



Planning Commission Agenda

Monday, August 24, 2026 @ 7:30 p.m.

Cheltenham Township Zoom Meeting

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1. Acceptance of minutes of the Planning Commission meeting dated Monday, July 27, 2026 (see attached).
2. **CTDA 26-04 – Preliminary Land Development for 165 Township Line Road, Jenkintown, PA 19046**, to construct a new mixed-use building (Pitcairn 3) and renovate the existing Pitcairn 2 building into a multi-family use. ([Click Here](#))
3. **CTDA 26-09 – Preliminary/Final Land Development Enclave at Melrose Phase 3 for 7600 Tookany Creek Parkway, Cheltenham, PA 19012**, for the development of 52 townhomes, two (2) commercial buildings, and a community pool (see attached).
4. Review of Zoning Hearing Board Agenda for September 14, 2026 (see attached).
 - b. Appeal #26-3820, Spotless Brand LLC for 2727 Cheltenham Avenue.
 - c. Appeal #26-3821, Ava Kriegler for 101 Windsor Avenue.
5. Old Business.
6. New Business.
 - a. Zoning Hearing Board Decisions.
7. Adjournment.


Alyson Elliott
Acting Township Manager

Planning Commission Minutes
Monday, July 27, 2026

A regular meeting of the **Planning Commission** for July 2026 was held tonight via web-conference, Chair Thom Cross presiding. Members present were Adam Dreibelbis, Carl Freedman, Caitlin DiMarzio, and Jesse Smith. Staff present via web-conference were Robert Habgood, Assistant Director of Planning and Zoning; Galya Globerman, Planner 1; Roger Phillips, Township Engineer; Chloe Mohr, Montgomery County Planning Commission (MCPC).

Mr. Cross called the meeting to order at 7:32 p.m. A quorum was present.

1. Mr. Freedman motioned to recommend approval of the June 22, 2026, minutes. Mr. Smith seconded, and the motion passed unanimously.
2. Sewerage Facilities Planning Module (SFPM).
 - a. 1777 Willow Grove Avenue, Foxlane Homes-Hansen Tract (43 townhomes).

Mr. Phillips provided background on the SFPM for the 43 townhomes development. Mr. Freedman asked why part of the sewer is going through Cheltenham and part of Springfield Township. Mr. Phillips said its due to the grade.

Mr. Freedman motioned to recommend approval. Mr. Smith seconded, and the motion passed unanimously.

3. Review of Zoning Hearing Board (ZHB) Agenda for August 10, 2026.
 - a. 26-3818, Ancilla-Assumpta Academy (AAA) for 2025 W. Church Road.

Matthew McHugh, attorney, Lindsey Breylinger, engineer, Joseph Horan, architect, and Kerry Harp, AAA, provided the following information on the proposed Zoning Relief:

- Replacing the grass athletic field with a previous turf field.
- Build an approximately 13,443 sq. ft. two-story addition for a new gym/athletic fieldhouse.
- Construct a two-story parking structure with 94 parking spaces.
- Widening of the existing driveway from 18' to 24', except at the entrance at Church Road which will remain as existing.

Ms. Breylinger provided more information on the proposed variance to widen the driveway from 18 feet to 24 feet which will be enlarged into the school property and would not cause any changes to the existing landscape buffer next to the neighboring residential properties.

Discussion ensued with respect to the proposed driveway widening:

- The reason for widening the driveway is to make the traffic flow easier, to prevent traffic leaving the property from backing and to reduce the amount of traffic backing up on Church Road.
- The proposed circulation and flow of the traffic. Ms. Harp said the current circulation/flow for the cars and buses with traffic going one-way from Church Road to Royal Avenue.
- The proposed drop-off/pick-up of students from the buses. Ms. Harp said facility members are present to assist with traffic flow and the students moving between the buses and school.
- The safety concern regarding the unloading/loading of students occurring on the wrong side of the driveway, with talk about changing the flow of the traffic to ensure safe operations for the students.

Mr. McHugh reviewed the other four variances being requested as follows:

- A variance to have a front yard setback of 35 feet for a retaining wall from Royal Avenue in place of the required 50 feet. The retaining wall will be approximately 7 feet high and support the new turf field.
- A variance to have a building coverage of 22.4% whereas a maximum of 15% is allowed. The student population is not increasing with the proposed addition.
- A variance to increase the impervious surface to 44.3% whereas a maximum of 35% is permitted and the existing non-conforming impervious surface coverage is 40.6%.

- A determination that a parking structure does not count towards surface parking or in the alternative a variance to exceed the maximum allowable of 120%. The property was previously granted Zoning Relief to have 124 spaces. One hundred and twenty percent of the 124 spaces would allow for 149 spaces but a total of 178 spaces is being proposed.

Discussion ensued with respect to the following:

- Reason for the number of parking spaces being proposed. The applicant said there are 111 employees and that the spaces would be used for various events during the year, like sporting, school, etc. and that the spaces would help reduce overflow parking with the adjacent residential streets.
- The width of the existing landscape buffer. Ms. Breylinger stated that the width is approximately 15 feet wide with trees and shrubs.
- Whether a green roof could be added to the parking structure or the gym addition.

Resident Comment

Residents from 209 Royal Avenue gave a statement to the Planning Commission regarding the concerns they have for the increase in stormwater runoff and traffic flow. Ms. Breylinger said Stormwater Management (SWM) will be constructed to handle the new impervious surface and also some of the existing impervious surface.

A resident from 320 Sinkler Road also expressed concern with respect to the water runoff and traffic.

Mr. Dreibelbis recommended that the Planning Commission vote on each proposed variance request individually. The recommendations are as follows:

- Mr. Smith motioned to recommend approval of the building coverage for 22.4%, conditioned that green roofs be considered for the proposed parking structure and/or addition. Ms. DiMarzio seconded, and the motioned passed unanimously.
- Mr. Cross motioned to recommend approval for the impervious surface to be increased to 44.3% from the existing non-conformity of 40.6%, concerning the issues with the widening of the driveway with student safety and circulation. Mr. Freedman seconded, and the motion passed unanimously.
- Mr. Dreibelbis motioned to recommend approval for a front yard setback of 35 feet for the retaining wall in place of the required 50 feet. Mr. Smith seconded, and the motioned passed unanimously.
- Mr. Dreibelbis motioned to recommend denial of the variance for expanding the driveway from 18 feet to 24 feet pending a traffic study on the circulation pattern and student safety. Mr. Freedman seconded, and the motioned passed unanimously.
- Mr. Cross said a parking structure does not count as surface parking. Mr. Freedman motioned to recommend approval that a parking structure does not count as surface parking. Ms. DiMarzio seconded, and the motioned passed unanimously.

b. 26-3819, Ronald Ross for 846 Widener Road.

Ronald Ross provided background on the proposed Zoning Relief to allow for an accessory structure (greenhouse) to be constructed on the property. Mr. Ross said the Zoning Relief required is to have the structure on a property where part is located within the floodplain, to allow for the accessory structure to be located within the front yard of the corner lot and encroach within 10' of the dwelling.

Discussion ensued with respect to the following:

- Existing structures on the property. Mr. Ross said the prior owner had chicken coops which were removed when they moved.
- Location of the proposed accessory structure within respect to the dwelling.

- Location of the floodplain, which is located on the opposite side of the property.
- The existing buffer along the street where the accessory structure is proposed.
- The height of the accessory structure. Mr. Ross advised that it is about 7' high.

Ms. DiMarzio motioned to recommend approval. Mr. Smith seconded, and the motion passed unanimously.

4. Old Business

a. Enclave at Melrose

Mr. Freedman discussed a letter he is drafting expressing the Planning Commissions concern about the loss of the proposed community center and the proposed new community pool at Melrose. The other Planning Commission members said they did not have any concerns with the draft letter and said it should come from the Planning Commission.

Resident Comment

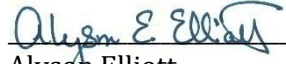
Ronda Isser discussed her concerns about the location of the proposed pool including the location and what is being offered with the pool.

Tom Petersen also expressed concerns about how the proposed pool is being handled.

5. New Business

- a. Mr. Habgood reviewed the Zoning Hearing Board (ZHB) decisions and advised that the application for the proposed cell tower on Limekiln Pike has been withdrawn.

6. Adjournment – Mr. Cross adjourned the meeting at 9:25 p.m. as there was no other business.


Alyson Elliott
Acting Township Manager

Per: Robert J. Habgood

CTDA 26-04

Preliminary Land Development

165 Township Line Road Jenkintown, PA

August 18, 2026

Robert Habgood, Assistant Director of Planning and Zoning
Cheltenham Township
8230 Old York Road
Cheltenham, PA 19027

**RE: 165 Township Line Road
Preliminary Land Development Plan Review No. 2**

GFT Infrastructure Inc. has completed a review of the Preliminary Land Development Plans for the above-referenced project. The project is located within the MU2 Mixed Use District and is Tax Parcel Number 31-00-26662-00-1 containing approximately 9 acres. This project proposes the following:

- Construction of a proposed 3-story mixed use building containing 5,390 sf of retail space and 50 apartment units. The building is referred to as Pitcairn III.
- Conversion of an existing 2-story office building entirely into 36 apartment units. The building is referred to as Pitcairn II.
- Having an existing 3-story office building, to remain office space unchanged. The building is referred to as Pitcairn I.

The following documents were submitted for our review:

- Preliminary Land Development Plans, prepared by Ambric Technology Corporation, dated 3/27/2026, last revised 7/24/2026.
- Comment Response Letter, prepared by Ambric Technology Corporation, dated 7/24/2026.
- Architectural Renderings, prepared by RHJ Associates, last revised 7/23/2026.
- Post Construction Stormwater Management Narrative, prepared by Ambric Technology Corporation, dated 4/13/2026, last revised 7/24/2026.
- Tree Inventory, prepared by Redwood Consulting Arborists, dated 6/19/2026.
- Traffic Impact Assessment, prepared by Heinrich & Klein Associates, Inc., dated 5/27/2026.
- Fiscal Impact Analysis, prepared by EH Creative Services, dated 2/7/2026.

Previously Granted Variances and Conditions:

The Applicant appeared before the Zoning Hearing Board on September 20, 2024 and was granted variances for the project under certain conditions. Subsequently, the Applicant reappeared before the Zoning Hearing Board on November 24, 2025 to modify “Condition F” of the prior board decision to reflect updated plans and testimony.

The following variances were granted by the Zoning Hearing Board on September 20, 2024:

- Per §295-1401 of the Ordinance to allow a multi-family building use with no retail/office use in the MU-2 Mixed-Use-2 Zoning District where such use is not permitted. This relief only pertains to the existing office building proposed to be converted to an apartment use (hereinafter referred to as “Pitcairn II”).
- Per §295-1402.E.(1) of the Ordinance to allow a minimum 20-foot front yard setback where a minimum 40-foot front yard setback is required. This relief only pertains to the proposed new mixed-use building (hereinafter referred to as “Pitcairn III”).
- Per §295-1402.G. of the Ordinance to allow a maximum building height of 41 feet for Pitcairn III where a maximum building height of 35 feet is required.



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- Per §295-1402.I of the Ordinance to allow for a minimum landscape buffer of 8 feet for Pitcairn III where a minimum landscape buffer of 10 feet is required.
- Per §295-405.B.(17)(e)[2] of the Ordinance to allow the proposed retail/restaurant floor space to be less than 20% of the lot area for Pitcairn III.
- Per §295-405.B.(18) of the Ordinance to allow underground parking as an accessory use to a multi-family building that is not located within a residential district for Pitcairn III.
- Per §295-1913 of the Ordinance to allow the proposed development where a portion of the Property is located within the 100-year floodplain.
- Per §295-230 I.G.(4) of the Ordinance from the requirements for screening of vehicles.
- Per §295-405.G.(1)(c) of the Ordinance to allow a reduction in the minimum lot area per dwelling unit for multi-family buildings to allow a maximum of 86 dwelling units on the Property.

The requested variances were granted under the following conditions:

- A. HVAC fixtures shall either be installed inside the new building (Pitcairn III) or, if installed on the exterior of the building, shall be screened from view.
- B. The Applicant shall have a fiscal impact study performed and submitted to the Township during land development. The study shall include, but not be limited to, the proposed development's impact on the school district noting number of anticipated school students and shall contain data regarding revenues and expenses that the development will generate for the Township and School District.
- C. Any land development application submitted for the proposed development shall comply with all rules, regulations, ordinances, and other requirements of the Township or any other governmental entity having jurisdiction related to the floodplain if applicable.
- D. Prior to the relief granted by the Zoning Hearing Board being effective, the Applicant shall obtain final, unappealable land development approval from Cheltenham Township.
- E. Prior to performing any work, the Applicant shall obtain all permits and approvals required by all agencies with jurisdiction over the project including but not limited to Cheltenham Township.
- F. The project shall be developed in substantial conformity with the testimony and evidence presented to the Zoning Hearing Board at its September 9, 2024 hearing on this Application, except that the project shall be developed in substantial conformity with (1) the site plan prepared by Charles E. Shoemaker, Inc. dated August 13, 2025 and marked as Exhibit A-1 at the November 18, 2025 Zoning Hearing Board hearing; (2) the parking breakdown prepared by JKRP Architects dated September 11, 2025, last revised October 6, 2025 and marked as Exhibit A-4 at the November 18, 2025 Zoning Hearing Board hearing; and (3) the elevation plan prepared by JKRP Architects dated June 25, 2025 and marked as Exhibit A-2 at the November 18, 2025 Zoning Hearing Board hearing.

Waivers Requested:

The following waivers are currently requested by the applicant:

- A partial waiver from §260-48 Street Trees from placing street trees within 10' of the curb line.
- A partial waiver from §260-48 Street Trees from providing street trees along the northeast portion of Township Line Road where no construction is proposed.
- A waiver from the requirements of §260-49, Landscape & Screening Buffers, for the loading zone.

Zoning

1. Any proposed signage for the development will need to comply with the sign regulations of Article XXIV and will require a sign permit.

Subdivision and Land Development

1. §260-15B(8) - List of the basic dimensional and density requirements of the applicable zoning district, compared to the applicant's proposal shall be provided.
2. §260-15C(2)(j) – The type of all existing traffic control signs shall be provided.
3. §260-15C(5) – The existing conditions plan shall show all storm sewers within the tract including pipe location, sizes, lengths, materials, direction of flow, inverts elevations, inlets, catch basins, manholes, outfalls/headwalls, channels, all stormwater management controls.
4. §260-15C(6)(a) – The existing conditions plan shall show locations of existing stormwater management basins within the tract.
5. §260-15C(10) – Existing contour information within the tract and 200 feet of the tract shall be provided.
6. §260-15D(4)(a)[11] - The site plan shall indicate location and type of all traffic control signs, line striping, signals, and devices proposed to be installed.
7. §260-15D(4)(e) – The site plan shall provide all correct building setbacks. The plan shows 32’ and 47’ minimum front yard building setbacks, however both the zoning ordinance §295-1402.E.(l) and prior obtained zoning variance reference a 40’ minimum front yard building setback. Additionally minimum side and rear building setbacks must be shown as specified in §295-1402E.
8. §260-15D(4)(f) – The site plan shall provide all parking setback lines as specified in §295-1402H.
9. §260-15D(4)(g) – The site plan shall provide all buffer yard and screening setbacks. Required locations, widths, and composition of buffer yards and screening are specified in §295-1402I.
10. §260-15D(4)(n) - Impervious coverage area calculations shall be provided.
11. The following comments relate to the lighting plan:
 - a. Additional clarification is required regarding the site lighting design and photometric model. Specifically, the plans shall identify all proposed fixtures, existing fixtures to be removed, and existing fixtures to remain, and explain how each is incorporated into the lighting calculations. Any assumptions made regarding modeling of existing fixtures to remain should also be documented. A review of available aerial imagery indicates the presence of numerous existing light poles throughout the site that are not shown on the plans and do not appear to be accounted for in the lighting analysis.
 - b. The footcandle model should not depict illumination extending through building walls, as these features obstruct light transmission.



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- c. §260-15D(4)(p)[2] – Illumination levels at the property boundary shall be no greater than 0.5 footcandles. The plan shows greater than 0.5 footcandles along the property line which borders the railroad.
 - d. §260-86K(1) – The plan must demonstrate compliance with the maximum lumens/acre of hardscape requirement set forth in this section.
 - e. §260-86D(1) – The plan shows no light fixtures and 0 footcandles for the entire pedestrian plaza in the front of the retail area. The applicant shall clarify that this meets the minimum recommended lighting levels for pedestrian areas per the IESNA Lighting Handbook, 10th Edition.
 - f. The township reserves the right to conduct one or more post-installation nighttime inspections to verify compliance with township requirements, and to require remedial action at no expense to the township.
12. §260-15D(5) – On the grading plan, portions of the existing topography in the area of Pitcairn III should not be omitted from the plan and shall be shown. Additionally, all proposed contour lines must be shown tying into the existing contour lines, unless retaining walls or similar structures are proposed. The limit of disturbance must reflect all areas where proposed grades tie into existing grades.
13. §260-17G(2) – The owner(s) acknowledgment block shall be provided on the record plan.
14. §260-17H – An approval notation for the Montgomery County Planning Commission shall be provided on the record plan.
15. §260-17E(2)(c)[10] – Once provided, the Montgomery County Planning Commission file number shall be added to the approval notation.
16. §260-17I(4) – A note shall be added to the record plan that states “A highway occupancy permit is required by Section 420, P.L. 1242, No. 428, known as the 'State Highway Law,' before driveway access to a state highway is permitted or constructed.”
17. §260-20.B(2) – The applicant provided a proposed easement to the stormwater management basin. A legal description for the proposed easement shall be provided for review and approval prior to final plan approval.
18. The plans must demonstrate compliance with the tree replacement requirements of §260-34D. Tree plantings required are permitted to be satisfied, whenever possible, by utilizing or preserving existing noninvasive, healthy trees as outlined in §260-34C.
19. §260-63D – The applicant shall be advised that existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plant material of this chapter at the sole discretion of the Board of Commissioners, provided such existing vegetation, in its existing location on the site, fulfills the intent of the particular standard for which it is proposed to be substituted. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of any required landscape or screening buffer. In order for existing vegetation to qualify, proof must be provided to demonstrate that adequate protection measures, particularly in the plant's root zone, are incorporated into the plan, and comply with the standards of §260-34B.
20. §260-44A – Applicants shall present evidence to the Board of Commissioners that the subdivision or land development is to be supplied by Aqua PA or other suitable water supplier. A copy of a certificate of public

convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement, or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence.

21. §260-44A – The plans shall address proposed solid waste management for the development and demonstrate compliance with applicable requirements of this section.
22. §260-89 - All new commercial development shall locate their trash storage and collection equipment interior to the buildings. All other trash collection equipment shall be placed within enclosures. All trash storage areas shall comply with requirements of §260-89. The plans must address trash collection and storage for the different buildings and uses.
23. The concrete curb detail shall be revised to specify a 6” height instead of 8”, to correlate to the curb height specified on the grading plan.

Stormwater

1. On page 7 of the PCSM Report Narrative, references to green roofs and detention basins shall be removed if not applicable to the project.
2. A detail of the roof downspout connections was provided; however, the pipe size of the detail does not match the pipe size shown on the utility plan.
3. §290-20A & B – A detailed soils evaluation of the project site shall be required to determine the suitability of infiltration facilities. The evaluation shall be performed by a qualified design professional and at a minimum address soil permeability, depth to bedrock, and subgrade stability. Infiltration testing results and soil profiles demonstrating a minimum 24” separation between infiltration basin bottom and any restrictive features shall be provided.
4. §290-20A(1)(e) - The plan shall identify the location(s) of the proposed snouts shown on the PCSM Details sheet.

Sanitary Sewer & Water

1. All existing sanitary laterals and the on-site main shall be televised to assess their condition, with video provided to AQUA.

General

1. Approval of this application is subject to the applicant obtaining all other required permits, approvals, and required submissions for recommendatory comment, including but not limited to:
 - a. PAG-01 NPDES Permit from the Montgomery County Conservation District.
 - b. Sewage Facilities Planning Approval from Pennsylvania DEP.
 - c. Confirmation from Aqua PA of sanitary sewer capacity on its Connection Management Plan
 - d. Highway Occupancy Permit from PennDOT.
 - e. Recommendation of Montgomery County Planning Commission.
 - f. Recommendation of the Cheltenham Shade Tree Advisory Commission.
2. We defer to the local fire marshal for firefighting and life safety requirements for the site.

3. The following comments relate to the proposed ADA design:
 - a. The proposed 25' ADA ramp connection to Township Line Road shall include dimensions of all turning areas and the width of the ramp. Spot elevations must be provided for a turning area at the bottom of the ramp. The plan shall indicate a railing; a detail of the railing shall be provided.
4. Details of ADA signs, loading zone signs, and stop signs were included; however, the locations of the signs are not provided on the site plan.
5. Symbols depicting proposed bike racks, electric vehicle charging spaces, and observation well were included on the plans, however these symbols should be clearly labeled either directly on the plan or indicated in the plan legend.
6. A proposed sidewalk, connecting Pitcairn I and Pitcairn II to Township Line Road, was provided, however, the portion of sidewalk at the Pitcairn III driveway crossing shall be revised to align correctly. Additionally depressed curb and detectable warning surfaces shall be provided at all pedestrian crossings.

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,
GFT Infrastructure, Inc.



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

CTDA 26-09

**Preliminary/Final Land Development
7600 Tookany Creek Parkway,
Cheltenham, PA**

July 15, 2026

Henry Sekawungu - Director, Planning and Zoning
Cheltenham Township
8230 Old York Road
Elkins Park, PA 19027

**Re: Traffic Review #6 – Transportation Impact Study
Country Club Redevelopment (Enclave at Melrose)
Cheltenham Township, Montgomery County, PA
Bowman Project No. 314034-02-002**

Dear Mr. Kuhner,

Please find the following **responses in bold**, to the Bowman Consulting Group. Traffic Review #6 dated November 6, 2025:

General

Comment 1: A response letter must be provided with the resubmission detailing how each comment below has been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process. Additional comments may follow upon review of any resubmitted materials during the land development process

Response 1: Noted. This letter acts as such.

Comment 2: It should be noted that a PennDOT Highway Occupancy Permit (HOP) will be required for any improvements at or along a state road. In addition, PennDOT approval will be required for any modifications to the traffic signal permit plans for signalized study intersections. The Township and our office should be copied on all correspondence between the applicant and PennDOT and invited to any and all meetings between the applicant's team and these parties.

Response 2: Noted.

Transportation Impact Study

Comment 3: Our office concurs with comments contained in PennDOT's Cycle 2 Review Letter, dated June 26, 2025. The applicant must address all comments in that letter as well as future reviews to the satisfaction of PennDOT.

Response 3: Noted. PennDOT's comments have been addressed with a response letter included in this submission.

Comment 4: The TIS should include an updated site plan reflecting all proposed site access improvements that are proposed in conjunction with the development. The applicant's traffic engineer indicates in its response that an updated site plan is included in Appendix B, however, it should be noted that the site plan provided in Appendix B in this submission does not match the site access improvements listed in the TIS.

Response 4: The most recent site plan dated 6/30/2026 is included in Appendix B of the TIS.

Comment 5: The traffic signal timings at the intersection of Ashbourne Road (S.R. 2025) and Ashmead Road/Front Street/Arbor Road are different from 2028/2033 no build conditions to 2028/2033 build mitigated conditions. The study indicates dedicated left-turn lanes are necessary on all approaches of this intersection in order to mitigate the impact of the development, however, since it is not feasible to construct left-turn lanes on Front Street and the eastbound approach of Ashbourne Road due to the school zone, the applicant has agreed to pay a fee in lieu of constructing these improvements to the intersection which is currently being coordinated with the Township. However, since the traffic signal timings are different from 2028/2033 no build conditions to 2028/2033 build mitigated conditions, the study should be revised to list traffic signal modifications in the executive summary and conclusions/recommendations sections of the study as an improvement to be implemented by the applicant at this intersection.

Response 5: The TIS executive summary and conclusion/recommendations sections have been updated to include the timing modifications at this intersection.

Comment 6: As previously noted, it is recommended that the applicant perform a post development study at all site adjacent signalized intersections, as well as at the signalized intersections of Cheltenham Avenue (S.R. 1002)/Front Street and Cheltenham Avenue (S.R. 1002)/Tookany Creek Parkway, as determined by the Township, in order to confirm the analysis results shown in the study. If the post-development analysis then shows a significant increase in delay and/or queue lengths over what was identified in the traffic study, the applicant may then be required to perform additional post-development analysis at some or all of the signalized study intersections in order to determine if additional improvements, over those proposed in the study, are required, and if so the Township may require those improvements to be made by the property owner. **The applicant's traffic engineer has acknowledged their acceptance of this recommendation in its response.**

Response 6: Noted. The applicant continues to accept the conditions of a post development study.

