of SUPERVISORS

Laura Boyle Nester – Chair
Fran McCusker – Vice Chair
Vincent Manuele
Jacy Toll
Patrice Turenne

Richard L. Mellor, Jr.
Township Manager

November 8, 2022

Alliance HP Spring Mill Property, LLC
c/o Jake Maldonado
40 Morris Ave, Suite 230
Bryn Mawr, PA 19010

**RE: SLD#11-22, 1100 E. Hector Street Conshohocken, PA
Land Development Waiver Request
Zoning Ordinance Compliance Review Letter**

Dear Mr. Maldonado:

Please accept this as a review of the Zoning Ordinance Compliance issues for your above referenced 9-sheet site plan submission, prepared by Stuart G. Rosenberg Architects, dated October 27, 2022 (with no revisions).

Please note that the site for this development is zoned Heavy Industrial (HVY) with a Riverfront Development District Overlay (RDD-2). This application is being reviewed based on RDD-2 standards. The applicant intends to improve the corner of the property adjacent to Lee and Hector streets to be used as an outdoor dining area for the proposed Goat's Beard restaurant.

1. §116-22 This section requires a note on any plans stating that the permanent removal of topsoil from the township is prohibited.
2. §116-33.D. This section prohibits structures within the ultimate right-of-way unless a Hold Harmless Agreement is filed. The applicant must file a Hold Harmless Agreement for the proposed fence, fountain and other improvements located in the ultimate right-of-way along Lee Street. We are aware that this is currently in process.
3. §116-286 This section regulates signs in the RDD District. Renderings of proposed signs must be included and must conform with the requirements of this section. As per §116-286.A.(5), approval by the Board of Supervisors is required for signs in this district.

Additional Comments:

1. We concur that parking requirements are met as specified in Exhibit #2, dated July 31, 2018, revised October 28, 2022.
2. The Fire Marshal will transmit a separate memo regarding this application.

Should you have any questions, please do not hesitate to contact me.

Alliance HP Spring Mill Property, LLC
SLD #11-22

November 8, 2022

Very truly yours,



Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

cc: Richard L. Mellor, Jr., Township Manager
Robert A. Sztubinski, B.C.O., Director of Building and Codes
Nick Weaver, Fire Marshal
Sean P. Kilkenny, Esq., Township Solicitor
Krista Heinrich, P.E., Township Engineer
Robert M. Careless, Esq., Applicant's Attorney
Stuart G. Rosenberg, Architecture and Design
Kent Purdy, Purdy Architecture

WHITEMARSH TOWNSHIP

To: Charlie L. Guttenplan, Director of Planning & Zoning/Zoning Officer
From: NICHOLAS W. WEAVER, FIRE MARSHAL 
Subject: **SLD #11-22 Alliance HP Spring Mill Property LLC 1100 E. Hector Street**
Date: November 17, 2022
cc:

This application is approved with the following notes:

1. Proposed fire pits will require a permit.

Nicholas W. Weaver
Fire Marshal
616 Germantown Pike
Lafayette Hill, PA 19444
Phone: 610-825-3535 ext. 2614
Email: nweaver@whitemarshwp.org



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

December 7, 2022

File No. 2022-11044

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

Reference: Request for Waiver of Land Development
Alliance HP Spring Mill Property LLC
1100 E. Hector Street
Whitemarsh Township, Montgomery County, Pennsylvania
SLD #11-22

Dear Mr. Mellor:

We are in receipt of an application including plans dated October 27, 2022, prepared by Purdy Architecture and Design, regarding the above referenced project, requesting that the Township consider granting a waiver of Land Development for the proposed project. As requested, we have reviewed the plans for the property submitted by the applicant, which show the proposed site work. Following a cursory technical review of the above-mentioned documents, we recommend the granting of a waiver of the Land Development process. 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.

KH/sl

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*)

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