

Township of Cheltenham

Montgomery County, Pennsylvania

Board of Commissioners

Matthew D. Areman, *President*
Irv Brockington, *Vice President*
Jeff Chirico
Dwight Pedro Lewis
Daniel B. Norris
Ann L. Rappoport
Mitchell Zygmund-Felt

Township Manager

Alyson Elliott



Administration Building

8230 Old York Road
Elkins Park, PA 19027-1589

Phone: 215-887-1000
Fax: 215-887-1561
www.cheltenhampa.gov

August 6, 2025

Robert Cunningham
409 East Bulter Avenue, Unit 5
Doylestown, PA 18901

**RE: 1777 Willow Grove Avenue PID#31-00-29056-00-1
Preliminary Land Development Application
Foxlane Homes – Hansen Development
CTDA #25-10**

Dear Mr. Cunningham:

Cheltenham Township is in receipt of the Preliminary Land Development Plan for the above-mentioned property located at 1777 Willow Grove Avenue, Glenside, PA 19038.

The property is located in the R-1 – Residential Zoning District, and as part of the submission, the proposal is to construct 43 townhomes on this property. An initial review of the submission appears to show some variations from the testimony and exhibits presented at the Zoning Hearing Board (ZHB) on January 13, 2025, under Appeal 24-3778 as follows:

- The submitted plan has the proposed driveway going through Springfield Township before coming back around and existing off of Willow Grove Avenue.
- The location of some of the proposed townhomes do not match the locations shown on the plan that went through the ZHB process.
- No existing tree inventory plan has been submitted showing the location and number of trees that are proposed to be removed and their size, nor a status on the red brick wall along the street frontage.

Other than the above-mentioned items, your Preliminary Land Development Plan submission appears to be complete and in order at this time, except for the items noted above. However, this does not waive the Township's right to require additional relief through Zoning Variances and/or Special Exceptions, as part of any additional review and comments on this application. You are also required to provide proof of posting of the property in accordance with ss260-16B Plan submittal and review procedure of the Township Ordinance, at least 14 calendar days prior to appearing before the Township Planning Commission and must remain until final approval.

Your application has been submitted to the Township Engineer and other pertinent reviewers, for input as part of the review process. The following represent tentative dates for public review and comment on your development proposal, subject to resolving any outstanding conditions of the preliminary resolution approved:

- September 11, 2025, at 7:30 p.m. – Shade Tree Advisory Commission (STAC) (web conference)
- September 29, 2025, at 7:30 p.m. – Planning Commission (web conference)
- October 8, 2025, at 7:30 p.m. – Public Works (tentative and by web conference)
- October 22, 2025, at 7:30 pm - Board of Commissioners (tentative and by web conference/in-person)

Please note that the Board of Commissioners (BOC), has a statutory deadline of November 23, 2025, to act on your plan. An extension of the review period for an unlimited period of time, revocable upon 60 days' prior written notice to the Township, may be granted in writing by the applicant, provided that such unlimited extension of time shall not preclude the BOC from taking action to accept or reject the plan.

You will be required to make an appearance at these Committee meetings, to provide input on your Preliminary Land Development Plan. The agenda link on the Township website can be found at: <https://www.cheltenhamtownship.org/agenda.aspx?id=3230&catid=26#gsc.tab=0>.

Prior to placement on the Public Works and Board of Commissioners committee for a recommendation/action, one hard copy and an electronic copy of the revised set of plans and pertinent responses to the review letters in accordance with ss260-18F, will need to be submitted at that time.

If you have any questions or need additional information, please feel free to call me at 215-887-1000 ext. 219.

Sincerely,



Henry Sekawungu
Director, Planning and Zoning

Cc: Board of Commissioners*
Alyson Elliott, Township Manager*
Planning & Zoning Staff*
Scott Lynch, Fire Marshal/Dir. Building & Codes*
Robert Coyle, Director Public Works*
John Slavin, Police Chief*
Samantha Brinker, SWM Coordinator*
Chloe Mohr, Montgomery County Planning Commission*
Roger Phillips, Township Engineer*
Anton Kucher, Township Traffic Engineer*
Edward Diasio, Township Solicitor*
John Rathfon, Foxlane Home*

*Sent via email