Comment 7: As noted in the TIS for intersections within the Township, increases in delay and queues are noted between the 2028/2033 future no-build conditions to build conditions. We continue to recommend that the applicant's traffic engineer evaluate feasible additional improvements required in order to reduce the overall intersection and individual movements delay at these intersections during the peak hours or must provide an Alternative Transportation Plan (ATP) to provide necessary storage and/or infrastructure improvements in the study area that are feasible and will improve transportation (multi-modal) mobility. Please note that for intersections that contain at least one state roadway, the Township will defer to PennDOT regarding any requirement for the provision of additional improvements in order to reduce the delay and queue lengths at these intersections or if the study must contain an ATP.

Response 7: Per the updated site plan dated 6/30/2026, the AM, PM, and SAT peak hour trips will be reduced by 152, 304, 276 trips respectively. This reduction in trips eliminates the additional increases in delay/queueing.

Please contact me at 717-803-8675 or Brent.Littlejohn@kimley-horn.com if you should have any questions.

Sincerely,

Brent Littlejohn, P.E. PTOE



June 30, 2026

Cheltenham Township
8230 Old York Road
Elkins Park, PA 19027

RE: Waiver Request Letter for “Enclave at Melrose” – Phase 3
7600 Tookany Creek Parkway, Cheltenham, PA 19012
Parcel Identification Numbers: 31-00-01258-00-7 & 31-00-01255-23-5
Applicant: Melrose Development, LLC

Below is a summary of the waivers being requested from the Cheltenham Township Subdivision and Land Development Ordinance (Ord. No. 2399-20, dated 02/19/2020) related to the above-referenced project:

- 1) §260-12.E
- *Requirement: Each plan, whether sketch, preliminary, final, or minor plan, shall be filed one at a time. No subsequent plans shall be filed until a decision on the preceding plan has been reached, except when preliminary/final plan approval is sought by the applicant.*

Applicant requests a waiver to allow for a Preliminary/Final Plan approval for the Phase 2 portion of the project.

Please contact me at 267-687-0150 or Anthony.Caponigro@kimley-horn.com should you have any questions pertaining to this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Caponigro", written over a light blue horizontal line.

Anthony Caponigro, P.E.

Cc: Melrose Development, LLC
Amee Farrell, Esq.

Memorandum

To: Cheltenham Township Board of Commissioners

From: Erik Hetzel, AICP/PP, LEED AP

Date: February 23, 2026

Re: Fiscal Impact Analysis – J.C. Melrose Country Club Redevelopment

7600 Tookany Creek Parkway CRCP, LLC, ("TCP") is proposing to redevelop the 116-acre property formerly known as the J.C. Melrose Country Club as a mixed-use development. The project as proposed will include a medical office building, traumatic brain injury center, assisted living/memory care facility, office/retail structures, and a mix of age-restricted and non-restricted single-family townhomes. Additional improvements include a Township-programmed community amenity open to all Township residents and approximately 45 acres of open space, walking trails, and plazas.

This memorandum describes the anticipated future annual fiscal impacts related to the proposed development. It is projected that the proposed development will result in beneficial, net-positive annual fiscal impacts to both Cheltenham Township and the Cheltenham School District, as shown in the following table. A detailed summary of fiscal impacts is presented in a table on the last page of this memorandum.

Summary of Annual Fiscal Impacts Melrose Country Club Mixed-Use Redevelopment

	Annual Revenues	Annual Expenditures	Net Fiscal Impact
Cheltenham Township	\$ 2,428,750	\$ (638,236)	\$ 1,790,514
Cheltenham School District	\$ 7,047,540	\$ (1,192,460)	\$ 5,855,080
TOTAL	\$ 9,476,290	\$ (1,830,696)	\$ 7,645,594

Fiscal impacts presented in this analysis were estimated using a methodology developed by the Rutgers University Center for Urban Policy Research, as originally described in The New Practitioner's Guide to Fiscal Analysis¹ and further developed in a later publication by the same authors entitled Development Impact Assessment Handbook².

Revenue Impacts

Real Estate Property Tax - At full build-out under the proposed concept, the development will have a total market value of approximately \$366.1 million, which translates to an assessed value of approximately \$112.6 million. This assessment calculation is based on the current (2025-2026) Montgomery County common-level ratio of 3.25, which estimates assessed value at approximately 30.76% of market value. The proposed development will generate significant ongoing real estate tax revenues to the local taxing authorities, with an estimated \$1,222,370 going to the Township and \$6,169,753 going to the School District annually.

Real Estate Transfer Tax – The Township and the School District each collect the Real Estate Transfer Tax at the rate of 0.5% of sale price. This analysis anticipates that an average of approximately 10% of the residential units in the proposed development will transfer ownership (be sold) in any given year, and that non-residential portions of the development will trade once every 10 years. These sales frequencies equate to annual Transfer Tax Revenues totaling \$183,054 to each taxing authority³. In addition to the annual Transfer Tax revenues estimated here, it is also important to note that the Township and School District will also receive significant Transfer Tax revenues from the initial sales of every residential unit from the builder to the first homeowners. The total market value of \$220.8 million in 2026 for the residential portions alone equates to an estimated \$1,104,000 in initial-sales transfer taxes to each the Township and School District (\$220.8 million market value x 0.5% transfer tax rate = \$1,104,000).

Earned Income Tax (EIT) Revenues - Some people living in the residential portions of the development and some of the employees working in the non-residential

¹ Burchell, Robert W., David Listokin, et al. *The New Practitioner's Guide to Fiscal Impact Analysis*, New Brunswick, NJ: Rutgers, The State University of New Jersey, 1985.

² Burchell, Robert W., David Listokin, et al. *Development Impact Assessment Handbook*. Washington, D.C.: ULI-the Urban Land Institute, 1994.

³ Transfer taxes from sales of the non-residential portions of the development are based on a ten-year sales cycle expressed annually.

portions of the development will pay the Earned Income Tax (EIT) to both the Township and the School District, which is levied at the rate of 1% by the Township and 0.5% by the School District. For the EIT calculation, it was assumed that 100% of the market-rate residential units and 50% of the active adult units represent households with residents who are working (i.e., not retired households) and will be paying the EIT. Annual household income for these units will vary based on the unit type and value; the revenue calculation in this analysis is based on an affordability analysis where housing costs equal 28% of median income. For the non-residential portion of the development, it was assumed that 10% of workers would be paying the EIT; income for these workers was based on occupational wage data obtained from the U.S. Bureau of Labor Statistics⁴ for workers in each of the proposed non-residential uses. Under these assumptions, the Township would receive revenues from the EIT estimated at \$617,146 annually. EIT revenues to the School District would total \$308,573 annually.

Population Impacts

It is anticipated that approximately 1,028 people will be employed at jobs in the non-residential portions of the development. An estimated 995 residents will be living in the residential portions of the development, including 53 school-aged children. The residential population estimates are based on demographic multipliers published by the Rutgers University Center for Urban Policy Research (2006)⁵. This source uses information from the U.S. Census to derive population multipliers specific to the Commonwealth of Pennsylvania, categorized by household structure type (i.e., single-family detached, single-family attached, apartments, etc.), and by the number of bedrooms per household.

Economic Impacts

The proposed development will have a beneficial economic “ripple effect” in the local economy, as the new residents and employees use goods and services in and around Cheltenham Township. In addition, the development phase of the project will provide construction jobs and result in construction-related consumption expenditures

⁴ Occupational Employment and Wage Statistics, May 2023 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Estimates: Philadelphia-Camden-Wilmington, PA-NJ-DE-MD (https://www.bls.gov/oes/current/oes_37980.htm)

⁵ Burchell, Robert W., David Listokin, et al. *Residential Demographic Multipliers (Pennsylvania)*. New Brunswick, New Jersey: Center for Urban Policy Research, Edward J. Bloustein School of Planning and Public Policy - Rutgers, the State University of New Jersey (2006).

in the local and regional economies. These impacts are not reflected in the summary table included in this memorandum but will provide economic benefits over and above the annual revenues described therein.

Cost Analysis

Annual Township and School District expenditures attributable to the proposed development were projected using the Per Capita Multiplier Method described in the Development Impact Assessment Handbook. In calculating the per capita expenditure value for the Township, the methodology uses information from the current (2026) Township budget and accounts for the fact that costs are divided differently among serving both residential and non-residential portions of the Township, based on the actual mix of land uses obtained from the County Board of Assessment. Overall, it is estimated that the proposed development will result in Township costs totaling approximately \$638,236 annually, which is more than offset by revenues totaling \$2,428,750 annually from the revenue sources described previously.

A similar per capita cost calculation is used for the Cheltenham School District. Based on current (2026) enrollment and budget information published by the School District, the estimated annual total cost-per-student in the School District used in this analysis is approximately \$22,499. The 53 school-aged children projected to reside in the market-rate residential portions of the proposed development will result in estimated annual costs of \$1,192,460 to the School District. These costs are more than offset by revenues from taxes and other sources totaling \$7,047,540. This estimate assumes that all 53 school-aged children will be attending public schools; however, it is likely that some will attend private schools, which would result in lower costs to the School District than estimated here, and a higher net-positive fiscal impact.

Conclusions and Summary

In conclusion, the net positive fiscal impact in terms of projected revenues over costs for Cheltenham Township is expected to be over \$1.7 million annually at project completion. The projected net positive fiscal impact to the Cheltenham School District is projected to be over \$5.8 million per year. The combined net positive fiscal impact for both taxing authorities is estimated at more than \$7.6 million annually. Not included in these annual estimates are significant real estate transfer fees that will be paid on the initial sales of every residential unit from the builder to the first homeowners. The table on the next page summarizes the fiscal impacts to the Township and School District.

Fiscal Impact Summary
Melrose Country Club Mixed-Use Redevelopment

	Medical Office Building	TBI Quad	Assisted Living	Retail	Commercial Office	Residential Townhomes (Market Rate)	Residential Townhomes (Active Adult)	TOTAL
Residential Units	0	90 *	80 *	0	0	198	170	538
Non-Residential Square Feet	247,760	0	80,000	22,540	12,460	0	0	362,760
Value per Unit/Square Foot	\$341	\$301,808	\$314,418	\$243	\$243	\$600,000	\$600,000	-
Total Market Value	\$84,486,160	\$27,162,720	\$25,153,440	\$5,477,220	\$3,027,780	\$118,800,000	\$102,000,000	\$366,107,320
Assessed Value (approx. 30.76% of market value)	\$25,995,742	\$8,357,760	\$7,739,520	\$1,685,298	\$931,625	\$36,553,846	\$31,384,615	\$112,648,406
Residential Population	0	90 *	88 *	0	0	440	377	995
School-Aged Children	0	0	0	0	0	53	0	53
Employees	743	155	24	56	50	0	0	1,028
Cheltenham Township								
Real Estate Tax Revenue (10.8512 mills)	\$ 282,085	\$ 90,692	\$ 83,983	\$ 18,288	\$ 10,109	\$ 396,653	\$ 340,561	\$ 1,222,370
Non-Property Tax Revenue	\$ 218	\$ 7,224	\$ 6,468	\$ 14	\$ 8	\$ 17,370	\$ 14,914	\$ 46,217
Earned Income Tax Revenue (1%)	\$ 52,000	\$ 6,092	\$ 849	\$ 6,137	\$ 16,916	\$ 374,418	\$ 160,735	\$ 617,146
Real Estate Transfer Tax (0.5%)	\$ 42,243	\$ 13,581	\$ 12,577	\$ 2,739	\$ 1,514	\$ 59,400	\$ 51,000	\$ 183,054
Local Services Tax (\$47 per worker)	\$ 34,921	\$ 7,285	\$ 1,128	\$ 2,632	\$ 2,303	\$ -	\$ -	\$ 48,269
Mercantile/Business Privilege Tax Revenue	\$ 35,022	\$ 11,260	\$ 10,427	\$ 2,270	\$ 1,255	\$ -	\$ -	\$ 60,234
Stormwater Conveyance & Mgmt. Fees	\$ 15,840	\$ 11,660	\$ 9,570	\$ 3,850	\$ 3,850	\$ 43,560	\$ 37,400	\$ 125,730
Total Township Revenues	\$ 462,329	\$ 147,794	\$ 125,001	\$ 35,929	\$ 35,955	\$ 891,402	\$ 604,610	\$ 2,428,750
Total Township Expenditures	\$ (132,863)	\$ (68,809)	\$ (44,479)	\$ (10,073)	\$ (8,909)	\$ (200,746)	\$ (172,357)	\$ (638,236)
Net Township Fiscal Impact	\$ 329,466	\$ 78,985	\$ 80,522	\$ 25,857	\$ 27,046	\$ 690,656	\$ 432,253	\$ 1,790,514
Cheltenham Township School District								
Real Estate Tax Revenue (54.77 mills)	\$ 1,423,787	\$ 457,755	\$ 423,894	\$ 92,304	\$ 51,025	\$ 2,002,054	\$ 1,718,935	\$ 6,169,753
Non-Property Tax Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 381,025	\$ -	\$ 381,025
Earned Income Tax Revenue (0.5%)	\$ 26,000	\$ 3,046	\$ 424	\$ 3,068	\$ 8,458	\$ 187,209	\$ 80,368	\$ 308,573
Real Estate Transfer Tax (0.5%)	\$ 42,243	\$ 13,581	\$ 12,577	\$ 2,739	\$ 1,514	\$ 59,400	\$ 51,000	\$ 183,054
Local Services Tax (\$5 per worker)	\$ 3,715	\$ 775	\$ 120	\$ 280	\$ 245	\$ -	\$ -	\$ 5,135
Total School District Revenues	\$ 1,495,745	\$ 475,157	\$ 437,015	\$ 98,391	\$ 61,242	\$ 2,629,688	\$ 1,850,303	\$ 7,047,540
Total School District Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,192,460)	\$ -	\$ (1,192,460)
Net School District Fiscal Impact	\$ 1,495,745	\$ 475,157	\$ 437,015	\$ 98,391	\$ 61,242	\$ 1,437,228	\$ 1,850,303	\$ 5,855,080
Total Development-Generated Revenues (Township + School District)	\$ 1,958,074	\$ 622,951	\$ 562,016	\$ 134,320	\$ 97,197	\$ 3,521,089	\$ 2,454,913	\$ 9,476,290
Total Development-Generated Expenditures (Township + School District)	\$ (132,863)	\$ (68,809)	\$ (44,479)	\$ (10,073)	\$ (8,909)	\$ (1,393,205)	\$ (172,357)	\$ (1,830,696)
Total Net Annual Fiscal Impact	\$ 1,825,211	\$ 554,142	\$ 517,537	\$ 124,247	\$ 88,288	\$ 2,127,884	\$ 2,282,555	\$ 7,645,594

* For purposes of fiscal impact assessment, institutional living units (Zoning Land Use Group 1) are counted towards the onsite residential population to account for potential impact on Township and School District services only.

Erik W. Hetzel, AICP/PP, LEED AP

Education

1993: B.A. Geography and Planning,
West Chester University

2000: Master of Regional Planning,
University of Pennsylvania

Professional Certifications

American Institute of Certified Planners

Professional Planner, State of New
Jersey (License No. 33LI00621700)

Professional Affiliations

American Planning Association

Pennsylvania Planning Association

Mr. Hetzel provides professional consulting services to public and private sector clients seeking a wide range of land planning expertise. He has a diverse background in geography, land planning, community/fiscal/environmental impact analysis, technical management, project management, and in the application of geospatial technologies to planning and engineering projects. He has been qualified as an expert to testify before numerous municipal zoning, planning, and elected boards and commissions; prepared community fiscal, economic, and environmental impact analyses; coordinated the development and adoption of local and multi-municipal comprehensive plans; applied land planning and fiscal analysis expertise to complex tax appeal assessment cases; testified on behalf of validity challenges and curative amendments; analyzed and drafted zoning ordinances; negotiated and drafted conservation easements; and managed the preparation of site designs and site plans. He maintains high proficiency using Geographic Information Systems (GIS) for mapping projects and land planning analyses.

Mr. Hetzel's professional experience spans more than twenty-five years working at principal and senior-level positions in private-sector and non-profit organizations. In 2014, Mr. Hetzel established EH Creative Services, a professional land planning consulting practice. He is also currently employed by the Willistown Conservation Trust in Newtown Square, PA. Previously, he spent eleven years working at Glackin Thomas Panzak Inc., a privately-owned land planning and landscape architecture firm in Paoli, PA. Before that, he held a position at Environmental Systems Research Institute (ESRI), where he used his extensive GIS and planning experience leading enterprise GIS solutions for county and local governments. Prior to his tenure at ESRI, Mr. Hetzel spent twelve years at Weston Solutions, Inc. as a Technical Manager, working on projects that ranged from planning and engineering consulting for municipal governments, to complex environmental analyses and assessments on large projects of regional scope.

Mr. Hetzel resides in Paoli, Pennsylvania, and has served on numerous municipal boards and commissions. He currently serves on the Planning Commission in Willistown Township, having served previously on Willistown's Open Space Review Board. He is a past member of the East Whiteland Township Planning Commission, where he served as Chairman for three years. In that role, he was the liaison between the Township Environmental Advisory Council and the township's Planning Commission. Mr. Hetzel has also served on the West Whiteland Township Planning Commission and spent two years as West Whiteland's delegate to the West Chester Regional Planning Commission.

MASTER PLAN
PHASE 3

NAME	AB STECHHOFF
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Kimley-Horn & Associates, Inc.
1000 North 17th Street, Suite 200
P.O. Box 10800, Raleigh, NC 27605
919/876-5600
www.kimley-horn.com

№	Наименование	Единица измерения	Цена
1	Работы по устройству кровли	м ²	12000
2	Работы по устройству пола	м ²	8000
3	Работы по устройству стен	м ²	15000
4	Работы по устройству потолка	м ²	6000
5	Работы по устройству перегородок	м ²	10000
6	Работы по устройству дверей	шт.	20000
7	Работы по устройству окон	шт.	30000
8	Работы по устройству лестниц	шт.	15000
9	Работы по устройству сантехники	шт.	10000
10	Работы по устройству электротехники	шт.	8000
11	Работы по устройству отопления	шт.	12000
12	Работы по устройству вентиляции	шт.	10000
13	Работы по устройству кондиционирования	шт.	15000
14	Работы по устройству освещения	шт.	8000
15	Работы по устройству звукоизоляции	шт.	10000
16	Работы по устройству теплоизоляции	шт.	12000
17	Работы по устройству гидроизоляции	шт.	10000
18	Работы по устройству штукатурки	шт.	8000
19	Работы по устройству окраски	шт.	6000
20	Работы по устройству напольных покрытий	шт.	10000
21	Работы по устройству настенных покрытий	шт.	8000
22	Работы по устройству потолочных покрытий	шт.	6000
23	Работы по устройству кровельных покрытий	шт.	12000
24	Работы по устройству фасадных покрытий	шт.	10000
25	Работы по устройству ограждений	шт.	8000
26	Работы по устройству ворот	шт.	15000
27	Работы по устройству гаражных ворот	шт.	10000
28	Работы по устройству подъездных путей	шт.	12000
29	Работы по устройству отмостки	шт.	8000
30	Работы по устройству дренажной системы	шт.	10000
31	Работы по устройству системы водоснабжения	шт.	12000
32	Работы по устройству системы канализации	шт.	10000
33	Работы по устройству системы отопления	шт.	12000
34	Работы по устройству системы вентиляции	шт.	10000
35	Работы по устройству системы кондиционирования	шт.	15000
36	Работы по устройству системы освещения	шт.	8000
37	Работы по устройству системы звукоизоляции	шт.	10000
38	Работы по устройству системы теплоизоляции	шт.	12000
39	Работы по устройству системы гидроизоляции	шт.	10000
40	Работы по устройству системы штукатурки	шт.	8000
41	Работы по устройству системы окраски	шт.	6000
42	Работы по устройству системы напольных покрытий	шт.	10000
43	Работы по устройству системы настенных покрытий	шт.	8000
44	Работы по устройству системы потолочных покрытий	шт.	6000
45	Работы по устройству системы кровельных покрытий	шт.	12000
46	Работы по устройству системы фасадных покрытий	шт.	10000
47	Работы по устройству системы ограждений	шт.	8000
48	Работы по устройству системы ворот	шт.	15000
49	Работы по устройству системы гаражных ворот	шт.	10000
50	Работы по устройству системы подъездных путей	шт.	12000
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56	Работы по устройству системы вентиляции	шт.	10000
57	Работы по устройству системы кондиционирования	шт.	15000
58	Работы по устройству системы освещения	шт.	8000
59	Работы по устройству системы звукоизоляции	шт.	10000
60	Работы по устройству системы теплоизоляции	шт.	12000
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62	Работы по устройству системы штукатурки	шт.	8000
63	Работы по устройству системы окраски	шт.	6000
64	Работы по устройству системы напольных покрытий	шт.	10000
65	Работы по устройству системы настенных покрытий	шт.	8000
66	Работы по устройству системы потолочных покрытий	шт.	6000
67	Работы по устройству системы кровельных покрытий	шт.	12000
68	Работы по устройству системы фасадных покрытий	шт.	10000
69	Работы по устройству системы ограждений	шт.	8000
70	Работы по устройству системы ворот	шт.	15000
71	Работы по устройству системы гаражных ворот	шт.	10000
72	Работы по устройству системы подъездных путей	шт.	12000
73	Работы по устройству системы отмостки	шт.	8000
74	Работы по устройству системы дренажной системы	шт.	10000
75	Работы по устройству системы водоснабжения	шт.	12000
76	Работы по устройству системы канализации	шт.	10000
77	Работы по устройству системы отопления	шт.	12000
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80	Работы по устройству системы освещения	шт.	8000
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82	Работы по устройству системы теплоизоляции	шт.	12000
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84	Работы по устройству системы штукатурки	шт.	8000
85	Работы по устройству системы окраски	шт.	6000
86	Работы по устройству системы напольных покрытий	шт.	10000
87	Работы по устройству системы настенных покрытий	шт.	8000
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89	Работы по устройству системы кровельных покрытий	шт.	12000
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92	Работы по устройству системы ворот	шт.	15000
93	Работы по устройству системы гаражных ворот	шт.	10000
94	Работы по устройству системы подъездных путей	шт.	12000
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98	Работы по устройству системы канализации	шт.	10000
99	Работы по устройству системы отопления	шт.	12000
100	Работы по устройству системы вентиляции	шт.	10000

ZONING REQUIREMENTS

ZONING REQUIREMENTS

THE CITY OF CHICAGO HAS A ZONING ORDINANCE THAT GOVERNS THE LOCATION AND USE OF LAND AND BUILDINGS. THE ZONING ORDINANCE IS DIVIDED INTO SEVERAL DISTRICTS, EACH WITH ITS OWN SET OF ZONING REQUIREMENTS. THE ZONING REQUIREMENTS FOR A PARTICULAR DISTRICT CAN BE FOUND IN THE ZONING ORDINANCE, WHICH IS AVAILABLE ON THE CITY OF CHICAGO WEBSITE.

FOR MORE INFORMATION, VISIT THE CITY OF CHICAGO WEBSITE AT [WWW.CITYOFCHICAGO.ORG](http://www.cityofchicago.org).

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GENERAL PLAN INFORMATION

GENERAL PLAN INFORMATION

PROJECT ADDRESS: 400 TOWNSEND DRIVE, WILSON, CALIFORNIA 95702
COLUMBIA TYPING & BUSINESS SERVICES, INC.

APPLICANT: COLUMBIA TYPING & BUSINESS SERVICES, INC.

COMPANY NAME: COLUMBIA TYPING & BUSINESS SERVICES, INC.
10000 PLAZA EAST, SUITE 2101, BUCKLEUP, CALIFORNIA 95604

A black and white photograph of a street scene in New York City. A yellow taxi cab is in the foreground, partially visible on the left. A person is walking on the sidewalk. In the background, there are buildings and a sign that reads "FORD TAXI".

