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August 21, 2025

Henry Sekawungu, Director of Planning and Zoning
Cheltenham Township
8320 Old York Road
Elkins Park, PA 19027

RE: 1900 Ashbourne Road (Ashlyn Apartments)
Final Land Development Application

Gannett Fleming, Inc. has completed a review of the Final Land Development Plans for the above referenced project. This project is located in the MU1 Mixed Use Zoning District (use B-17 & G-1) and contains 7.99 acres. This project proposes the following:

- A mixed-use development that will contain 99 dwelling units and 16,905 SF of commercial/office space.

The following documents were submitted for our review:

- Response Letter to Gannett Fleming Review Letter dated 08/18/2025.
- Post Construction Stormwater Management Report prepared by Robert E. Blue Consulting Engineers, P.C. dated 05/23/2024, last revised 08/18/2025.
- Erosion & Sedimentation Pollution Control Report prepared by Robert E. Blue Consulting Engineers, P.C., dated 08/18/2025.
- Final Land Development Plans prepared by Robert E. Blue Consulting Engineers, P.C., dated 05/22/2024, last revised 08/18/2025.
- Response Letter to Cheltenham Township STAC prepared by InFocus Planning for off-site planting at Lynnewood Gardens dated 8/19/25, and attached Existing Resource & Site Analysis Plan revised 8/19/2025.

The applicant was before the Zoning Hearing Board. The applicant has received the following variances:

1. Section 295-1301.A. - to allow a use G-1- multi-family building/unit - that is not part of a use B-17 - mixed-use building - in the MU-1 Zoning District where such use is not otherwise permitted;
2. Section 295-1302.H. - to allow the front facade of one of the proposed buildings that faces Ashbourne Road to exceed 100 feet in length;
3. Section 295-405.8.17.e.II. - to have less than 10% of the lot area dedicated to retail or office floor space;
4. Section 295-2405.A.(3)(a)[1] - to allow a monument sign and a freestanding sign where only one such sign is permitted.
5. Section 295-2405.A.(3)(a)[1] - to allow a maximum 50 square-foot freestanding sign (maximum of 15 feet high) and a maximum 20 square-foot monument sign (maximum 6 feet high) to be located off-site if a proposed road alignment occurs during land development.

The applicant has indicated in an August 14, 2024, letter that they are requesting the following waivers:

1. §260-15.C. – Existing features plan. Within the tract proposed for subdivision and/or land development, and within 200 feet of the tract boundaries, the following information shall be shown on the preliminary plan.
2. §260-34.D. Tree replacement planting requirements.
3. §260-37.C.(1) – All grading shall be set back from property lines at least three feet or a sufficient distance to prevent adverse effects on adjacent properties.
4. §260-50.F.(3)(c) – Minimum required planting area: 324 square feet. Parking lots containing only single-loaded parking aisles (parking spaces on only one side of a drive aisle) are permitted planting areas of no less than 162 square feet.

Final Land Development Plan – Ashlyn Apartments

Plans Prepared By: Robert E. Blue Consulting Engineers

Dated: 05/22/2024, Revised 08/18/2025

Subdivision and Land Development

1. §260-15.C – The existing features plan must show the required features within 200 feet of the tract boundaries. An aerial has been provided on Sheet 11 showing all structures and amenities 400 feet surrounding the property. The applicant has requested a waiver from this requirement.
2. §260-22 – The applicant has acknowledged that applicable federal, state, and local permits shall be provided upon receipt. The plans shall reflect all revisions as deemed applicable by these agencies. Pending approvals include, but are not limited to:
 - NPDES (Montgomery County Conservation District)
 - HOP (PennDOT)
 - Sewage Facilities Planning Module (PA DEP)
3. §260-37.C(1) – All grading shall be set back from property lines at least three feet or a sufficient distance to the adjacent properties. The applicant has requested a waiver from this requirement since the proposed development includes relocation of an existing driveway which will be shared with the proposed apartment complex. Proposed easements have been shown on the Record Plan. The applicant has indicated that a copy of the easement agreements and legal descriptions will be provided for review and approval prior to plan recording.
4. §260-38.A(2) – An NPDES permit must be approved by the conservation district prior to final plan approval. The applicant has indicated that a copy of the NPDES permit approval will be provided prior to plan recording.
5. §260-45.A(2) – A Sewage Facilities Planning Module must be approved by the PA DEP prior to final plan approval. The applicant has indicated that a copy of the Sewage Facilities Planning Module approval will be provided prior to plan recording.
6. §260-47.I – Where stormwater or surface water will be gathered within the subdivision or land development and discharged or drained over lands within or beyond the boundaries of the

subdivision or land development, the applicant shall reserve or obtain easements over all lands affected. An Easement Plan has been provided showing the proposed easements. The applicant has indicated that a copy of the easement agreements and legal descriptions will be provided prior to plan recording.

7. §260-47.M.(4)(e) – An HOP Permit must be obtained from PennDOT for all storm sewers located within the state rights-of-way. The applicant has indicated that a copy of the PennDOT HOP approval will be provided prior to plan recording.
8. §260-50.F.(3)(c) – The minimum required planting area is 324 square feet. Parking lots containing only single-loaded parking aisles (parking spaces on only one side of a drive aisle) are permitted planting areas of no less than 162 square feet. The applicant has requested a waiver from this requirement.
9. §260-80.B – Easements and right-of-way have been provided on the Record Plan. Easement agreements and legal descriptions must be submitted for review prior to approval. The applicant has indicated that easement agreements and legal descriptions will be provided prior to plan recording.

Stormwater

1. §290-30.A – Provide a cost estimate for the timely installation and proper construction of all stormwater management facilities in the amount of 110% of the estimated cost of the project. The Applicant indicated in their response letter that an Engineer's Opinion of Probable Construction Cost (OPC) will be provided prior to plan recording.
2. §290-33.A – The owner shall sign an O&M agreement with the municipality covering all stormwater facilities and BMPs that are to be privately owned. The O&M agreement shall be transferred with transfer of ownership. The Applicant indicated in their response letter that a signed O&M Agreement will be provided prior to plan recording.

Erosion & Sedimentation

1. The developer is responsible for providing proof of approval of the NPDES plan for the project by the Montgomery County Soil Conservation District. Disturbance of any wetlands on the project site will require prior approval of all applicable local, state and federal permits. The Applicant indicated in their prior response letter that no disturbance of wetlands is proposed with this development, and that a copy of the NPDES Permit will be provided prior to plan recording.

Sanitary

1. The sanitary sewer plans must be submitted to Aqua America for review and approval prior to final plan approval being granted. The applicant has indicated that sanitary sewer approval from Aqua will be provided prior to plan recording.

The above items must be adequately addressed to the satisfaction of Cheltenham Township or made a condition of any consideration for approval.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



Roger A. Phillips, P.E.
Principal Project Manager