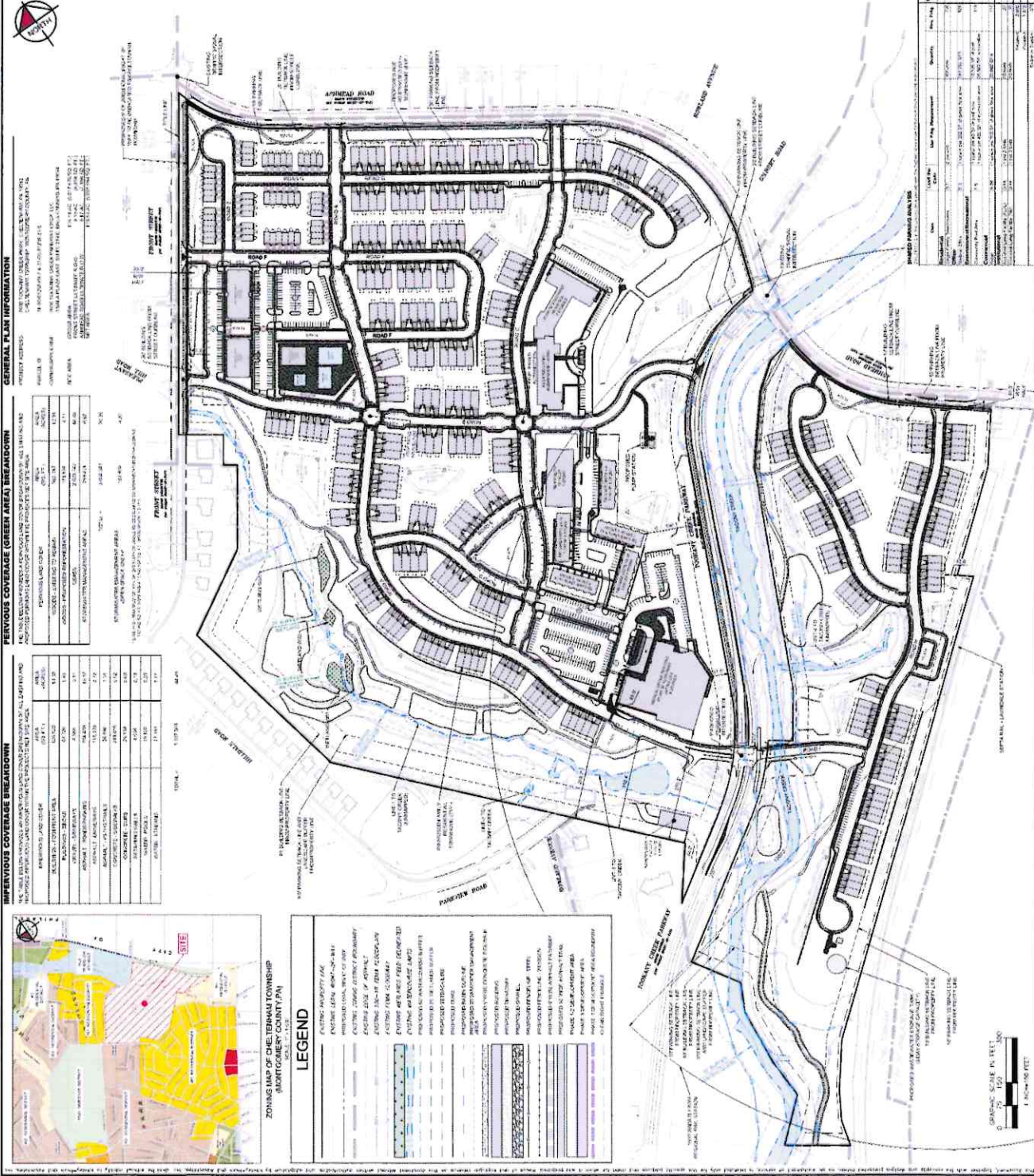
IMPERVIOUS COVERAGE BREAKDOWN

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CHLOROPHYLL bg	0.50
CHLOROPHYLL bh	0.50
CHLOROPHYLL bi	0.50
CHLOROPHYLL bj	0.50
CHLOROPHYLL bk	0.50
CHLOROPHYLL bl	0.50
CHLOROPHYLL bm	0.50
CHLOROPHYLL bn	0.50
CHLOROPHYLL bo	0.50
CHLOROPHYLL bp	0.50
CHLOROPHYLL bq	0.50
CHLOROPHYLL br	0.50
CHLOROPHYLL bs	0.50
CHLOROPHYLL bt	0.50
CHLOROPHYLL bu	0.50
CHLOROPHYLL bv	0.50
CHLOROPHYLL bw	0.50
CHLOROPHYLL bx	0.50
CHLOROPHYLL by	0.50
CHLOROPHYLL bz	0.50
CHLOROPHYLL ca	0.50
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CHLOROPHYLL cc	0.50
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CHLOROPHYLL co	0.50
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CHLOROPHYLL fa	0.50
CHLOROPHYLL fb	0.50
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CHLOROPHYLL oa	0.50
CHLOROPHYLL ob	0.50
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CHLOROPHYLL or	0.50
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CHLOROPHYLL ot	0.50
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CHLOROPHYLL ov	0.50
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CHLOROPHYLL oz	0.50
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CHLOROPHYLL ru	0.50
CHLOROPHYLL rv	0.50
CHLOROPHYLL rw	0.50
CHLOROPHYLL rx	0.50
CHLOROPHYLL ry	0.50
CHLOROPHYLL rz	0.50

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LEGEND

[illegible]

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS - PHASE 3

FOR
ENCLAVE AT MELROSE
7600 TOOKANY CREEK PKWY, CHELTENHAM, PA 19012
CHELTENHAM TOWNSHIP, MONTGOMERY COUNTY, PA
PARCEL ID: 31-00-01258-00-7 & 31-00-01255-23-5

OWNER, APPLICANT AND ENGINEER OF RECORD
MELROSE DEVELOPMENT, LLC
11111 ROUTE 100, SUITE 100
MELROSE, PA 19061
CONTACT: JEFFREY W. MELROSE
JW@MELROSEPA.COM
TEL: 484-261-1111

GENERAL NOTES:

1. THE PLANS SET FORTH A GENERAL AND TOP-LEVEL PLAN OF THE PROPOSED DEVELOPMENT. THE PLANS DO NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
2. THE PLANS SET FORTH A GENERAL AND TOP-LEVEL PLAN OF THE PROPOSED DEVELOPMENT. THE PLANS DO NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
3. THE PLANS SET FORTH A GENERAL AND TOP-LEVEL PLAN OF THE PROPOSED DEVELOPMENT. THE PLANS DO NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
4. THE PLANS SET FORTH A GENERAL AND TOP-LEVEL PLAN OF THE PROPOSED DEVELOPMENT. THE PLANS DO NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
5. THE PLANS SET FORTH A GENERAL AND TOP-LEVEL PLAN OF THE PROPOSED DEVELOPMENT. THE PLANS DO NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
6. THE PLANS SET FORTH A GENERAL AND TOP-LEVEL PLAN OF THE PROPOSED DEVELOPMENT. THE PLANS DO NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
7. THE PLANS SET FORTH A GENERAL AND TOP-LEVEL PLAN OF THE PROPOSED DEVELOPMENT. THE PLANS DO NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
8. THE PLANS SET FORTH A GENERAL AND TOP-LEVEL PLAN OF THE PROPOSED DEVELOPMENT. THE PLANS DO NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
9. THE PLANS SET FORTH A GENERAL AND TOP-LEVEL PLAN OF THE PROPOSED DEVELOPMENT. THE PLANS DO NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
10. THE PLANS SET FORTH A GENERAL AND TOP-LEVEL PLAN OF THE PROPOSED DEVELOPMENT. THE PLANS DO NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



CERTIFICATION OF OWNERSHIP

THE UNDERSIGNED, **JEFFREY W. MELROSE**, DO hereby certify that I am the owner of the above described property, and that I am the owner of the same for the purpose of the above described project.

NOTARY ACKNOWLEDGEMENT

On this **11th** day of **April**, 2023, I, the undersigned, **JEFFREY W. MELROSE**, do hereby certify that I am the owner of the above described property, and that I am the owner of the same for the purpose of the above described project.

APPROVAL FROM THE BOARD OF COMMISSIONERS

APPROVED BY BOARD OF COMMISSIONERS OF THE CHELTENHAM TOWNSHIP

APPROVAL FROM THE MONTGOMERY COUNTY PLANNING COMMISSION

APPROVED BY THE BOARD OF COMMISSIONERS OF THE MONTGOMERY COUNTY PLANNING COMMISSION

PROFESSIONAL ENGINEER'S CERTIFICATION

I, the undersigned, **JEFFREY W. MELROSE**, do hereby certify that I am the owner of the above described property, and that I am the owner of the same for the purpose of the above described project.

PROFESSIONAL SURVEYOR'S CERTIFICATION

I, the undersigned, **JEFFREY W. MELROSE**, do hereby certify that I am the owner of the above described property, and that I am the owner of the same for the purpose of the above described project.

APPROVAL FROM THE MONTGOMERY COUNTY PLANNING COMMISSION

APPROVED BY THE BOARD OF COMMISSIONERS OF THE MONTGOMERY COUNTY PLANNING COMMISSION

APPROVAL FROM THE CHELTENHAM TOWNSHIP PLANNING COMMISSION

APPROVED BY THE BOARD OF COMMISSIONERS OF THE CHELTENHAM TOWNSHIP PLANNING COMMISSION

ENCLAVE AT MELROSE

MELROSE DEVELOPMENT, LLC
11111 ROUTE 100, SUITE 100
MELROSE, PA 19061
CONTACT: JEFFREY W. MELROSE
JW@MELROSEPA.COM
TEL: 484-261-1111

ENCLAVE AT MELROSE

MELROSE DEVELOPMENT, LLC
11111 ROUTE 100, SUITE 100
MELROSE, PA 19061
CONTACT: JEFFREY W. MELROSE
JW@MELROSEPA.COM
TEL: 484-261-1111

PLAN REFERENCES:

1. ALL LOTS AND LOTS ARE SHOWN IN THE CHARTER OF THE TOWNSHIP.
2. ALL LOTS AND LOTS ARE SHOWN IN THE CHARTER OF THE TOWNSHIP.
3. ALL LOTS AND LOTS ARE SHOWN IN THE CHARTER OF THE TOWNSHIP.
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10. ALL LOTS AND LOTS ARE SHOWN IN THE CHARTER OF THE TOWNSHIP.

UTILITY PROVIDERS:

WATER: CHELTENHAM TOWNSHIP
SEWER: CHELTENHAM TOWNSHIP
GAS: CHELTENHAM TOWNSHIP
ELECTRICITY: CHELTENHAM TOWNSHIP
TELEPHONE: CHELTENHAM TOWNSHIP
CABLE: CHELTENHAM TOWNSHIP
INTERNET: CHELTENHAM TOWNSHIP

PROJECT DESCRIPTION NARRATIVE

The project is located in the Township of Cheltenham, Montgomery County, Pennsylvania. The project is a residential development consisting of 10 lots. The project is located in the Township of Cheltenham, Montgomery County, Pennsylvania. The project is a residential development consisting of 10 lots.

APPROVED SPECIAL EXCEPTIONS

The project is located in the Township of Cheltenham, Montgomery County, Pennsylvania. The project is a residential development consisting of 10 lots. The project is located in the Township of Cheltenham, Montgomery County, Pennsylvania. The project is a residential development consisting of 10 lots.

REQUESTED WAIVERS:

The project is located in the Township of Cheltenham, Montgomery County, Pennsylvania. The project is a residential development consisting of 10 lots. The project is located in the Township of Cheltenham, Montgomery County, Pennsylvania. The project is a residential development consisting of 10 lots.

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REQUESTED WAIVERS:

The project is located in the Township of Cheltenham, Montgomery County, Pennsylvania. The project is a residential development consisting of 10 lots. The project is located in the Township of Cheltenham, Montgomery County, Pennsylvania. The project is a residential development consisting of 10 lots.

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REQUESTED WAIVERS:

The project is located in the Township of Cheltenham, Montgomery County, Pennsylvania. The project is a residential development consisting of 10 lots. The project is located in the Township of Cheltenham, Montgomery County, Pennsylvania. The project is a residential development consisting of 10 lots.

APPROVED SPECIAL EXCEPTIONS

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REQUESTED WAIVERS:

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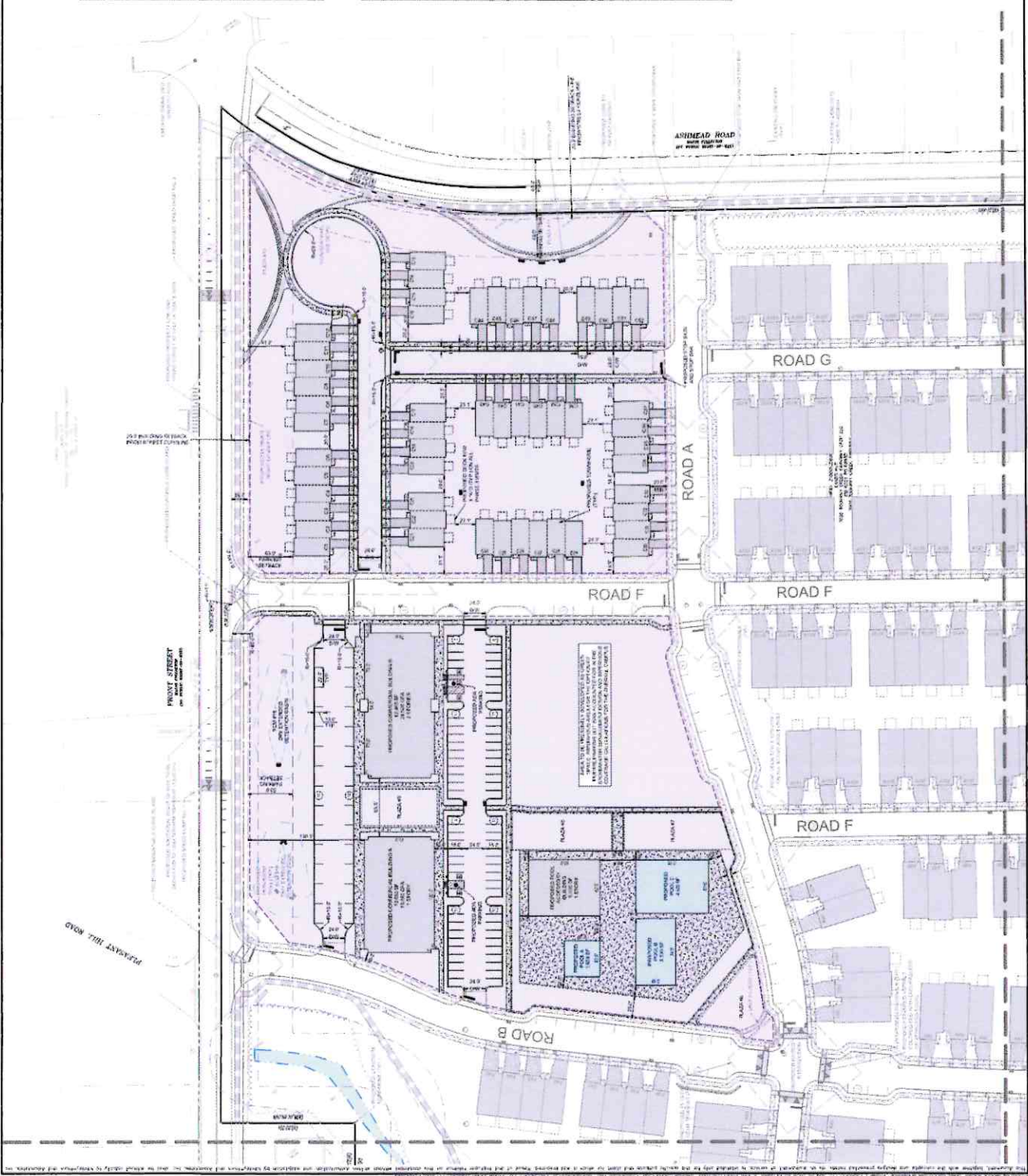
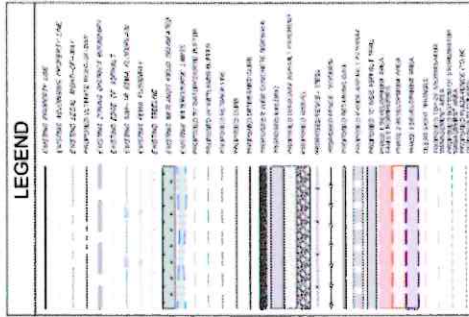
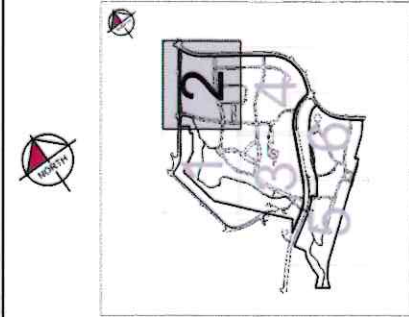
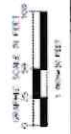
APPROVED SPECIAL EXCEPTIONS

The project is located in the Township of Cheltenham, Montgomery County, Pennsylvania. The project is a residential development consisting of 10 lots. The project is located in the Township of Cheltenham, Montgomery County, Pennsylvania. The project is a residential development consisting of 10 lots.

REQUESTED WAIVERS:

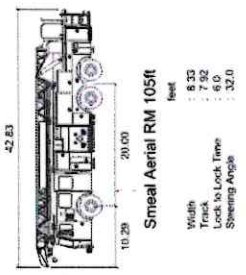
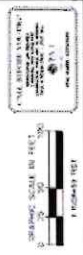
The project is located in the Township of Cheltenham, Montgomery County, Pennsylvania. The project is a residential development consisting of 10 lots. The project is located in the Township of Cheltenham, Montgomery County, Pennsylvania. The project is a residential development consisting of 10 lots.

(2019) 1월 2주 (1월 14일 ~ 1월 20일)
 1월 14일 1월 15일 1월 16일 1월 17일
 1월 18일 1월 19일 1월 20일 1월 21일
 1월 22일 1월 23일 1월 24일 1월 25일
 1월 26일 1월 27일 1월 28일 1월 29일
 1월 30일 1월 31일 2월 1일 2월 2일
 2월 3일 2월 4일 2월 5일 2월 6일
 2월 7일 2월 8일 2월 9일 2월 10일
 2월 11일 2월 12일 2월 13일 2월 14일
 2월 15일 2월 16일 2월 17일 2월 18일
 2월 19일 2월 20일 2월 21일 2월 22일
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 3월 2일 3월 3일 3월 4일 3월 5일
 3월 6일 3월 7일 3월 8일 3월 9일
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 12월 31일

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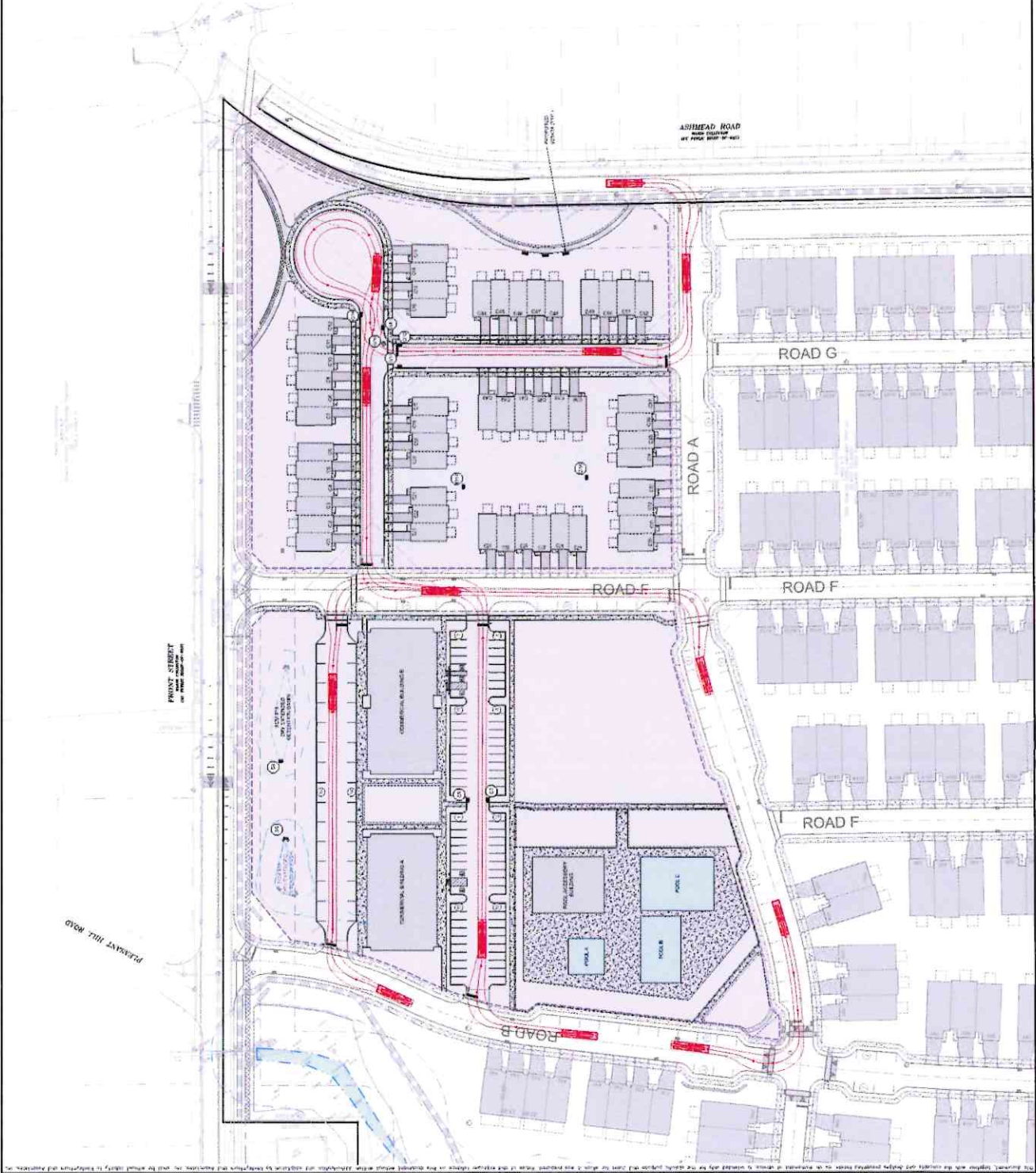
TRUCK TURN PLAN - FIRE

Kimley»Horn
© 2020 HORNLEY BROWN AND ASSOCIATES, INC.
400 W. 10TH STREET, SUITE 1000
DENVER, CO 80202
303.733.4400
www.kimleyhorn.com

[illegible]

LEGEND

- [illegible]

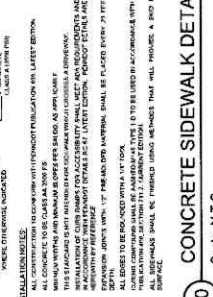


KHA PROJECT	112522000
DATE	05/30/2026
SCALE: AS SHOWN	
DESIGNED BY: GJB	DRAWN BY: KES

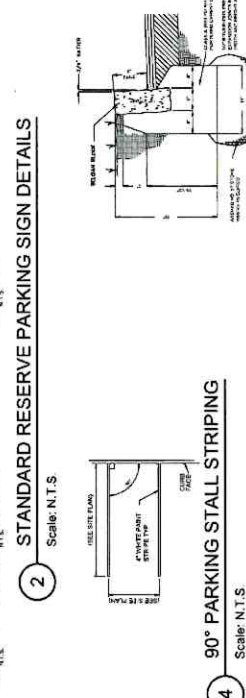
Kimley-Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
920 W. GERMANTOWN PIKE, SUITE 300
PLYMOUTH MEETING, PA 19062
PHONE: 267-687-0150



STOP SIGN (R1-1) DETAIL



CONCRETE SIDEWALK DETAIL



2 STANDARD RESERVE PARKING SIGN DETAILS

BELGIAN BLOCK CURB DETAIL



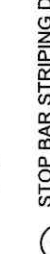
ACCESSIBLE PARKING SPACE STRIPING



PRIVATE STREET - NO PARKING



1 STANDARD POLE MOUNTED SIGN DETAIL
Scale: N.T.S.



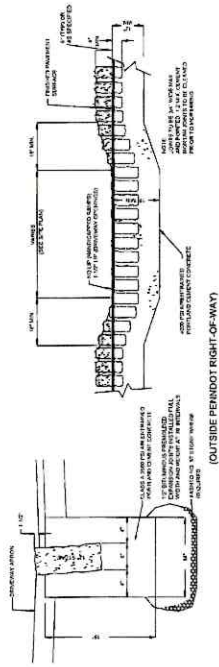
6 STOP BAR STRIPING DETAIL



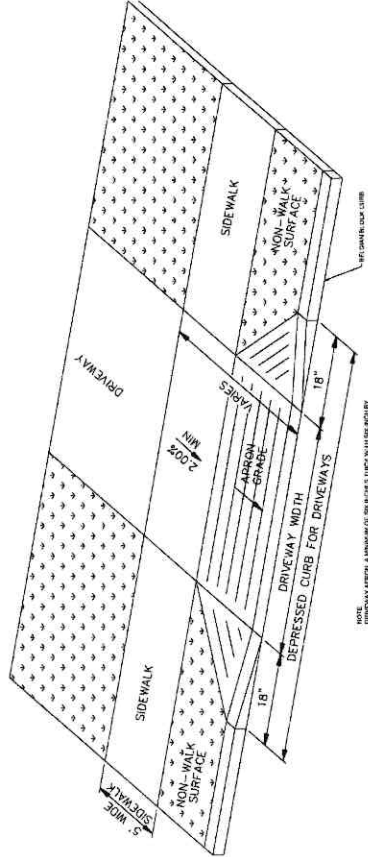
23' 0" MIN

PARALLEL PARKING STALL STRIPING

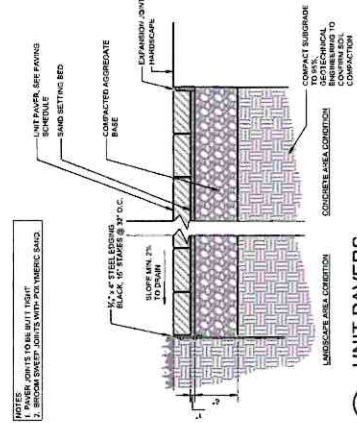
8



1 BELGIAN BLOCK DEPRESSED CURB DETAIL
Scale N.T.S.



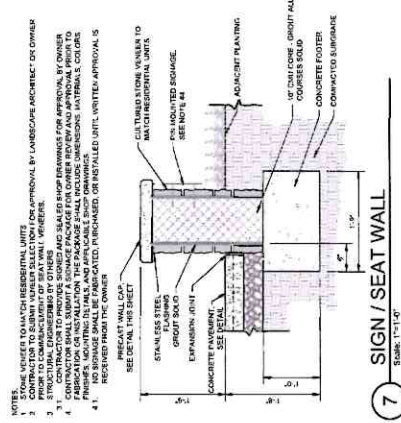
2 DRIVEWAY APRON DETAIL
Scale: N.T.S.



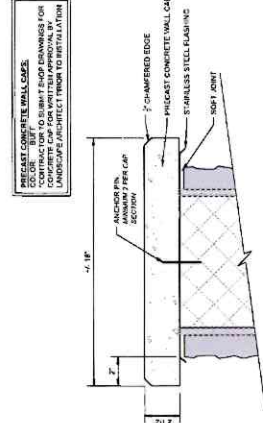
4 UNIT PAVERS
Scale: 1 1/2"=1'-0"



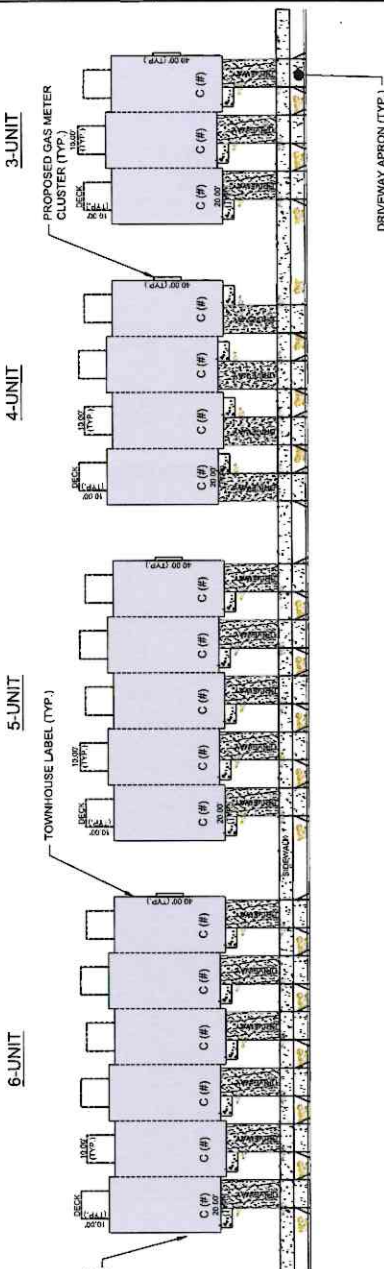
5 BENCH
NTS



7 SIGN / SEAT WALL
Scale: 1"=1'-0"



8 PRECAST CAP
3"x1'-0"



3 DRIVEWAY CROSS SECTION

6 CADENCE UNITS (FAMILY RESIDENTIAL TOWNHOMES C1- C52)

SHEET NUMBER C-151 1 OF 2		ENCLAVE AT MELROSE PREPARED FOR MELROSE DEVELOPMENT, LLC SITUATED IN CHESTERMAN TOWNSHIP MOUNT GOMERY COUNTY, PA		SITE DETAILS 2 SCALE AS SHOWN 60' = 1"		DATE 1/25/2000 QUA PROJECT		CHECKED BY: ALC DRAWN BY: MJS DESIGNED BY: CMB 1230 N. LEBANON PIKE, SUITE 202 PITTSBURGH, PA 15222 PHONE: 412-931-9150 WWW.KIMLEY-HORN.COM		NO. 1 REVISIONS DATE BY	
--	--	---	--	---	--	----------------------------------	--	---	--	----------------------------------	--

ENCLAVE AT MELROSE
MELROSE DEVELOPMENT, LLC
CHATELAIN TOWNSHIP
MONTGOMERY COUNTY, PA
PRELIMINARY

GRADING PLAN 2

DATE: 11/25/2020
DRAWN BY: JAC
CHECKED BY: JAC

Kimley-Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
1000 KIMLEY-HORN DRIVE, SUITE 200
MONTGOMERY, PA 19103
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

GRAPHIC SCALE IN FEET
0 10 20 30 40 50
1" = 20'-0" (1:240)

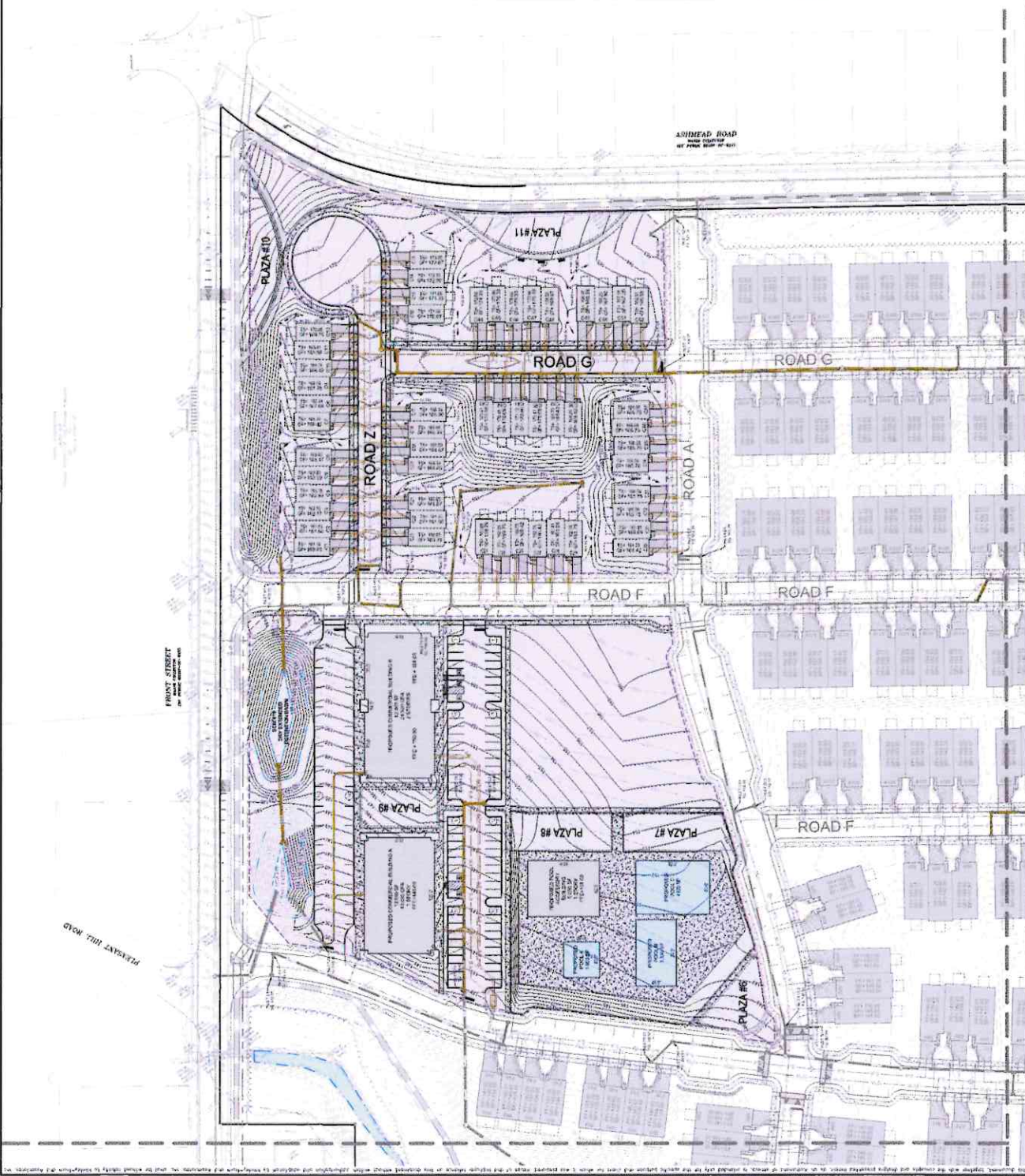
KEY MAP
SHEET 1 OF 2

SPOT ELEVATION LEGEND

SPOT ELEVATION	SPOT ELEVATION
10' - 10'0" (3.05m)	10' - 10'0" (3.05m)
11' - 11'0" (3.35m)	11' - 11'0" (3.35m)
12' - 12'0" (3.66m)	12' - 12'0" (3.66m)
13' - 13'0" (3.96m)	13' - 13'0" (3.96m)
14' - 14'0" (4.27m)	14' - 14'0" (4.27m)
15' - 15'0" (4.57m)	15' - 15'0" (4.57m)
16' - 16'0" (4.88m)	16' - 16'0" (4.88m)
17' - 17'0" (5.18m)	17' - 17'0" (5.18m)
18' - 18'0" (5.49m)	18' - 18'0" (5.49m)
19' - 19'0" (5.79m)	19' - 19'0" (5.79m)
20' - 20'0" (6.10m)	20' - 20'0" (6.10m)
21' - 21'0" (6.40m)	21' - 21'0" (6.40m)
22' - 22'0" (6.71m)	22' - 22'0" (6.71m)
23' - 23'0" (7.01m)	23' - 23'0" (7.01m)
24' - 24'0" (7.32m)	24' - 24'0" (7.32m)
25' - 25'0" (7.62m)	25' - 25'0" (7.62m)
26' - 26'0" (7.93m)	26' - 26'0" (7.93m)
27' - 27'0" (8.23m)	27' - 27'0" (8.23m)
28' - 28'0" (8.53m)	28' - 28'0" (8.53m)
29' - 29'0" (8.84m)	29' - 29'0" (8.84m)
30' - 30'0" (9.14m)	30' - 30'0" (9.14m)
31' - 31'0" (9.45m)	31' - 31'0" (9.45m)
32' - 32'0" (9.75m)	32' - 32'0" (9.75m)
33' - 33'0" (10.06m)	33' - 33'0" (10.06m)
34' - 34'0" (10.36m)	34' - 34'0" (10.36m)
35' - 35'0" (10.67m)	35' - 35'0" (10.67m)
36' - 36'0" (10.97m)	36' - 36'0" (10.97m)
37' - 37'0" (11.28m)	37' - 37'0" (11.28m)
38' - 38'0" (11.58m)	38' - 38'0" (11.58m)
39' - 39'0" (11.89m)	39' - 39'0" (11.89m)
40' - 40'0" (12.19m)	40' - 40'0" (12.19m)
41' - 41'0" (12.50m)	41' - 41'0" (12.50m)
42' - 42'0" (12.80m)	42' - 42'0" (12.80m)
43' - 43'0" (13.11m)	43' - 43'0" (13.11m)
44' - 44'0" (13.41m)	44' - 44'0" (13.41m)
45' - 45'0" (13.72m)	45' - 45'0" (13.72m)
46' - 46'0" (14.02m)	46' - 46'0" (14.02m)
47' - 47'0" (14.33m)	47' - 47'0" (14.33m)
48' - 48'0" (14.63m)	48' - 48'0" (14.63m)
49' - 49'0" (14.93m)	49' - 49'0" (14.93m)
50' - 50'0" (15.24m)	50' - 50'0" (15.24m)
51' - 51'0" (15.54m)	51' - 51'0" (15.54m)
52' - 52'0" (15.85m)	52' - 52'0" (15.85m)
53' - 53'0" (16.15m)	53' - 53'0" (16.15m)
54' - 54'0" (16.46m)	54' - 54'0" (16.46m)
55' - 55'0" (16.76m)	55' - 55'0" (16.76m)
56' - 56'0" (17.07m)	56' - 56'0" (17.07m)
57' - 57'0" (17.37m)	57' - 57'0" (17.37m)
58' - 58'0" (17.68m)	58' - 58'0" (17.68m)
59' - 59'0" (17.98m)	59' - 59'0" (17.98m)
60' - 60'0" (18.29m)	60' - 60'0" (18.29m)
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62' - 62'0" (18.89m)	62' - 62'0" (18.89m)
63' - 63'0" (19.20m)	63' - 63'0" (19.20m)
64' - 64'0" (19.51m)	64' - 64'0" (19.51m)
65' - 65'0" (19.81m)	65' - 65'0" (19.81m)
66' - 66'0" (20.12m)	66' - 66'0" (20.12m)
67' - 67'0" (20.42m)	67' - 67'0" (20.42m)
68' - 68'0" (20.73m)	68' - 68'0" (20.73m)
69' - 69'0" (21.03m)	69' - 69'0" (21.03m)
70' - 70'0" (21.34m)	70' - 70'0" (21.34m)
71' - 71'0" (21.64m)	71' - 71'0" (21.64m)
72' - 72'0" (21.95m)	72' - 72'0" (21.95m)
73' - 73'0" (22.25m)	73' - 73'0" (22.25m)
74' - 74'0" (22.56m)	74' - 74'0" (22.56m)
75' - 75'0" (22.86m)	75' - 75'0" (22.86m)
76' - 76'0" (23.17m)	76' - 76'0" (23.17m)
77' - 77'0" (23.47m)	77' - 77'0" (23.47m)
78' - 78'0" (23.78m)	78' - 78'0" (23.78m)
79' - 79'0" (24.08m)	79' - 79'0" (24.08m)
80' - 80'0" (24.38m)	80' - 80'0" (24.38m)
81' - 81'0" (24.69m)	81' - 81'0" (24.69m)
82' - 82'0" (24.99m)	82' - 82'0" (24.99m)
83' - 83'0" (25.30m)	83' - 83'0" (25.30m)
84' - 84'0" (25.60m)	84' - 84'0" (25.60m)
85' - 85'0" (25.91m)	85' - 85'0" (25.91m)
86' - 86'0" (26.21m)	86' - 86'0" (26.21m)
87' - 87'0" (26.52m)	87' - 87'0" (26.52m)
88' - 88'0" (26.82m)	88' - 88'0" (26.82m)
89' - 89'0" (27.13m)	89' - 89'0" (27.13m)
90' - 90'0" (27.43m)	90' - 90'0" (27.43m)
91' - 91'0" (27.74m)	91' - 91'0" (27.74m)
92' - 92'0" (28.04m)	92' - 92'0" (28.04m)
93' - 93'0" (28.35m)	93' - 93'0" (28.35m)
94' - 94'0" (28.65m)	94' - 94'0" (28.65m)
95' - 95'0" (28.96m)	95' - 95'0" (28.96m)
96' - 96'0" (29.26m)	96' - 96'0" (29.26m)
97' - 97'0" (29.57m)	97' - 97'0" (29.57m)
98' - 98'0" (29.87m)	98' - 98'0" (29.87m)
99' - 99'0" (30.18m)	99' - 99'0" (30.18m)
100' - 100'0" (30.48m)	100' - 100'0" (30.48m)

LEGEND

EXISTING ELEVATION	EXISTING ELEVATION
10' - 10'0" (3.05m)	10' - 10'0" (3.05m)
11' - 11'0" (3.35m)	11' - 11'0" (3.35m)
12' - 12'0" (3.66m)	12' - 12'0" (3.66m)
13' - 13'0" (3.96m)	13' - 13'0" (3.96m)
14' - 14'0" (4.27m)	14' - 14'0" (4.27m)
15' - 15'0" (4.57m)	15' - 15'0" (4.57m)
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18' - 18'0" (5.49m)	18' - 18'0" (5.49m)
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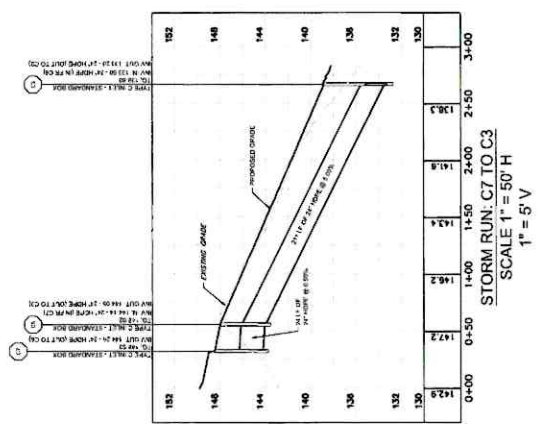
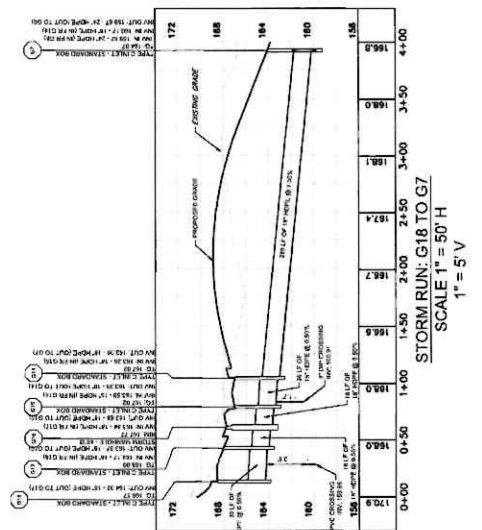
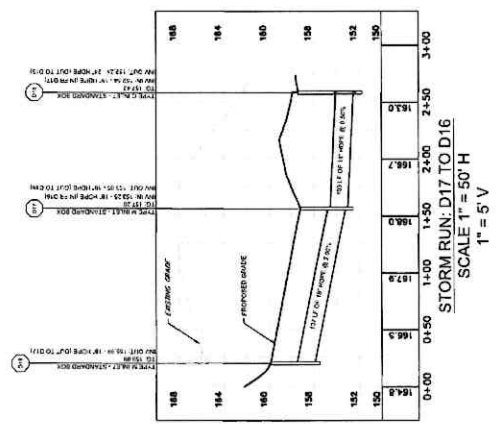
ENCLAVE AT MELROSE
MELROSE DEVELOPMENT, LLC
5 STATED RD
CHELSEA TOWNSHIP
MONTGOMERY COUNTY, PA

DRAINAGE PROFILES

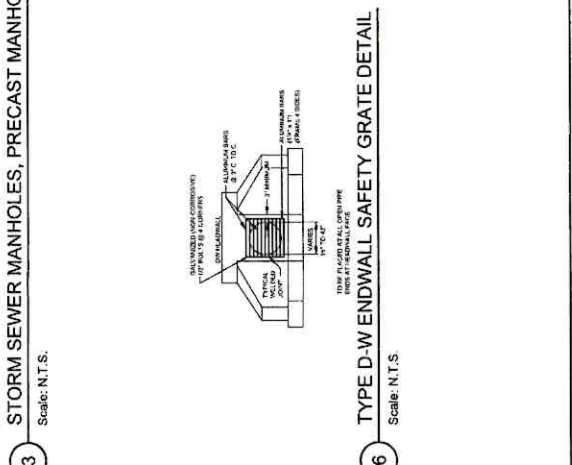
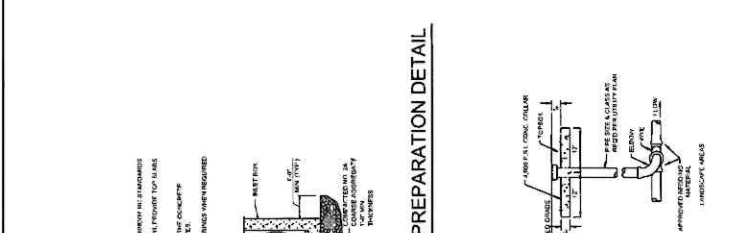
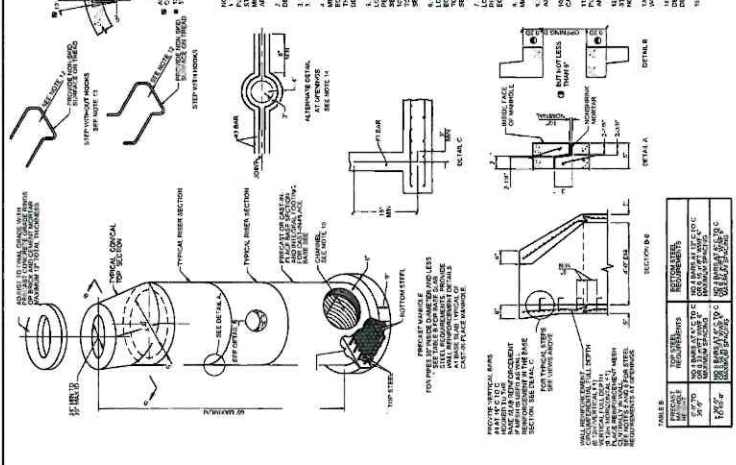
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CHECKED BY: AKC
DRAWN BY: MRS

Kimley-Horn
300 N. BROADWAY, SUITE 100
PHILADELPHIA, PA 19102
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY



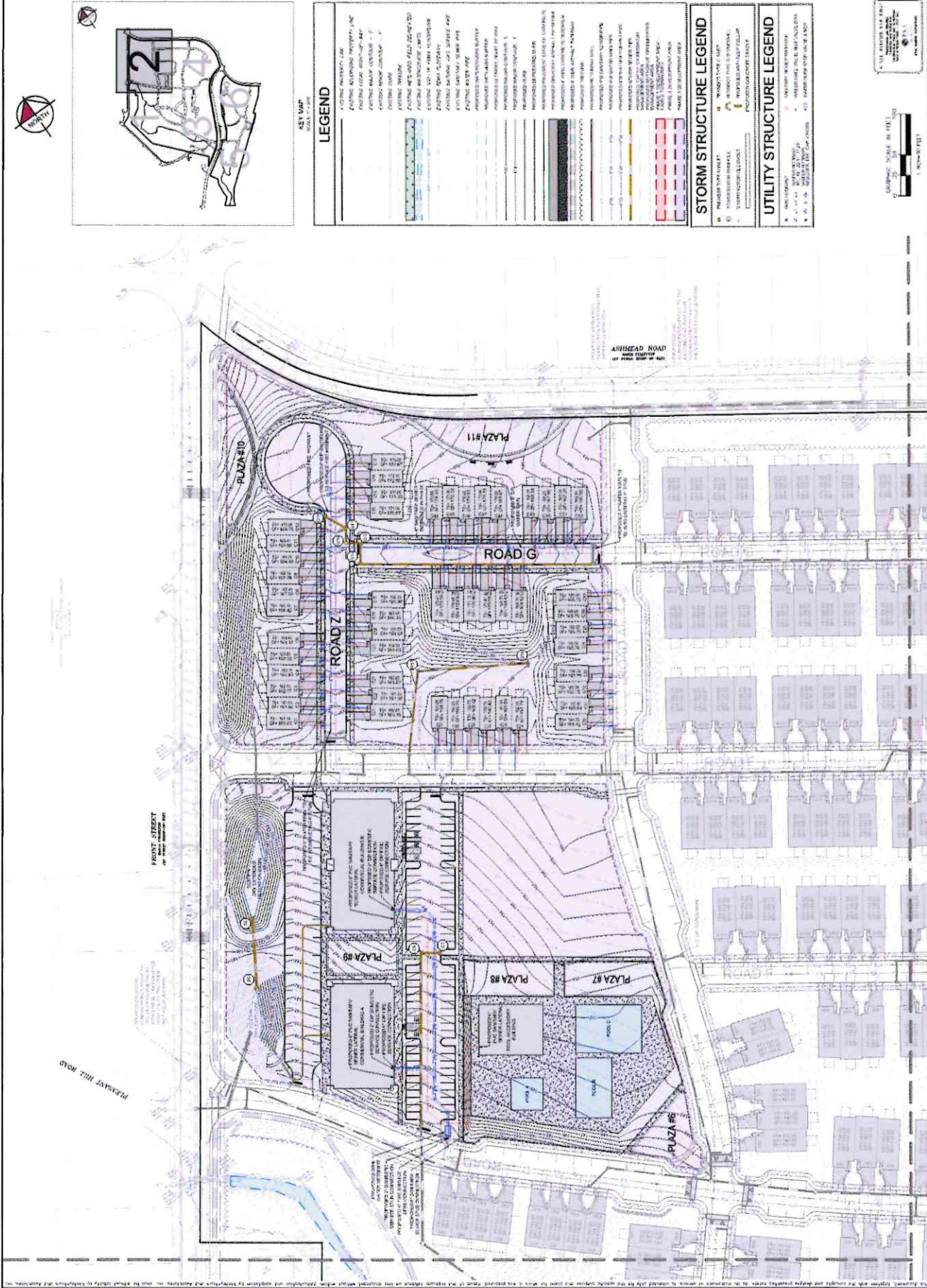
Not shown, together with the complete set of drawings for the project, shall be submitted to the Engineer for review and approval. The Engineer shall be responsible for the design and construction of the project. The Engineer shall be responsible for the design and construction of the project. The Engineer shall be responsible for the design and construction of the project.



UTILITY PLAN 2

DATE	11/25/2000
TIME	09:00/10:00
NAME	AS-SHAWRY
UNIT	AS-SHAWRY-000
CLASS	AS-SHAWRY-000
DAY	AS-SHAWRY-000

Kimley»Horn

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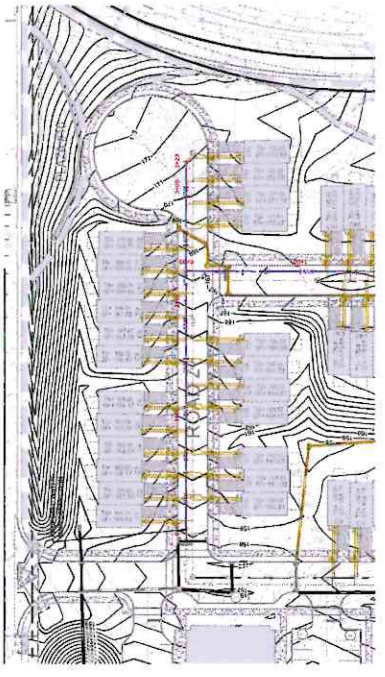
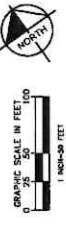
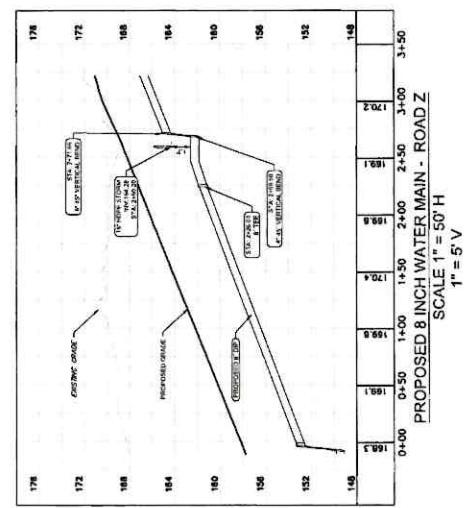
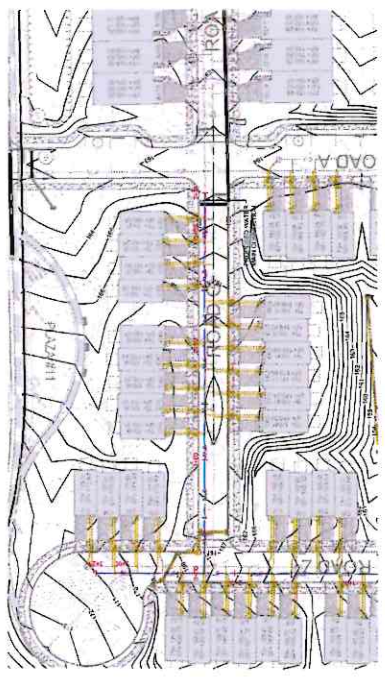
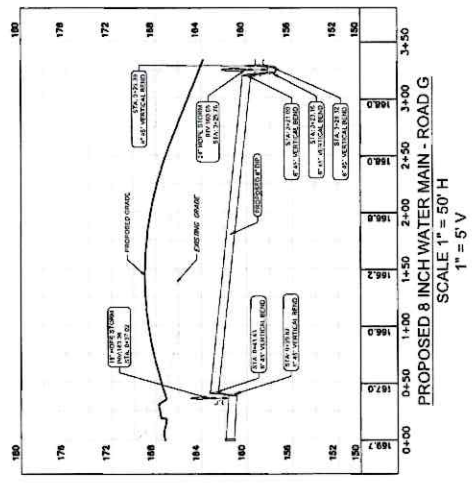
ENCLAVE AT MELROSE
MELROSE DEVELOPMENT LLC
SITUATED IN
CHELSEA/TOWNSHIP
MONTGOMERY COUNTY, PA

**WATER MAIN
PROFILES**

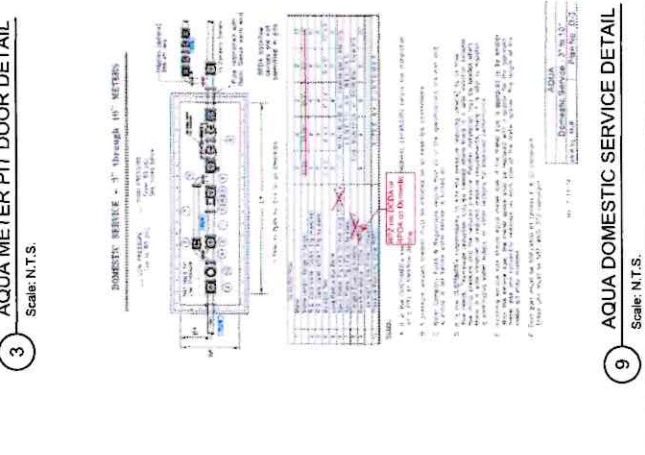
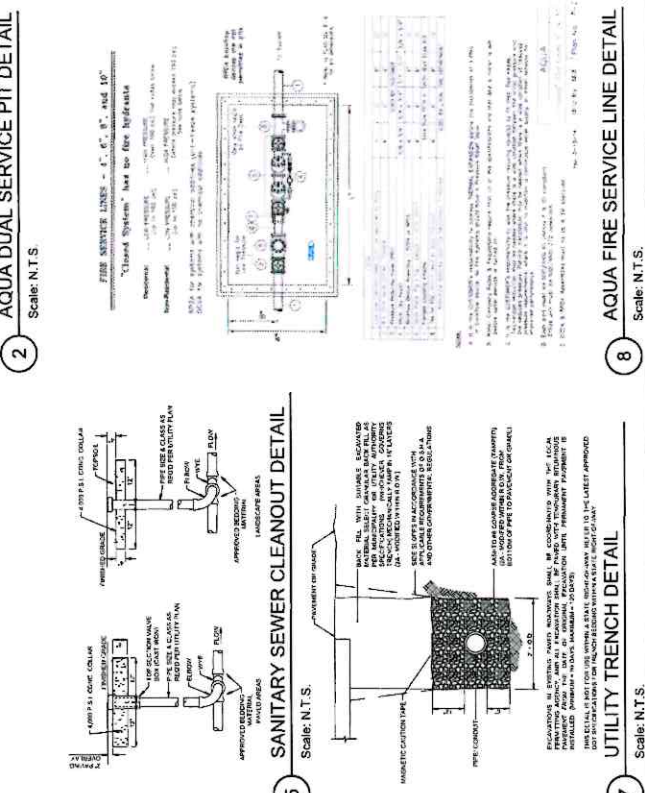
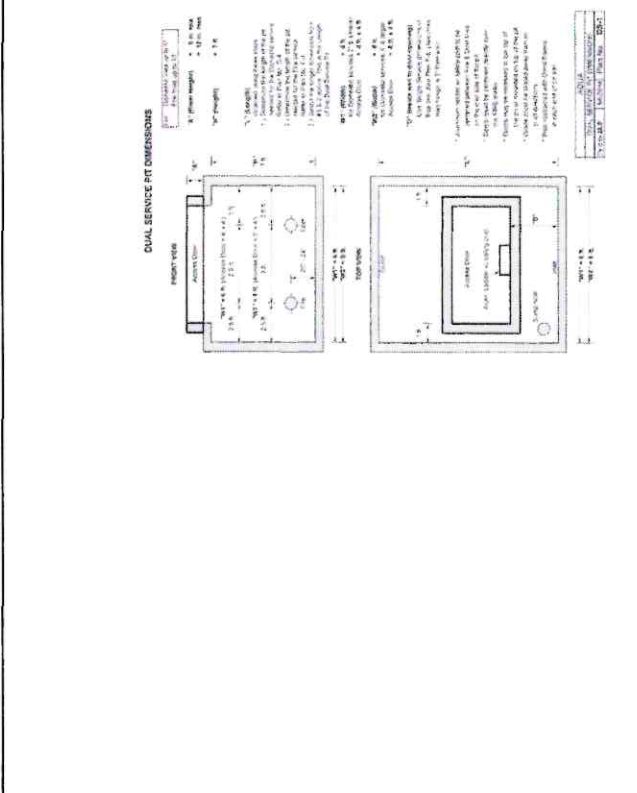
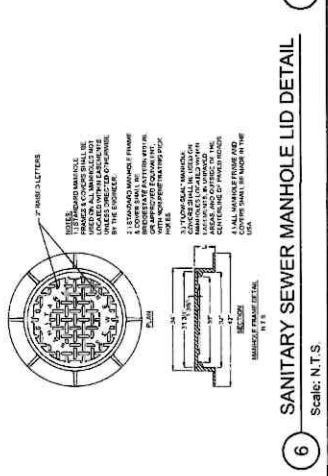
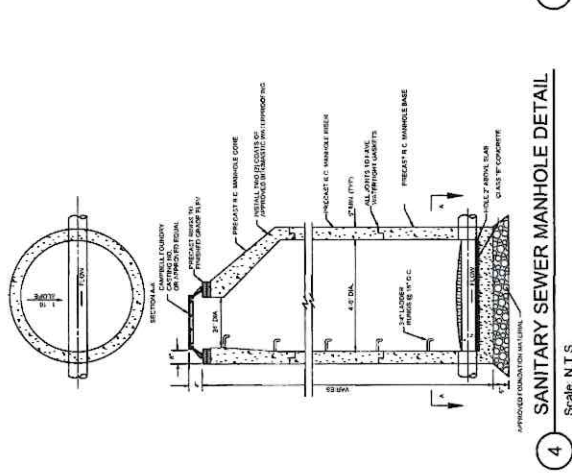
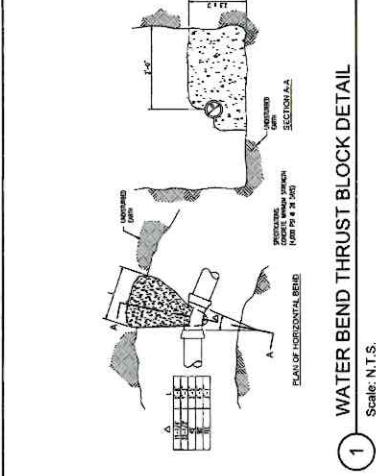
DATE: 11/25/2020
SCALE: AS SHOWN
DESIGNED BY: JRM
CHECKED BY: AAC

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400 W. BRIDLE TOWN ROAD, SUITE 100
PITTSBURGH, PA 15228
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY



ENCLOSURE AT MELROSE MELROSE DEVELOPMENT LLC 3 STATED RD CHELSEA TOWNSHIP MONTGOMERY COUNTY, PA		UTILITY DETAILS 1		KIMLEY-HORN KIMLEY-HORN AND ASSOCIATES, INC. 1500 MARKET STREET, SUITE 300 PHILADELPHIA, PA 19102 WWW.KIMLEY-HORN.COM		SHEET NUMBER C-450 OF 47	
DATE 09/20/2025	SCALE AS SHOWN	DESIGNED BY KAS	CHECKED BY AKC	DATE 11/25/2020	PROJECT 11/25/2020	DATE 09/20/2025	SCALE AS SHOWN
DATE 09/20/2025	SCALE AS SHOWN	DESIGNED BY KAS	CHECKED BY AKC	DATE 11/25/2020	PROJECT 11/25/2020	DATE 09/20/2025	SCALE AS SHOWN
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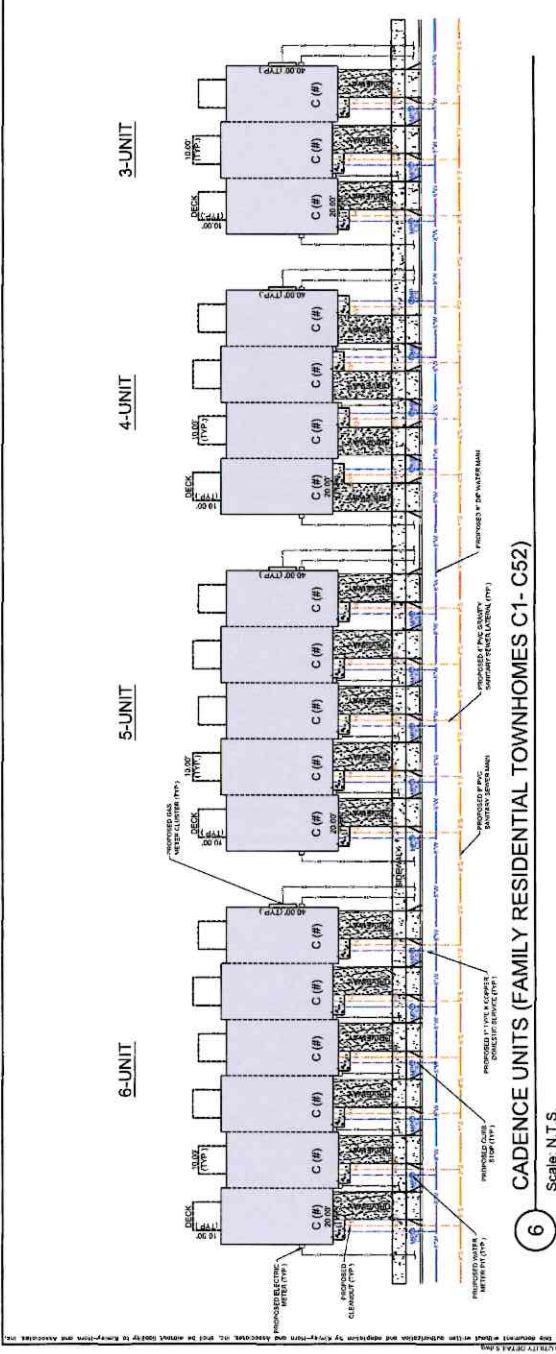
NO.	REVISIONS	DATE	BY

Kimley-Horn
 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 150 W. CHERRY STREET, SUITE 200
 PHILADELPHIA, PA 19106
 P: 215.561.1100
 WWW.KIMLEY-HORN.COM

PROJECT: 112577000
 DATE: 08/20/2025
 SCALE: AS SHOWN
 DESIGNED BY: JMB
 DRAWN BY: JMB
 CHECKED BY: AKC

UTILITY DETAILS 2

ENCLAVE AT MELROSE
 PREPARED FOR:
 MELROSE DEVELOPMENT, LLC
 5111 1ST ST
 CHELSEA, MA 01860
 SHELTERHAM TOWNSHIP
 MONTGOMERY COUNTY, PA

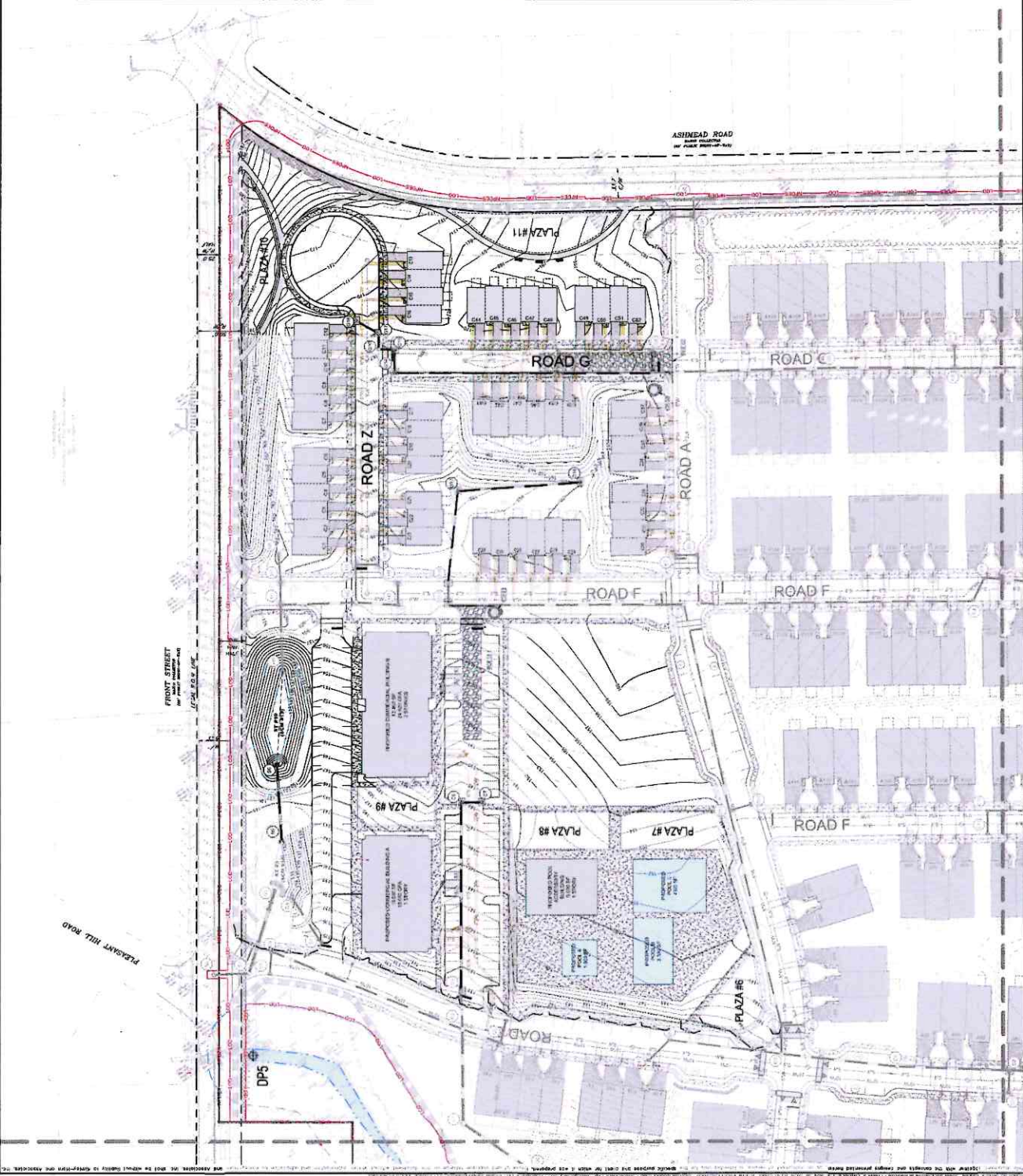
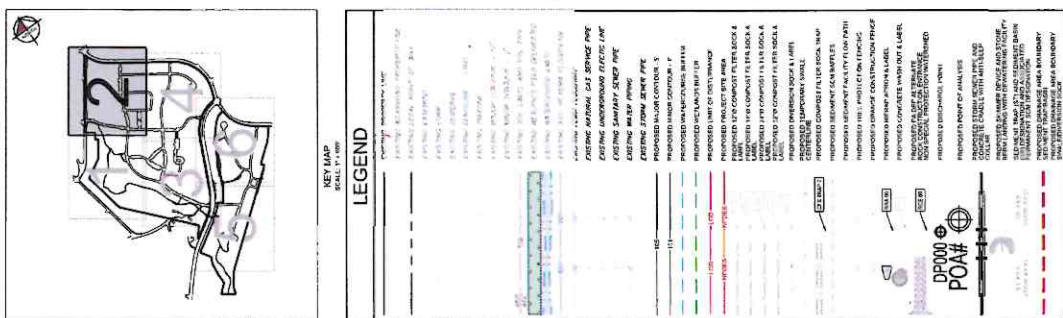


6 CADENCE UNITS (FAMILY RESIDENTIAL TOWNHOMES C1-C52)
 Scale: N.T.S.

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PHASE 3 EROSION &
SEDIMENT CONTROL
PLAN 2

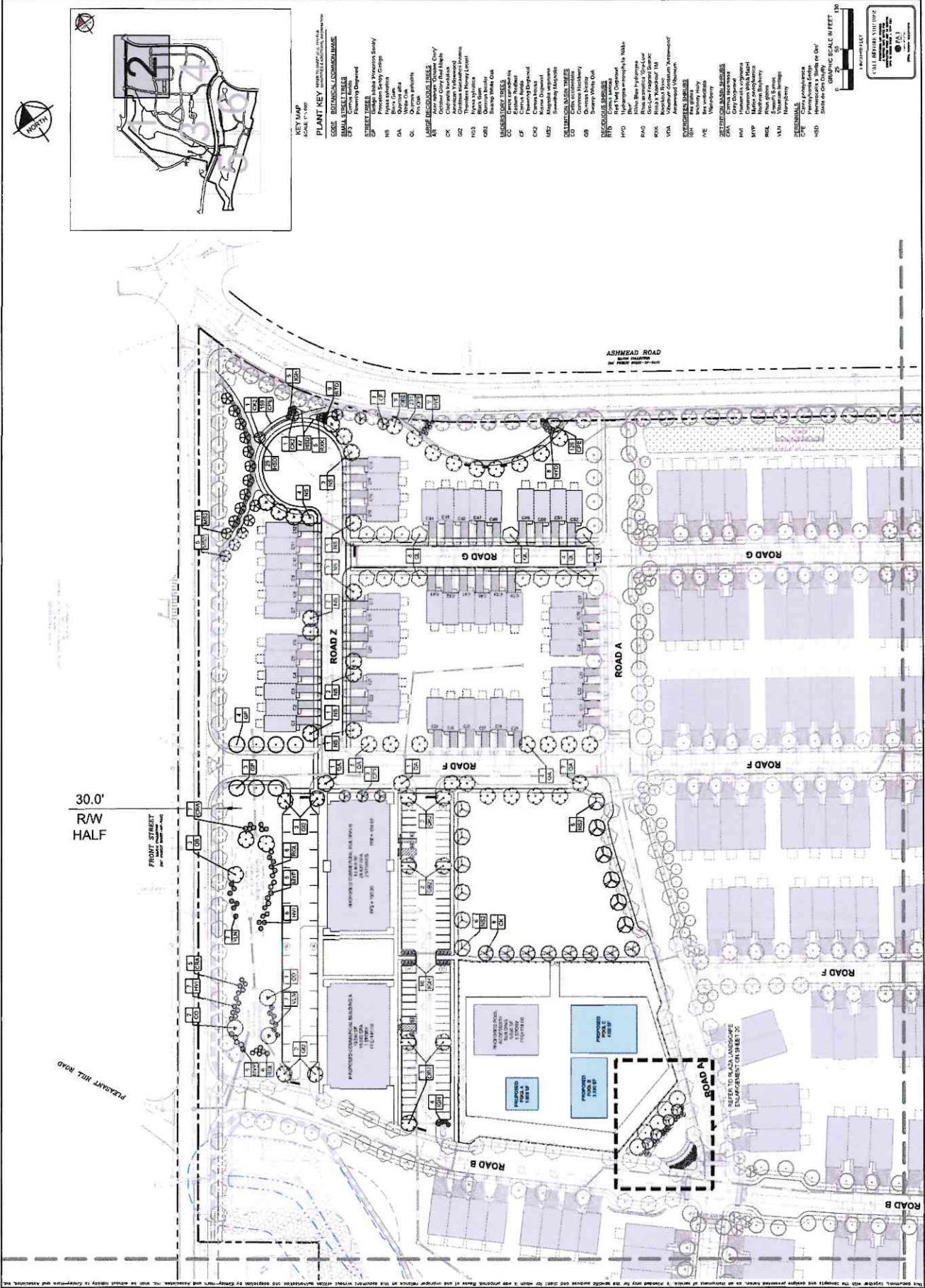
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© 2003 KIMLEY-HORN AND ASSOCIATES, INC.
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DENVER, CO 80202
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[illegible]

LANDSCAPE PLAN 2

QIA PROJECT	DATE	SCALE: AS SHOWN	DESIGNED BY: JLM	DRAWN BY: AP	CHECKED BY: WJM
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Kimley»Horn

[illegible]

Printed by Rakesh Kumar, Street Address: Bhubaneswar, Odisha, India. Phone: 0674 2331000, Email: info@lmdiscap.in, Website: lmdiscap.in

[illegible][illegible][illegible][illegible]

- b. Make its seedling per plastic or as approved by the Landscape Architect.
- c. Provide first and second year of your seed crops in mini low seed seeds and determine whether it provides seed not greater than 15% annual or personal use.
- d. Provide seed or overwintering means consistent with original ripening/seasonization.
- e. Provide various brands or other foreign collection methods as noted on other crops.
- f. Provide seed samples shall be taken on the current English for seed examinations and be blue bag for seed samples.
- g. Seed rate equals one (1) pound per 1000 SF or as per manufacturer's specification, or justification required.

greater than 120 calendar previous days from current date of submission for review

[illegible][illegible][illegible]

SEE TRIFF PLANTING DETAIL, THIS SHEET

ADJACENT FOOTWAY

SOIL BEDDING

0.0

C SOIL VOLUME DETAIL
Slopes 3H:1V 10'

25' 0"

10' 0"

10' 0"

3H:1V

10'

Legend

Shaded area
planting
Concrete

1. 2. 3. 4.

Notes

Escape Maintenance Guidelines

Consider the following guidelines for the general maintenance personnel help request that can be used to help determine the type of equipment and the type of maintenance personnel that should be called for the job. The guidelines are organized by the type of equipment and the type of maintenance personnel that should be called for the job.

Equipment The equipment should be identified by the equipment name, the equipment number, and the equipment location. The equipment should be identified by the equipment name, the equipment number, and the equipment location. The equipment should be identified by the equipment name, the equipment number, and the equipment location.

Maintenance Personnel The maintenance personnel should be identified by the personnel name, the personnel number, and the personnel location. The maintenance personnel should be identified by the personnel name, the personnel number, and the personnel location. The maintenance personnel should be identified by the personnel name, the personnel number, and the personnel location.

[illegible]

- **Fertilizer Application:**
 - Apply fertilizers based on soil test recommendations to avoid over-fertilization.
 - Use slow-release fertilizers to provide consistent nutrients over time.
- **Timing:**
 - Fertilize during the growing season to support plant growth, typically in late spring and early summer.

4. Disease Management

- Regularly inspect plants for signs of pests and diseases.
- Identify pest or disease issues early and take appropriate action to address them.

[illegible]

- Keep detailed records of maintenance activities, including painting, fertilization, pest control, and watering.
- Note any issues and actions taken to address them for future reference.

Kimley

LANDSCAPE NOTES AND DETAILS

SHEET NUMBER
L-150
19 OF 22

[illegible]

PLANT SCHEDULE

[illegible]

LANDSCAPE REQUIREMENTS COMPLIANCE TABLE - PHASE 3

SECTION	GENERAL STANDARD	REQUIRED	MINIMUM ZONING REQUIREMENT	PROPOSED	COMPLETES
20 f 300-004 20 f 300-023	STREET TREES	1 TREE PER 30 LF STREET TREES SHALL BE PLANTED ALONG ADJACENT SIDEWALKS OR DRIVE. PLANTING UNITS SHALL BE 15' X 15' X 10' (MINIMUM). 15' X 15' X 10' (MINIMUM) FOR 15' X 15' X 10' (MINIMUM) UNITS	ROADWAY - EAST TREES REQUIRED 300 LF ROADWAY - WEST TREES REQUIRED 300 LF ROADWAY - EAST TREES REQUIRED 150 LF ROADWAY - WEST TREES REQUIRED 150 LF TOTAL TREES REQUIRED 900	ROADWAY - EAST TREES REQUIRED 300 LF ROADWAY - WEST TREES REQUIRED 300 LF ROADWAY - EAST TREES REQUIRED 150 LF ROADWAY - WEST TREES REQUIRED 150 LF TOTAL TREES REQUIRED 900	YES
20 f 300-004 20 f 300-023	INTERIOR PARKING LOT LANDSCAPING	1 SHADE TREE PER 200 SF OF LANDSCAPING AREA SEE ATTACHED PLANNING LOT LANDSCAPE SHADY TREE SPECIFICATIONS FOR ADEQUATE TREE SPECIFICATIONS	TOTAL PARKING LOT AREA 142,114 TOTAL TREES REQUIRED 710	TOTAL PARKING LOT AREA 142,114 TOTAL TREES REQUIRED 710	YES
20 f 300-024	DEFLECTION / RETENTION RATIO TO ADJACENT	2 TREES PER 1' BASIN PER DEPTH 15' BASIN PER 1' DEFLECTION	TOTAL REQUIRED TREES 150 TOTAL REQUIRED PARKING LOT AREA 142,114	TOTAL TREES REQUIRED 150 TOTAL PARKING LOT AREA 142,114	YES
20 f 300-024	PLANTING SPECIES DIVERSITY	75% OF PLANTINGS MUST BE NATIVE PLANT QUALITIES OVER 15' MUST HAVE 4 SPECIES PER 1' (15' X 15' X 10' MINIMUM) FOR 15' X 15' X 10' MINIMUM NO SPECIFIC MAY ACCOUNT FOR OVER 20% OF THE PLANT TYPE	REFER TO THE 4 SPECIES DIVERSITY TABLE	REFER TO THE 4 SPECIES DIVERSITY TABLE	YES
20 f 300-048	PLANT MATERIAL SIZE AT INSTALL	CANOPY / SPREAD TREES - 2" MAX CANOPY / SPREAD EXTENDED TREES - 2" MAX CANOPY / SPREAD SMALL TREES - 2" MAX CANOPY / SPREAD	SEE PLANT SCHEDULE	SEE PLANT SCHEDULE	YES

Deflection / Retention Basin Planting - PHASE 3

Street Tree Calculations - Phase 2					50 ft sidewalk 50 ft x 2 ft = 1000 ft	
Development 1: Tree over 30 ft of sidewalk						
Easement	Easement Width	Easement Length	Tree Requirements		Trees Provided	Trees Required
			North Side	South Side		
Total	1000 ft	1000 ft	1000 ft	1000 ft	1000 ft	1000 ft
			1000 ft	1000 ft	1000 ft	1000 ft
Total	1000 ft	1000 ft	1000 ft	1000 ft	1000 ft	1000 ft
			1000 ft	1000 ft	1000 ft	1000 ft

[illegible]

SHRUB SPECIES DIVERSITY

[illegible]

Inferior Parking Lot Area Table - Phase 3

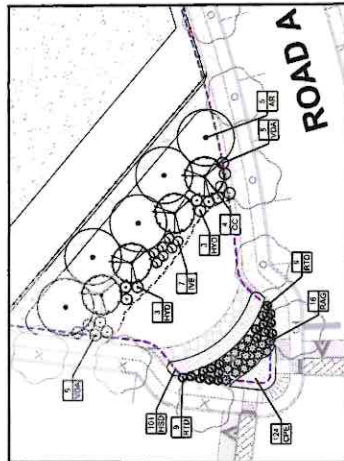
See Page 2/3	Parking Use	Parking Area	Landscaped Area	Landscaping Area Prescribed	Soil Volume Prescribed	Palms or Palms-Like Plants Prescribed	Palms or Palms-Like Plants Prescribed	Time Required
	1.01 A	10,750 SF	2,143.5 SF (20%)	2,143.5 SF	0 bays	2 bays	7 hours	
	1.07 B	10,000 SF	2,000 SF (20%)	2,000 SF	0 bays	2 bays	7 hours	
	1.07 C	10,000 SF	2,000 SF (20%)	2,000 SF	0 bays	2 bays	7 hours	
	Total	30,750 SF	6,143.5 SF	6,143.5 SF	0 bays	6 bays	21 hours	

See Page 2/3

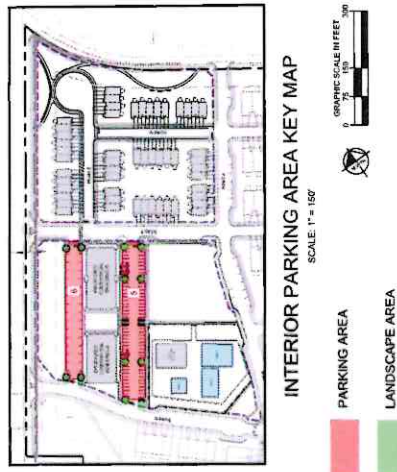
Vehicle Use Data Requirements

Vehicle Use Data (SF)	Soil Volume Prescribed	Palms or Palms-Like Plants Prescribed	Time Required
2,000 - 4,000	0%	0%	0 hours
4,000 - 6,000	5%	0%	0 hours
6,000 - 8,000	10%	0%	0 hours
8,000 - 10,000	15%	0%	0 hours
10,000 - 12,000	20%	0%	0 hours
12,000 - 14,000	25%	0%	0 hours
14,000 - 16,000	30%	0%	0 hours
16,000 - 18,000	35%	0%	0 hours
18,000 - 20,000	40%	0%	0 hours
20,000 - 22,000	45%	0%	0 hours
22,000 - 24,000	50%	0%	0 hours
24,000 - 26,000	55%	0%	0 hours
26,000 - 28,000	60%	0%	0 hours
28,000 - 30,000	65%	0%	0 hours
30,000 - 32,000	70%	0%	0 hours
32,000 - 34,000	75%	0%	0 hours
34,000 - 36,000	80%	0%	0 hours
36,000 - 38,000	85%	0%	0 hours
38,000 - 40,000	90%	0%	0 hours
40,000 - 42,000	95%	0%	0 hours
42,000 - 44,000	100%	0%	0 hours
44,000 - 46,000	100%	0%	0 hours
46,000 - 48,000	100%	0%	0 hours
48,000 - 50,000	100%	0%	0 hours
50,000 - 52,000	100%	0%	0 hours
52,000 - 54,000	100%	0%	0 hours
54,000 - 56,000	100%	0%	0 hours
56,000 - 58,000	100%	0%	0 hours
58,000 - 60,000	100%	0%	0 hours
60,000 - 62,000	100%	0%	0 hours
62,000 - 64,000	100%	0%	0 hours
64,000 - 66,000	100%	0%	0 hours
66,000 - 68,000	100%	0%	0 hours
68,000 - 70,000	100%	0%	0 hours
70,000 - 72,000	100%	0%	0 hours
72,000 - 74,000	100%	0%	0 hours
74,000 - 76,000	100%	0%	0 hours
76,000 - 78,000	100%	0%	0 hours
78,000 - 80,000	100%	0%	0 hours
80,000 - 82,000	100%	0%	0 hours
82,000 - 84,000	100%	0%	0 hours
84,000 - 86,000	100%	0%	0 hours
86,000 - 88,000	100%	0%	0 hours
88,000 - 90,000	100%	0%	0 hours
90,000 - 92,000	100%	0%	0 hours
92,000 - 94,000	100%	0%	0 hours
94,000 - 96,000	100%	0%	0 hours
96,000 - 98,000	100%	0%	0 hours
98,000 - 100,000	100%	0%	0 hours

PLAZA LANDSCAPE ENLARGEMENT



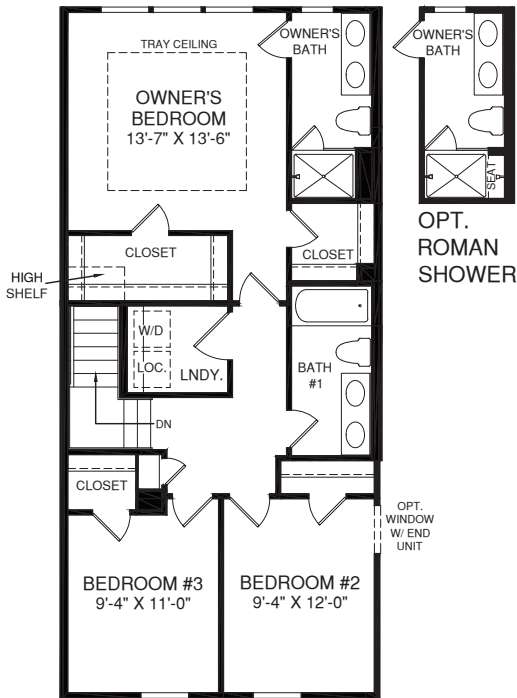
INTERIOR PARKING AREA KEY MAP



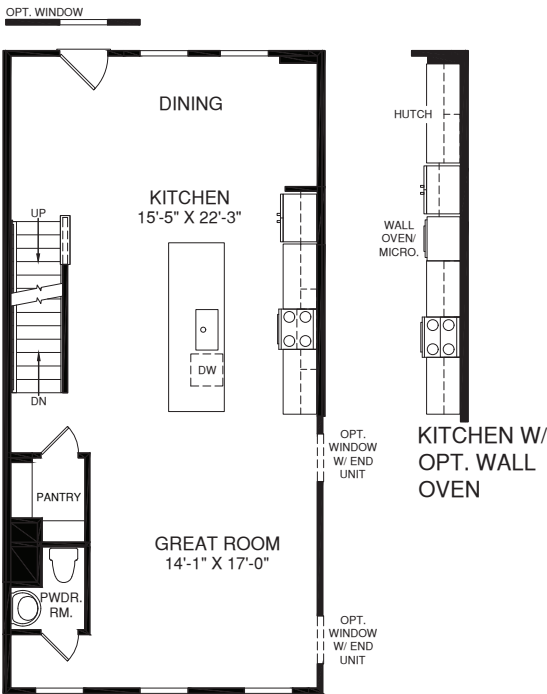
CADENCE



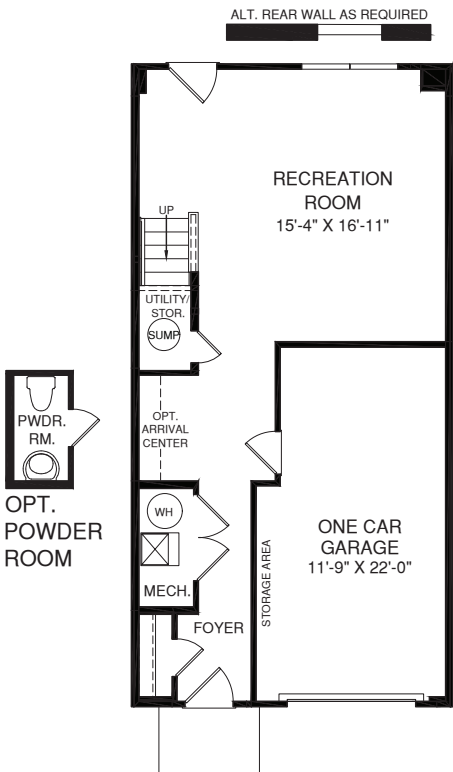
LOWER LEVEL ENTRY WITH FRONT GARAGE



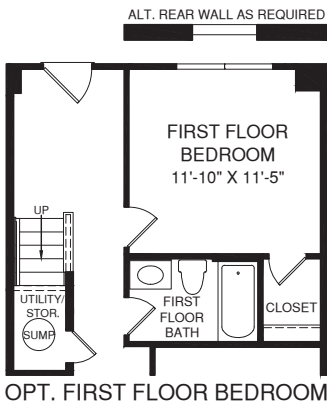
UPPER LEVEL



MAIN LEVEL



LOWER LEVEL



OPT. FIRST FLOOR BEDROOM



Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.

Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

RY0723XCANDv01TRAD



Review of Zoning Hearing Board Agenda For September 14, 2026

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 2727 Cheltenham Avenue, Wyncote, PA 19095 will be reviewed by the following Township Committees which will offer a recommendation to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, August 24, 2026, at 7:30 P.M. via Web-Conference. <https://cheltenhamtownship.org/agendalist.aspx?categoryid=889>
- b. Cheltenham Township Building & Zoning Committee on Wednesday, September 2, 2026, at 8:00 P.M. via Web-Conference. <https://cheltenhamtownship.org/agendalist.aspx?categoryid=896>

This application will be heard by the Zoning Hearing Board on Monday, September 14, 2026, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 26-3820: Application of Spotless Brands LLC, for the premises known as 2727 Cheltenham Avenue, Wyncote, PA 19095, from the Decision of the Zoning Officer for Zoning Relief to allow for a car wash use with vacuum stations on the property located within the C-2 Commercial Zoning District.

Zoning Variances:

1. Section 295-1201, a variance to permit a car wash in the C-2 Zoning District.
2. Section 295-405.A.(2), a variance to permit a nonresidential accessory structure, fences and walls, and a drive-through facility when the following are permitted: Section 295-405.A.(2), nonresidential Accessory Structure. Such use shall include a detached accessory building or structure for uses customarily incidental to those permitted in nonresidential zoning districts and legally established as a principal use of the premises and Section 295-1201, Nonresidential accessory structure, fences and walls, and drive-through facility are permitted as an accessory uses on lots where the principal use is permitted.
3. Section 295-1202.A.(5).(b), this is an existing nonconformity, as the existing guiderail is approximately 1.7 feet; existing retaining wall is 0 feet; and the existing chain-link fence is 2.8 feet. A variance to permit the proposed vacuum booms at approximately 2.4 feet; guiderail at approximately 1.7 feet; retaining wall at 0 feet; and chain-link fence at approximately 2.8 feet.

Parking Variances:

1. Section 295-2301.D.(2), a variance to permit minimum drive aisle with of 24 feet for ninety-degree parking (2 way) and a width of 14 feet for ninety-degree parking (1 way) when aisles shall not be less than 24 feet wide for ninety-degree parking is required.
2. Section 295-405.A.(12), a variance to permit stacking shares driveway with parking spaces when the stacking area shall not interfere with required parking spaces or vehicular aisles.

The above application, including site plans, is on file in the Township Administration Building, Planning and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027. Please contact the Planning and Zoning Department at (215) 887-1000 X216 if there are any questions with respect to the application.

Information on how to access the Web-Conference for each Meeting will be posted on the Township's website www.cheltenhamtownship.org under the Planning Commission and Building & Zoning Committee Agendas by the Friday before the scheduled Meeting Date.

**ZHB #26-3820
Zoning Officer**

Spotless Brands LLC
Variance List

Zoning Variances

1. **§295-1201, Permitted Uses:** A variance to permit a car wash in the C-2 Zoning District.
2. **§295-405.A(2) – Use A-2 Nonresidential Accessory Structure:** A variance to permit a nonresidential accessory structure, fences and walls, and a drive-through facility when the following are permitted:

§295-405.A(2) Categories of permitted uses.

Nonresidential Accessory Structure. Such use shall include a detached accessory building or structure for uses customarily incidental to those permitted in nonresidential zoning districts and legally established as a principal use of the premises.

§295-1201, Permitted uses.

Nonresidential accessory structure, fences and walls, and drive-through facility are permitted as an accessory uses on lots where the principal use is permitted.

3. **§295-1202.A.(5).(b) Requiring a minimum side yard of 10 feet.**

This is an existing nonconformity, as the existing guiderail is approximately 1.7 feet; existing retaining wall is 0 feet; and the existing chain-link fence is 2.8 feet.

A variance to permit the proposed vacuum booms at approximately 2.4 feet; guiderail at approximately 1.7 feet; retaining wall at 0 feet; and chain-link fence at approximately 2.8 feet.

Parking Variances

1. **§295-2301.D.(2) General parking regulations.**

A variance to permit minimum drive aisle width of 24 feet for ninety-degree parking (2 way) and a width of 14 feet for ninety-degree parking (1 way) when aisles shall not be less than 24 feet wide for ninety-degree parking is required.
2. **§295-405.A.(12) Categories of permitted uses.**

A variance to permit stacking shares driveway with parking spaces when The stacking area shall not interfere with required parking spaces or vehicular aisles.

LETTER OF SUPPORT FROM PROPERTY OWNER

Date: June 01, 2026

Cheltenham Township
8230 Old York Road
Elkins Park, PA 19027

Re: Letter of Support for Tenant's Zoning Hearing Board Application
Property Address: 2727 W. Cheltenham Avenue
Applicant: Spotless Brands LLC

Members of the Zoning Hearing Board:

I/We, ExchangeRight Net Leased Portfolio 58 DST (“Owner”), am/are the owner(s) of the above-referenced property and ExchangeRight NLP 58 Master Lessee, LLC (“Landlord”), am/are the operating Landlord of the above-referenced property. This letter is submitted in support of the zoning application filed by our tenant, _____.

The tenant has informed us of its proposal to Cheltenham Township for a variance approval for the proposed car wash, detail area and vacuum stations. We understand the nature of the relief being requested and have no objection to the application proceeding or to the approval of the requested relief.

As Owner and Landlord of the property, we respectfully request that the Zoning Hearing Board give favorable consideration to the tenant's application.

Thank you for your time and consideration.

Sincerely,

OWNER:

ExchangeRight Net Leased Portfolio 58 DST

By: 
Name: Warren Thomas
Title: Manager

LANDLORD:

ExchangeRight NLP 58 Master Lessee, LLC

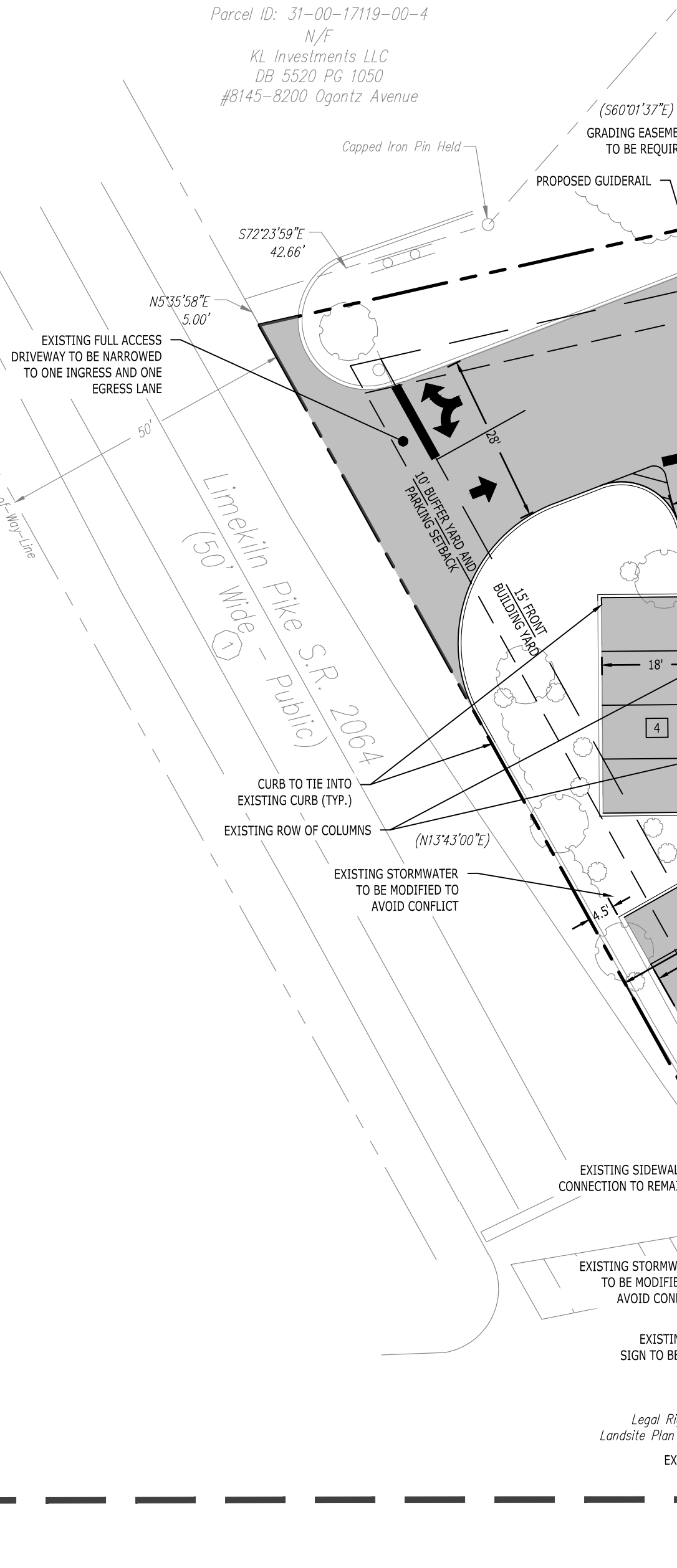
By: 
Name: Warren Thomas
Title: Manager

REQUIREMENTS FOR NONRESIDENTIAL ACCESSORY STRUCTURE USE

- \$295-405.A.(2) - SUCH USE SHALL INCLUDE A DETACHED ACCESSORY BUILDING OR STRUCTURE FOR USES CUSTOMARILY INCIDENTAL TO THOSE PERMITTED IN NONRESIDENTIAL ZONING DISTRICTS AND LEGALLY ESTABLISHED AS A PRINCIPAL USE OF THE PREMISES:
- FOR OTHER THAN STORAGE, A USE ACCESSORY TO A USE PERMITTED BY SPECIAL EXCEPTION OR VARIANCE SHALL ONLY BE ESTABLISHED BY SPECIAL EXCEPTION OR VARIANCE HEARING.
 - THE LOCATION OF THE ACCESSORY BUILDING SHALL NOT VIOLATE ANY DISTRICT ZONING PROVISION OR USE IN WHICH IT IS LOCATED, OR ANY ASPECT OF AN APPROVED LAND DEVELOPMENT PLAN, AN AREA ALREADY IMPROVED, BUT NOT REQUIRED FOR PARKING OR OTHER ZONING USE PURPOSES WILL NOT BE CONSIDERED IN CONFLICT WITH AN APPROVED DEVELOPMENT PLAN.
 - A TRAILER, FREEZER, OR SHIPPING CONTAINER, WHETHER OR NOT REMOVED FROM ITS WHEELS, SHALL NOT BE USED AS AN ACCESSORY BUILDING.
 - ACCESSORY BUILDINGS AND STRUCTURES ARE LIMITED IN SIZE TO 25% OF THE GROUND FLOOR AREA OF THE PRINCIPAL BUILDING WHICH IT SERVES.
 - AN ACCESSORY BUILDING OR STRUCTURE SHALL NOT BE LOCATED CLOSER THAN 15 FEET FROM ANY OTHER BUILDING OR PROPERTY LINE AND SHALL NOT BE LOCATED BETWEEN THE PRINCIPAL BUILDING AND THE STREET.
 - AN ACCESSORY BUILDING SHALL NOT BE USED TO ESTABLISH A NEW OR UNRELATED USE ON THE PREMISES.
 - TRASH ENCLOSURES IN NONRESIDENTIAL DISTRICTS SHALL BE SCREENED ACCORDING TO THE LANDSCAPE PROVISIONS OF THIS CHAPTER. NEW TRASH ENCLOSURES IN NONRESIDENTIAL DISTRICTS ARE NOT PERMITTED IN THE FRONT YARD RESTRICTED AREA, WHEN VISIBLE FROM THE PUBLIC STREET, THE STRUCTURE SHALL BE CONSTRUCTED OF BRICK OR STONE EXTERIOR, WITH WOODEN OR DECORATIVE ACCESS GATES.
 - VENDING MACHINES ARE NOT PERMITTED IN RIGHTS-OF-WAY AND ARE ONLY PERMITTED WITHIN ENCLOSED BUILDINGS OR UNDER ARCADES WHICH ARE SET BACK GREATER THAN 100 FEET FROM ANY PROPERTY LINE FACING A PUBLIC STREET OR RIGHT-OF-WAY.
 - EXCEPT FOR BANKS AND FINANCIAL INSTITUTIONS, MONEY ACCESS MACHINES ARE PERMITTED ONLY WITHIN ENCLOSED BUILDINGS OR UNDER ARCADES WHICH ARE SET BACK GREATER THAN 100 FEET FROM ANY PROPERTY LINE FACING A PUBLIC STREET OR RIGHT-OF-WAY.

REQUIREMENTS FOR FENCES AND WALLS USE

- \$295-405.A.(6) - ANY ARTIFICIALLY CONSTRUCTED BARRIER OR STRUCTURE OF ANY MATERIAL OR COMBINATION OF MATERIALS, ERECTED TO ENCLOSE OR SCREEN AREAS OF LAND LOCATED WITHIN THE YARD REQUIREMENT OF THE ZONING DISTRICT:
- THE MAXIMUM PERMITTED HEIGHT SHALL BE FOUR FEET IN THE YARD AREA BETWEEN A STREET AND THE PRINCIPAL BUILDING AND SIX FEET IN THE SIDE OR REAR YARD, WITH THE EXCEPTION OF RETAINING WALLS OR WALLS OF A BUILDING PERMITTED UNDER THE TERMS OF THIS CHAPTER.
 - CORNER PROPERTIES HAVE TWO FRONT YARDS; ONE FACING EACH STREET. THE FOUR-FOOT HEIGHT LIMITATION APPLIES TO BOTH FRONT YARDS.
 - A FENCE SHALL BE ERECTED NO MORE THAN FIVE FEET FROM THE PROPERTY LINE, PROVIDED THAT THE LINE IS CLEARLY ESTABLISHED AND THAT THE AREA BETWEEN THE FENCE AND THE PROPERTY LINES IS ACCESSIBLE AND REGULARLY MAINTAINED BY THE LANDOWNER. AN INSPECTOR MAY REQUIRE A FIELD SURVEY IN THE EVENT OF A PROPERTY LINE LOCATION DISPUTE.
 - A FENCE SHALL NOT BE ERECTED IN, OR INTERFERE WITH, THE SIGHT TRIANGLE FOR VEHICULAR TRAFFIC.
 - A FENCE SHALL NOT BE ERECTED WITHIN A FLOODPLAIN AREA, A SWALE, OR OTHER WATERCOURSE SYSTEM, OR IMPEDE THE FLOW OF STORMWATER FROM THE SITE OR THAT OF AN ADJOINING PROPERTY.
 - IN THE C-2 DISTRICT, A FENCE OR WALL SURROUNDING AN OUTDOOR COMMERCIAL USE SHALL BE PERMITTED WHEN SAID WALL OR FENCE DOES NOT EXCEED THE MAXIMUM HEIGHT LIMITATION FOR BUILDINGS AND DOES NOT ENCROACH ON ANY REQUIRED YARD SETBACK.
 - NO SOLID FENCE SHALL BE PERMITTED AND NO OPEN FENCE IN EXCESS OF FOUR FEET IN HEIGHT SHALL BE PERMITTED IN THE REQUIRED FRONT YARD.
 - ALL FENCES SHALL BE ERECTED WITH THE FINISHED SIDE FACING ADJACENT PROPERTIES AND RIGHT OF WAYS. THE FINISHED SIDE SHALL BE CONSIDERED THE SIDE WITHOUT THE STRUCTURAL MEMBERS EXPOSED.
 - FENCING IS NOT PERMITTED WITHIN THE STREET RIGHT-OF-WAY. BY WAY OF EXAMPLE ONLY, CURB AND SIDEWALK ARE TYPICALLY WITHIN THE STREET RIGHT-OF-WAY.



REQUIREMENTS FOR DRIVE-THROUGH FACILITY USE

- \$295-405.A.(12) - DRIVE-THROUGH FACILITY: ANY BUILDING, DESIGN, FACILITY, OR STRUCTURE, OR PORTION THEREOF, FROM WHICH A BUSINESS, PRODUCT OR SERVICE IS TRANSACTED, OR IS CAPABLE OF BEING TRANSACTED DIRECTLY WITH CUSTOMERS LOCATED IN A MOTOR VEHICLE DURING THE TRANSACTION:
- THERE SHALL BE SUFFICIENT STACKING SPACE FOR EIGHT VEHICLES, PER DRIVE-THROUGH FACILITY.
 - THE STACKING AREA SHALL NOT INTERFERE WITH REQUIRED PARKING SPACES OR VEHICULAR AISLES.
 - INGRESS TO THE DRIVE-IN-FACILITY SHALL OCCUR FROM AN AISLEWAY WITHIN THE INTERIOR CIRCULATION OF THE LOT, AND NOT DIRECTLY FROM A PRINCIPAL OR MINOR ARTERIAL HIGHWAY.
 - EGRESS FROM THE DRIVE-IN-FACILITY SHALL NOT OCCUR WITHIN 15 FEET FROM A PEDESTRIAN ENTRANCE OR EXITWAY TO THE BUILDING.
 - A CLEARLY MARKED CROSSWALK LOCATED FROM THE ENTRYWAY(S) TO THE PARKING LOT SITUATED PERPENDICULAR TO THE DRIVE-THROUGH STACKING LANE THAT, IN ADDITION TO PAINT, IS IN A PHYSICAL FORM SUFFICIENT TO ALERT DRIVERS OF POTENTIAL PEDESTRIAN/VEHICLE CONFLICTS.
 - A DRIVE-IN FACILITY SHALL NOT BE LOCATED WITHIN THE FRONT YARD AREA.

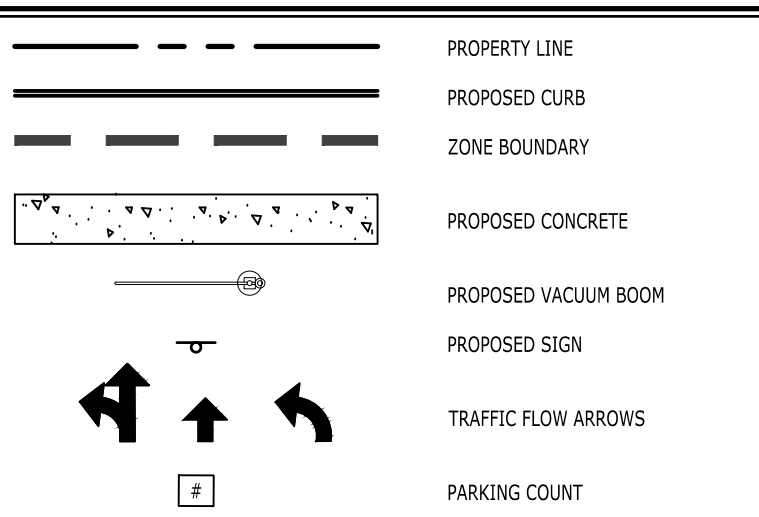
REQUIREMENTS FOR CAR WASH USE

- \$295-405.B.(6) - A BUILDING, STRUCTURE OR AREA OF LAND WITH MACHINE OR HAND-OPERATED FACILITIES USED PRINCIPALLY FOR THE CLEANING, DETAILING, POLISHING, WASHING OR WAXING OF MOTOR VEHICLES:
- ALL WASHING AND DRYING FACILITIES SHALL BE LOCATED ENTIRELY WITHIN AN ENCLOSED BUILDING OR ROOFED STRUCTURE, WITH THE EXCEPTION OF MANUAL TOWEL-DRYING OF CUSTOMERS' AUTOMOBILES BY CAR WASH EMPLOYEES.
 - AUTOMATIC CAR WASHES SHALL PROVIDE SUFFICIENT STACKING LANES TO ACCOMMODATE A MINIMUM OF 18 OFF-STREET VEHICLES. SELF-SERVICE CAR WASHES SHALL PROVIDE SUFFICIENT STACKING LANES TO ACCOMMODATE FOUR VEHICLES PER WASHING BAY.
 - NO LESS THAN ONE TRASH ACCEPTABLE PER WASHING LANE, IN ADDITION TO REQUIRED DUMPSTER, SHALL BE LOCATED NEAR THE WASHING OR VACUUMING AREA.
 - ON-SITE DRAINAGE SYSTEMS SHALL BE PROVIDED TO PREVENT WATER RUNOFF AND FREEZING ON STREETS AND ADJOINING PROPERTIES.
 - ALL WATER USED FOR CLEANING OF VEHICLES SHALL BE COLLECTED AND RECYCLED AND/OR TREATED ACCORDING TO INDUSTRY STANDARDS OF THE INTERNATIONAL CAR WASH ASSOCIATION.

GENERAL NOTES

- THE SITE LAYOUT SHOWN IS FOR PERMITTING PURPOSES ONLY AND IS SUBJECT TO CHANGE PENDING FINAL SITE ENGINEERING. PLAN SHALL NOT BE USED FOR CONSTRUCTION.
- EXISTING CONDITIONS BASED ON PLAN TITLED "ULTIMATE LAND TITLE SURVEY", DATED 11/20/2025 AND PREPARED BY BL COMPANIES.
- DUMPSTER PICKUP TO BE COORDINATED OFF PEAK HOURS TO AVOID IMPEDIMENT TO VEHICULAR CIRCULATION.
- RAY STATIONS WILL BE STAFFED DURING CAR WASH OPERATING HOURS.
- EXISTING SIDEWALKS ALONG STREET FRONTAGES WILL CONTINUE TO BE MAINTAINED.
- WAIVER TO BE REQUESTED FOR SIDEWALK AND VERGE ALONG ALL BOTH SIDES OF STREET.

SITE PLAN LEGEND



Parcel ID: 31-00-21368-00-3
N/F
Bruce A. Goodman
DB 4781 PG 2315
#8140 Ogontz Avenue

Parcel ID: 31-00-21368-01-2
N/F
Bruce A. Goodman
DB 5504 PG 2188
Ogontz Avenue

Parcel ID: 31-00-05716-00-4
N/F
Exchange Right Not Granted
DB 6298 PG 601
#2727 Cheltenham Avenue

EXISTING BUILDING AREA = 14,443 SF
PROPOSED BUILDING/EXISTING
BUILDING AREA TO REMAIN = 14,113 SF

W Cheltenham Ave S. R. 2035
(61.61' Wide - Public)

ZONING INFORMATION

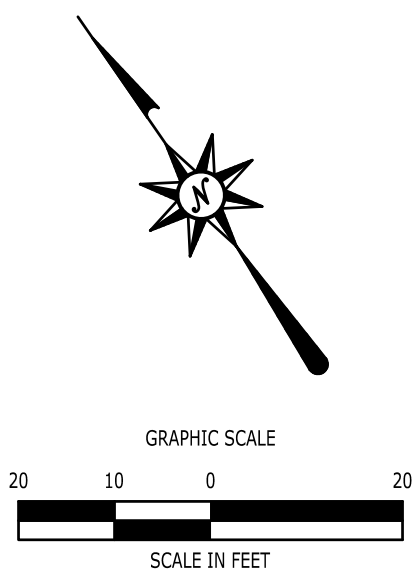
LOCATION: CHELTENHAM TOWNSHIP, MONTGOMERY COUNTY, PA					
ZONE: C-2 (COMMERCIAL DISTRICT)			RELIEF REQUESTED		
USE: CAR WASH (PROHIBITED USE) ¹			YES		
ACCESSORY USE: NONRESIDENTIAL ACCESSORY STRUCTURE ² (PROHIBITED USE ³), FENCES AND WALLS (PROHIBITED USE ³), DRIVE-THROUGH FACILITY (PROHIBITED USE ³)			YES		
ITEM	CODE SECTION	REQUIREMENTS	EXISTING	PROPOSED	RELIEF REQUESTED
MINIMUM LOT AREA	\$295-1202.A.(1)	2,500 S.F.	1.36 ACRES (59,239 S.F.)	1.36 ACRES (59,239 S.F.)	NO
MINIMUM LOT WIDTH	\$295-1202.A.(1)	25 FEET	143.2 FEET	143.2 FEET	NO
MINIMUM FRONT YARD	\$295-1202.A.(5),(a)	15 FEET	BUILDING: 69.8 FEET ACCESSORY: 7.9 FEET (RETAINING WALL) 9.0 FEET (METAL RAILING) 13.8 FEET (BUSINESS SIGN)	BUILDING: 69.8 FEET ACCESSORY: 7.9 FEET (RETAINING WALL) 9.0 FEET (METAL RAILING) 13.8 FEET (BUSINESS SIGN)	YES ⁴
MINIMUM SIDE YARD	\$295-1202.A.(5),(b)	10 FEET	BUILDING: 15.7 FEET ACCESSORY: 1.7 FEET (GUIDERAIL) 0 FEET (RETAINING WALL) 2.8 FEET (CHAINLINK FENCE)	BUILDING: 25.4 FEET ACCESSORY: 2.4 FEET (VACUUM ROOM) 1.7 FEET (GUIDERAIL) ⁵ 0 FEET (RETAINING WALL) ⁴ 2.8 FEET (CHAINLINK FENCE) ⁴	YES
MINIMUM REAR YARD	\$295-1202.A.(5),(c)	25 FEET	N/A ⁵	N/A ⁵	NO
MAXIMUM BUILDING HEIGHT	\$295-1202.A.(6)	50 FEET	27.0 FEET	27.0 FEET	NO
MAXIMUM BUILDING COVERAGE	\$295-1202.A.(2)	60 PERCENT	24.4 PERCENT	23.8 PERCENT	NO
MAXIMUM IMPERVIOUS COVERAGE	\$295-1202.A.(3)	75 PERCENT	88.2 PERCENT	79.2 PERCENT	YES ⁴
MINIMUM GREEN AREA	\$295-1202.A.(4)	25 PERCENT	11.8 PERCENT	20.8 PERCENT	YES ⁴
PROJECTION INTO A FRONT YARD	\$295-2601.A	NO BUILDING AND NO PART OF A BUILDING, SWIMMING POOL, CARPORT OR OTHER STRUCTURE ² SHALL BE ERECTED WITHIN OR SHALL PROJECT INTO THE REQUIRED YARD	RETAINING WALL: 7.1 FOOT PROJECTION (7.9 FOOT YARD REMAINING) METAL RAILING: 6.0 FOOT PROJECTION (9.0 FOOT YARD REMAINING) BUSINESS SIGN: 1.2 FOOT PROJECTION (13.8 FOOT YARD REMAINING)	RETAINING WALL: 7.1 FOOT PROJECTION (7.9 FOOT YARD REMAINING) METAL RAILING: 6.0 FOOT PROJECTION (9.0 FOOT YARD REMAINING) BUSINESS SIGN: 1.2 FOOT PROJECTION (13.8 FOOT YARD REMAINING)	YES ⁴
PROJECTION INTO A SIDE YARD	\$295-2601.B	NO BUILDING AND NO PART OF A BUILDING, SWIMMING POOL, CARPORT OR OTHER STRUCTURE ² SHALL BE ERECTED WITHIN OR SHALL PROJECT INTO THE REQUIRED YARD	GUIDERAIL: 8.3 FOOT PROJECTION (1.7 FOOT YARD REMAINING) RETAINING WALL: 10 FOOT PROJECTION (0 FOOT YARD REMAINING) CHAINLINK FENCE: 7.2 FOOT PROJECTION (2.8 FOOT YARD REMAINING)	GUIDERAIL: 8.3 FOOT PROJECTION (1.7 FOOT YARD REMAINING) RETAINING WALL: 10 FOOT PROJECTION (0 FOOT YARD REMAINING) CHAINLINK FENCE: 7.2 FOOT PROJECTION (2.8 FOOT YARD REMAINING)	YES ⁴

- A USE VARIANCE IS REQUIRED FOR A CAR WASH IN THE C-2 ZONING DISTRICT.
- PER 295-405.A.(2), NONRESIDENTIAL ACCESSORY STRUCTURE SHALL INCLUDE A DETACHED ACCESSORY BUILDING OR STRUCTURE FOR USES CUSTOMARILY INCIDENTAL TO THOSE PERMITTED IN NONRESIDENTIAL ZONING DISTRICTS AND LEGALLY ESTABLISHED AS A PRINCIPAL USE OF THE PREMISES. § 295-301 OF THE CHELTENHAM TOWNSHIP ZONING CODE DEFINES A STRUCTURE AS ANY FORM OR ARRANGEMENT OF BUILDING MATERIALS WHICH REQUIRES A FIXED LOCATION ON THE GROUND, OR ATTACHMENT TO SOMETHING HAVING PERMANENT LOCATION ON THE GROUND, INCLUDING, BUT NOT LIMITED TO, SUPPORTING WALLS, SIGNS, COVERED SCREENED ENCLOSURES AND ANY OTHER COVERED AREA (EXCLUDING GRADE-LEVEL DRIVEWAYS, SIDEWALKS, CURBING, AND PATIOS). PER THIS DEFINITION, IT IS ASSUMED THAT RAY STATIONS, VACUUMS, CONCRETE PADS, GUIDE RAILS, FENCES, AND RETAINING WALLS ARE CONSIDERED STRUCTURES.
- PER 295-1201, NONRESIDENTIAL ACCESSORY STRUCTURE, FENCES AND WALLS, AND DRIVE-THROUGH FACILITY ARE PERMITTED AS AN ACCESSORY USES ON LOTS WHERE THE PRINCIPAL USE IS PERMITTED.
- EXISTING NON-CONFORMITY. THE AMOUNT OF THE NON-CONFORMITY WILL BE MAINTAINED OR REDUCED.
- PER § 295-301 OF THE CHELTENHAM TOWNSHIP ZONING CODE, THERE SHALL BE NO REAR YARD IN THE CASE OF A CORNER LOT.

PARKING INFORMATION

ITEM	CODE SECTION	REQUIREMENTS	EXISTING	PROPOSED	RELIEF REQUESTED
MINIMUM PARKING REQUIRED	\$295-2301.E	CAR WASH: 5 SPACES PER LANE = (1 LANE) = 5 SPACES ²	61 SPACES	17 SPACES	NO
MAXIMUM PARKING PERMITTED	\$295-2301.D.(6)	NO MORE THAN 120 PERCENT OF THE REQUIRED MINIMUM PARKING IS PERMITTED (5 SPACES) = 6 SPACES	61 SPACES	17 SPACES	YES ²
MINIMUM ADA PARKING SPACES REQUIRED		(1 TO 25 PARKING SPACES): 1 ADA SPACE	3 ADA SPACES	1 ADA SPACE (INCLUDING 1 VAN SPACE)	NO
MINIMUM PARKING SETBACK	\$295-1202.A.(7) \$295-2301.C.(b)	10 FEET 10 FEET (FROM ULTIMATE ROW)	0 FEET 4.5 FEET	0.4 FEET 4.5 FEET	YES ² YES ²
MINIMUM PARKING DIMENSIONS	\$295-2301.D.(2),(a)	90'- 9 FEET X 18 FEET	90'- 9 FEET X 18 FEET	90'- 9 FEET X 18 FEET	NO
MAXIMUM DRIVEWAY WIDTH WHEN CROSSING A SIDEWALK	\$295-2301.D.(3)	24 FEET	40 FEET	40 FEET	YES ²
MINIMUM DRIVE AISLE WIDTH	\$295-2301.D.(2),(a)	24 FEET - 2-WAY (90° PARKING) 24 FEET - 1-WAY (90° PARKING)	24 FEET - 2-WAY 15.7 FEET - 1-WAY	24 FEET - 2-WAY 14 FEET - 1-WAY	YES
MINIMUM STACKING REQUIREMENT	\$295-405.B.(6),(b)	18 OFF-STREET VEHICLES	APPROX. 8 OFF-STREET VEHICLES	20 OFF-STREET VEHICLES	NO
LOADING REQUIREMENT	\$295-2301.H	0 LOADING SPACES (12 FEET X 40 FEET) ¹	1 LOADING SPACE	0 LOADING SPACE	NO ²
MINIMUM INTERIOR LANDSCAPE REQUIREMENT	\$260-50.C.(1) \$260-50.D	(15,000 TO 49,999 SF) 8 PERCENT OF VEHICULAR USE AREA (VUA) ¹ (28,403 SF VUA) = 2,273 SF	1.00 PERCENT OF EXISTING VEHICULAR USE AREA (304 SF) ¹	7.0 PERCENT OF VEHICULAR USE AREA (2,000 SF) ²	YES ²
MINIMUM DRIVEWAY BUFFER FOR VEHICULAR USE AREAS	\$260-50.E	15 FEET (SIDE OR REAR YARD) 10 FEET (ABUTTING A PUBLIC OR PRIVATE STREET OR SIDEWALK ROW)	0 FEET 4.5 FEET	0 FEET ² 4.5 FEET ²	YES ² YES ²
SCREENING FOR PARKING LOTS	\$295-2301.C	PARKING LOTS ON A STREET SHALL BE CONTINUOUSLY SCREENED BY A THREE-FOOT HIGH WALL/FENCE OR PLANTINGS	NOT CONTINUOUSLY SCREENED	NOT CONTINUOUSLY SCREENED	YES ^{2,4}
LOCATION OF SURFACE PARKING	\$295-2301.C.(5),(a) \$295-2301.C.(5),(c) \$295-2301.C.(5),(d)	SURFACE PARKING SHALL BE LOCATED TO THE REAR OR SIDE (AND SHALL NOT BE LOCATED BETWEEN A BUILDING AND A STREET) SURFACE PARKING SHALL NOT BE PERMITTED ON CORNER LOTS THAT ARE LOCATED ON MAJOR COLLECTOR OR HIGHER CLASSIFICATION HIGHWAYS ⁷ OFF-STREET SURFACE PARKING SHALL NOT EXTEND MORE THAN 70 FEET IN WIDTH ALONG ANY PEDESTRIAN STREET FRONTAGE	PARKING LOCATED IN FRONT YARD BETWEEN BUILDING AND A STREET PARKING LOCATED ON CORNER LOT LOCATED ON PRINCIPAL ARTERIAL HIGHWAY	PARKING LOCATED IN FRONT YARD BETWEEN BUILDING AND A STREET PARKING LOCATED ON CORNER LOT LOCATED ON PRINCIPAL ARTERIAL HIGHWAY	YES ² YES ² YES ²
DRIVE-THROUGH FACILITY STACKING	\$295-405.A.(12)	STACKING AREA SHALL NOT INTERFERE WITH REQUIRED PARKING SPACES OR VEHICULAR AISLES	STACKING AREA DOES NOT INTERFERE	STACKING SHARES DRIVEWAY WITH PARKING SPACES	YES

- REQUIRED PARKING SPACES TO BE CALCULATED USING WET TUNNEL ONLY DUE TO WET TUNNEL BEING THE PRIMARY TUNNEL. DRY TUNNEL USAGE WILL BE OPTIONAL.
- EXISTING NON-CONFORMITY. THE AMOUNT OF THE NON-CONFORMITY WILL BE MAINTAINED OR REDUCED.
- PER § 295-2301.H OF THE CHELTENHAM TOWNSHIP ZONING CODE, ONE LOADING DOCK IS REQUIRED FOR BUILDINGS OVER 100,000 SF. PROPOSED BUILDING IS 14,113 SF.
- VEHICULAR USE AREAS (VUAS) - ANY AREAS OF A LOT NOT LOCATED WITHIN ANY ENCLOSED OR PARTIALLY ENCLOSED STRUCTURE WHICH ARE USED BY OR INTENDED FOR MOTOR VEHICLES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: ACCESSORY OR NONACCESSORY PARKING SPACES FOR THE STORAGE OF AUTOMOBILES, TRUCKS OR OTHER MOTOR VEHICLES; PARKING DRIVE AISLES; LOADING ZONES AND SERVICE AREAS; EMERGENCY OR FIRE ZONES OR LANES; ACCESS DRIVES AND DRIVEWAYS; AND PAVED AREAS PAINTED OR STRIPED IN SUCH A MANNER AS TO INDICATE THAT THEY ARE NOT INTENDED FOR PARKING OR STANDING BUT ARE OTHERWISE AT GRADE WITH OTHER AREAS DESIGNED FOR OR USED BY MOTOR VEHICLES.
- EXISTING VEHICULAR USE AREA IS APPROXIMATELY 30,354 SF.
- EXISTING NON-CONFORMITY. EXISTING PARKING SPACES ALONG CHELTENHAM AVE. AND LIMELKIN PK. TO BE REUSED. EXISTING SCREENING PLANTINGS TO REMAIN.
- LIMELKIN PIKE IS A LOCAL ROAD. CHELTENHAM AVENUE IS A PRINCIPAL ARTERIAL HIGHWAY. PRINCIPAL ARTERIAL HIGHWAY IS CONSIDERED A HIGHER CLASSIFICATION THAN A MAJOR COLLECTOR.



NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 101 Windsor Avenue, Elkins Park, PA 19027 will be reviewed by the following Township Committee which will offer a recommendation to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, August 24, 2026, at 7:30 P.M. via Web-Conference.
<https://cheltenhamtownship.org/agendalist.aspx?categoryid=889>

This application will be heard by the Zoning Hearing Board on Monday, September 14, 2026, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 26-3821: Application of Ava Kriegler, for the premises known as 101 Windsor Avenue, Elkins Park, PA 19027, from the Decision of the Zoning Officer for a variance from Section 294-405.A. to allow for the installation of a 6' high solid fence in the front yard of the corner lot on the property that is located within the R-2 Residential Zoning District.

The above application, including site plans, is on file in the Township Administration Building, Planning and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027. Please contact the Planning and Zoning Department at (215) 887-1000 X216 if there are any questions with respect to the application.

Information on how to access the Web-Conference for each Meeting will be posted on the Township's website www.cheltenhamtownship.org under the Planning Commission and Building & Zoning Committee Agendas by the Friday before the scheduled Meeting Date.

**ZHB #26-3821
Zoning Officer**



Board of Commissioners
Matthew Areman, *President*
Irv Brockington, *Vice President*
Dwight Pedro Lewis
Jeff Chirico
Emily Stine
Daniel B. Norris
Emily Cheramie Walz

July 29, 2026

Sandy Bachmann
Everlasting Fence
17 Limekiln Pike
Glenside, PA 19038

Re: 101 Windsor Avenue - Tax Id # 310029344001

Dear Ms. Bachmann:

A fence permit application was reviewed for the proposed installation of a 6' high shadowbox fence and double drive gate along the Lafayette Avenue frontage, and also along the sides of the property and installation of both a 4' and 3' high spaced picket fence on the referenced property located at 101 Windsor Avenue in the R-2 Residential Zoning District.

Attached please find the following information from the Cheltenham Township Code for your review:

1. Section 295-405.A., Use A-6: Fences and Walls.

It appears from the review of the submitted fence permit application that the proposed installation of the 6' high shadowbox fence with the double drive gate along the Lafayette Avenue frontage is not permitted. The fence application is being denied.

You can appeal this denial of the fence permit application to the Township's Zoning Hearing Board (ZHB) or change the proposed fence to be in compliance with the Township's Code for a fence in the front yard that can be no higher than 4' and 50% open. The link for the ZHB application is provided below.

<https://cheltenhamtownship.portal.opengov.com/categories/1094/record-types/6657>

If you have any questions or need additional information, please feel free to contact the Planning & Zoning Department at (215) 887-1000 ext 213.

Sincerely,

Robert J Habgood
Assistant to the Planning & Zoning Director

cc: Scott Lynch, Fire Marshal*
Celeste Tompkins, Permit Clerk*

*Sent via email



- [1] Standard, nonsatellite, home reception antennas are exempt from the provisions of this section. Transmitting antennas requiring FCC approval are included in this section.
 - [2] Such antennas shall not be located within the front yard area, and are required to comply with regulations of the Township Building Code.
 - [3] In residential zoning districts, such antennas are required to comply with the height restrictions of the district in which they are located, whether roof- or ground-mounted.
 - [4] In nonresidential zoning districts, ground-mounted, commercially utilized antennas, and antennas (to include, but not be limited to, two-way radio from a base to land-mobile antenna, such as radio-dispatched taxis, and antennas and used for restaurants, offices, industries or other businesses) exceeding 35 feet in height shall be erected at a distance from the property line equal to its height. If such a structure is located on a lot abutting a residential district, it shall be located at 200 feet from the residential zone. This shall not restrict the use of antennas for emergency, military, or public safety dispatch communication.
 - [5] Not included under this regulation are wireless telecommunications facilities, which are regulated under Article XXXII, Wireless Supports and Communication Facilities.
- (b) Satellite dish antenna. A device incorporating a reflective surface that is solid, open mesh, or bar configured, and is in the shape of shallow dish, cone, or parabolic figure which is larger than 24 inches in diameter. Such device is used to receive radio, television or electromagnetic radiation between terrestrially and/or orbital bases:
- [1] A satellite antenna shall not be located within a front yard, unless a certification from the installer is submitted to the Zoning Officer, certifying that the antenna cannot be feasibly located in any other area on the premises in question.
 - [2] Roof mounting is not recommended. If roof mounted, the antenna shall be located on a portion of the roof sloping away from the front yard of the lot, and no portion shall project above the ridge line.
 - [3] Satellite antennas mounted on nonresidential buildings shall be architecturally screened if visible from the public street. Ground-mounted antennas installed on nonresidential properties shall be visually screened from the public street and adjoining residential properties.
 - [4] An edge of any satellite antenna shall not be erected within four feet of any property line.
- (6) Use A-6: Fences and Walls. Any artificially constructed barrier or structure of any material or combination of materials, erected to enclose or screen areas of land located within the yard requirement of the zoning district:
- (a) The maximum permitted height shall be four feet in the yard area between a street and the principal building and six feet in the side or rear yard, with the exception of retaining walls or walls of a building permitted under the terms of this chapter.
 - (b) Corner properties have two front yards; one facing each street. The four-foot height limitation applies to both front yards.
 - (c) A fence shall be erected no more than five feet from the property line, provided that the line is clearly established and that the area between the fence and the property lines is accessible and regularly maintained by the landowner. An inspector may require a field survey in the event of a property line location dispute.

- (d) A fence shall not be erected in, or interfere with, the sight triangle for vehicular traffic.
 - (e) A fence shall not be erected within a floodplain area, a swale, or other watercourse system, or impede the flow of stormwater from the site or that of an adjoining property.
 - (f) In the C2 District, a fence or wall surrounding an outdoor commercial use shall be permitted when said wall or fence does not exceed the maximum height limitation for buildings and does not encroach on any required yard setback.
 - (g) No solid fence shall be permitted and no open fence in excess of four feet in height shall be permitted in the required front yard.
 - (h) All fences shall be erected with the finished side facing adjacent properties and right of ways. The finished side shall be considered the side without the structural members exposed.
 - (i) Fencing is not permitted within the street right-of-way. By way of example only, curb and sidewalk are typically within the street right-of-way.
- (7) Use A-7: Home Occupation. An activity, occupation, or use that is professional and office-oriented in nature; and clearly customary, incidental, and accessory to the use of the premises as a single-family detached, twin, duplex, or single-family attached (townhouse) residential dwelling unit and which does not affect the residential character of the neighborhood.
- (a) No more than one home occupation shall be permitted per residence.
 - (b) The home occupation shall be conducted wholly indoors within a dwelling unit or structure accessory thereto.
 - (c) There shall be no use of show windows, signs, displays, or advertising visible on the premises, including marking on vehicles parked by occupants of the premises, except as may be provided for in the sign regulations.
 - (d) There shall be no exterior storage of materials or parking of commercial vehicles associated with the home occupation.
 - (e) No external alterations or additions to the structure shall be permitted in order to accommodate the home occupation, unless they are done to a single-family detached dwelling, and are done consistent with Use G-6: Single-Family Detached Dwelling Unit. To ensure compliance with the intent of this section, no building permit for an addition to the structure shall be issued within two years after the use commences. The date of the use permit shall govern in this matter.
 - (f) Home occupations shall not include any retail or wholesale activity, instructional classes, day care, trade business, boarding and other similar activities. The practice of babysitting on an occasional basis shall not be restricted under this use.
 - (g) Servicing by commercial vehicles for supplies and materials, other than parcel dropoff, shall not be permitted.
 - (h) The business shall be conducted solely by the occupants. No more than one employee from off-site is permitted to work on the premises.
 - (i) The floor area devoted to such use shall not exceed 25% of the ground floor area of the principal building, or a maximum of 400 square feet, whichever is less.
 - (j) Visitation by clients shall be by appointment only, and regulated in such a fashion so that parking on-lot is available for their use. Where a home occupation necessitates creation of expanded parking area, the parking area shall be screened consistent with

NARRATIVE OF APPEAL

ZONING HEARING BOARD APPLICATION

Special Exception / Variance Fence for 101 Windsor Avenue 19027 1

Submitted: July 2026

Work date: September 4th, 2026

In response to our permit denial request, sent to Everlasting Fence Company by Robert Habgood, we are requesting a special exception variance to allow our planned erection of a fence on our property. The fence we intend to install will be beautiful and made from high-quality red cedar wood.

We believe we should be able to erect this fence for the following reasons:

1. By doing so we are complying to the township's ordinances of bamboo management. We have to remove a series of hedges/privets to do bamboo overgrowth remediation. *"The planting or growing of bamboo shall be prohibited within the Township and no persons, property owners, tenants, or other individuals, entities or corporations having control of property within the Township shall plant, cultivate, or cause to grow any bamboo on any lot or parcel of ground within the Township. Any person who thereafter plants or grows, or causes or allows to be planted or grown bamboo within the Township shall be deemed to be in violation of this chapter and shall be subject to such penalties as are set forth herein."* Our attempt to comply with the rules means we have to tear down our privet hedge and we believe we shouldn't be penalized for attempting to comply, by losing the privacy that is so important to our young family.
2. By removing the privets, our property will be bare to passerbys and vehicles. We have two young children and wish to have A.) maintain the privacy we moved into the home with and B.) to create a safe environment for our children and free of hazard.

NARRATIVE OF APPEAL

ZONING HEARING BOARD APPLICATION

Special Exception / Variance Fence for 101 Windsor Avenue 19027 2

3. We are sure that this project will not obstruct any sightline or view of vehicular traffic. The fence will be erected on less than 50% of the side-yardage. There will be no fence erected within 94 feet of the corner of the intersection of Lafayette Avenue and Windsor Avenue.

4. The work we are doing is like-for-like. There is currently an over six foot tall privet that we'd be replacing with an attractive fence. There is
Add Headings (Format > Paragraph styles) and they will appear in your table of contents.

5.

Add Headings (Format > Paragraph styles) and they will appear in your table of contents.

6. currently already a six-foot-tall privacy fence which has been standing since before our acquisition of the home 4+ years ago.

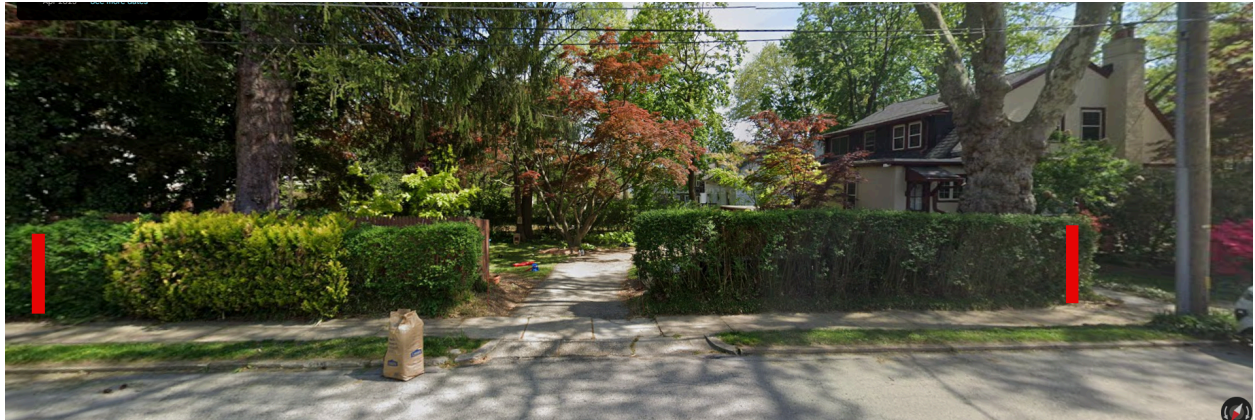
7. Our neighbors support this work and are willing to attest that A.) they believe this will also contribute to the attractiveness of the block and B.) that these privacy structures have been in place since before our arrival. They have also offered to attend the ZBH meeting to offer additional verbal support.

NARRATIVE OF APPEAL

ZONING HEARING BOARD APPLICATION

Special Exception / Variance Fence for 101 Windsor Avenue 19027 3

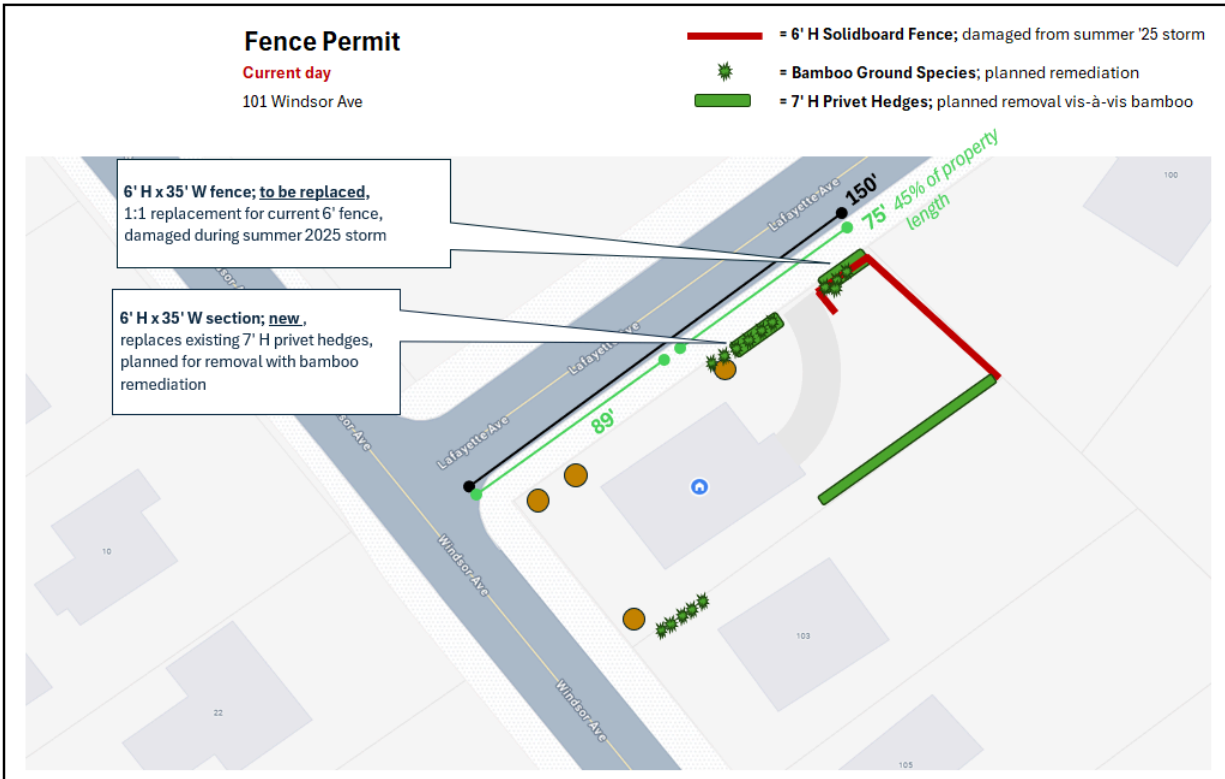
Please see below images created by us which truly illustrate the current state and the ratio of the fence vs. open sections of the yard:



NARRATIVE OF APPEAL

ZONING HEARING BOARD APPLICATION

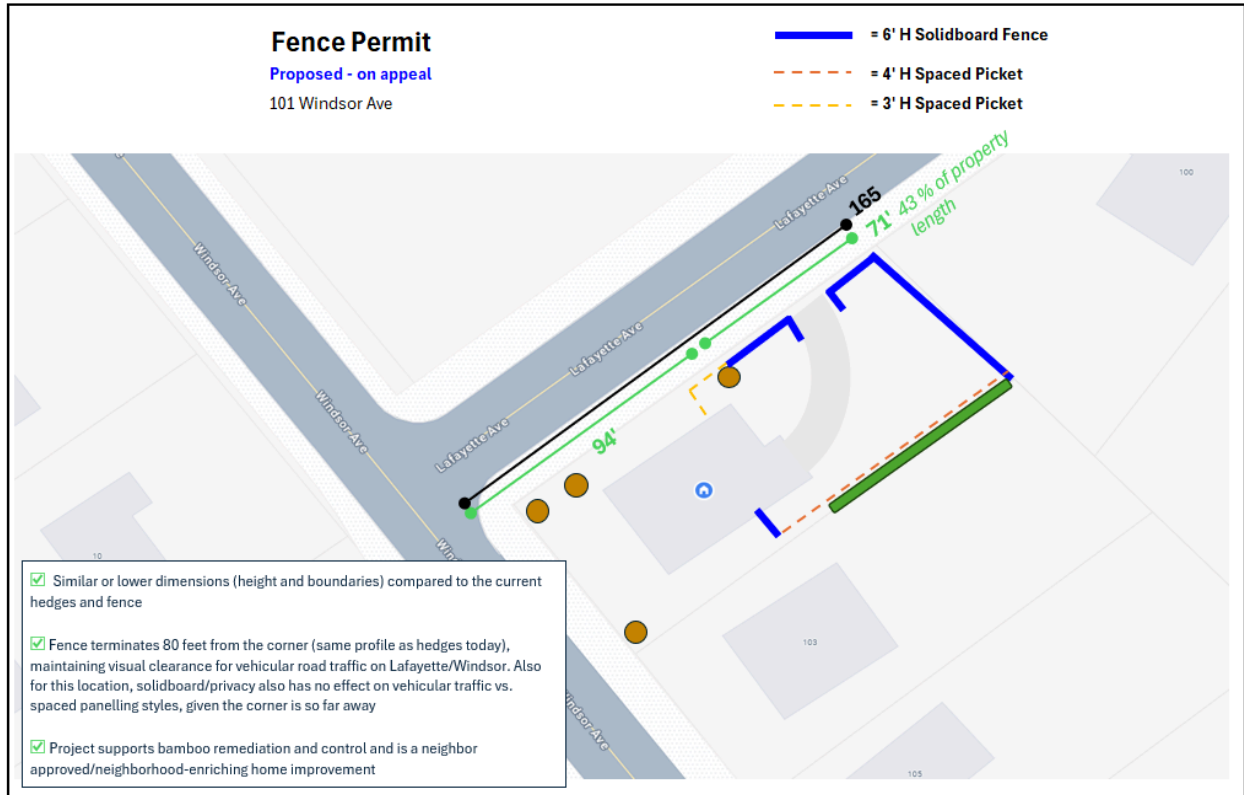
Special Exception / Variance Fence for 101 Windsor Avenue 19027 4



NARRATIVE OF APPEAL

ZONING HEARING BOARD APPLICATION

Special Exception / Variance Fence for 101 Windsor Avenue 19027 5

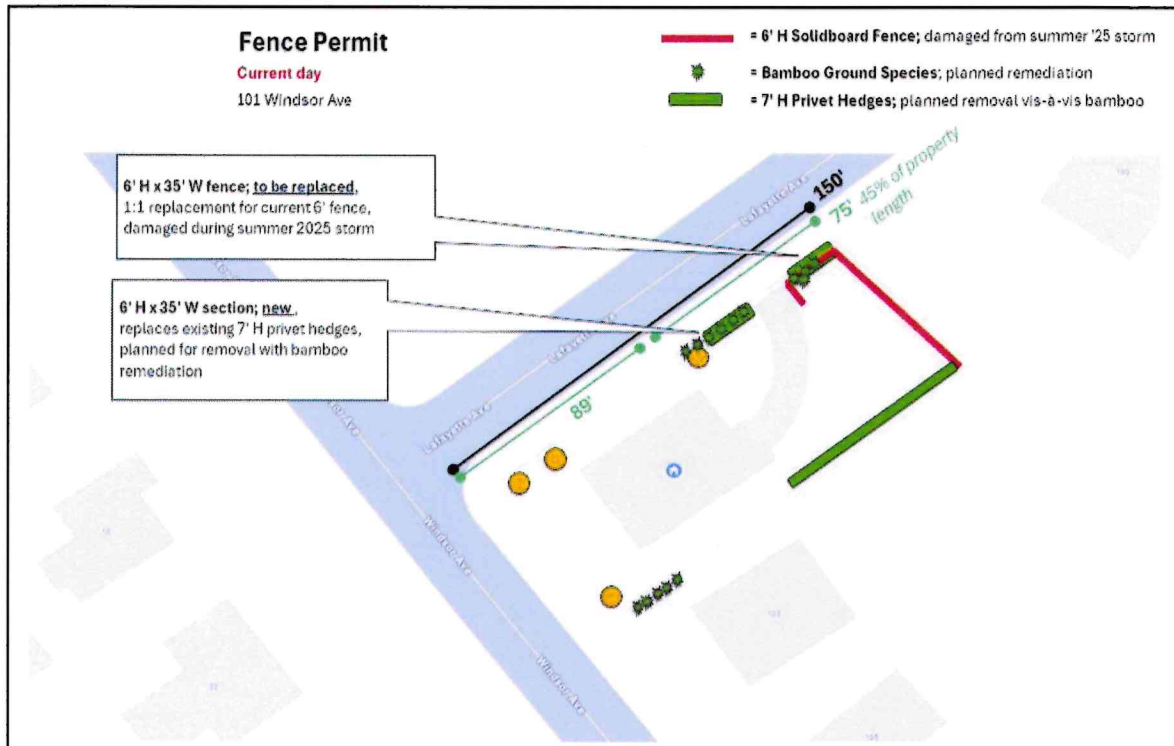


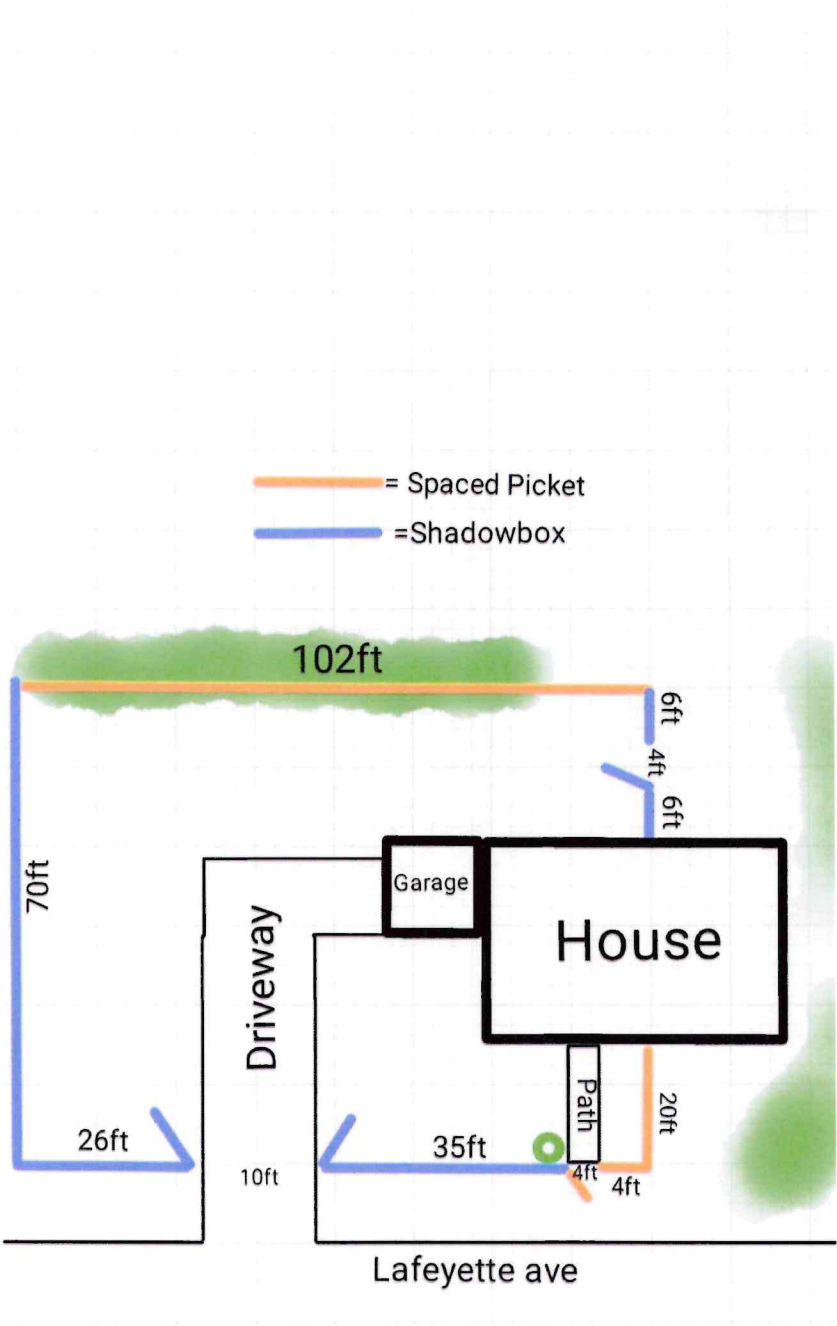
SUPPORTING IMAGES FOR APPEAL

ZONING HEARING BOARD APPLICATION

Special Exception / Variance Fence for 101 Windsor Avenue 19027 2

Please see the below image which accurately illustrates the current-day fence and privacy on our side yardage:





SUPPORTING IMAGES FOR APPEAL

ZONING HEARING BOARD APPLICATION

Special Exception / Variance Fence for 101 Windsor Avenue 19027 3

Please see the below image which accurately illustrates the future state of our side yardage with the fence installation proposed by Everlasting Fence:

