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AUG 12 2019

BOROUGH OF JENKINTOWN

SUBDIVISION/LAND DEVELOPMENT APPLICATION **Jenkintown Borough**

Date Submitted _____

Name of Development Proposed Commercial Development
Address/Location Wyncote Road & York Road, Jenkintown, PA 19046

Name, Address & Phone No. of:

Applicant Jenkintown Commons Limited Partnership #3, Paul Aschkenasy, 925 West Lancaster Ave, Bryn Mawr, PA 19010

Land Owner Jenkintown Commons Limited Partnership #3, Paul Aschkenasy, 925 West Lancaster Ave, Bryn Mawr, PA 19010

Equitable Land Owner Jenkintown Commons Limited Partnership #3, Paul Aschkenasy, 925 West Lancaster Ave, Bryn Mawr, PA 19010

Title of Plan Submitted Preliminary/Final Land Development Plans

Plan Type: Land Development X Minor Land Development _____ Subdivision _____

Plan Status: Sketch _____ Preliminary X Final X

Plan Dated 8/8/2019

Name, Address & Phone No. of:

Engineer Bohler Engineering PA, LLC, Adam S. Benosky, 1600 Manor Drive, Chalfont, PA 18914, 215-996-9100

Architect _____

Attorney Kaplin Stewart, Gregg I. Adelman, Esquire, 910 Harvest Drive, P.O. Box 3037, Blue Bell, PA 19422, (610) 941-2552

Zoning District (s) G - Gateway Block & Unit No. APN# 10-00-05368-004, 10-00-05248-007

Tract Area in Acres 1,903 Ac No. of Proposed Lots/Bldgs. Lot 1, 2 Buildings

Give brief narrative of proposed use of land/buildings. Commercial applications include building square footage and specific uses; residential applications include number of lots and amount of dwelling unit types: Jenkintown Commons Limited Partnership #3 is proposing to redevelop the existing commercial property at the intersection of Old York Rd and Wyncote Rd in Jenkintown Borough. The development proposes to demolish a portion of the existing Jenkintown Commons Building and the entirety of the adjacent building. The Jenkintown commons will be augmented with 10,041 SF of retail shops and a 3,150 SF restaurant on the lower level, and 23 apartments on the upper level. A standalone 2,355 SF coffee shop with drive thru is also proposed at the south of the site. Additional improvements in the form of parking, lighting, landscaping, and stormwater management facilities will also be installed to support the development.

Tenure: Sale _____ Rent X Condominium _____ Unknown _____

State any requirements of the Zoning Code and Subdivision and Land Development regulations that are not complied with and reason for noncompliance: See Exhibit A

The undersigned hereby makes application for approval of plan type indicated above, under provisions of the Code of The Borough of Jenkintown, Chapter 160, and any supplements and amendments thereto.

(Signature of Applicant)

Paul Aschkenasy

OVER

(Signature of Land Owner)

Paul Aschkenasy

Application is complete and accepted by _____ Date _____
FEE _____ Receipt # _____

Twenty (20) copies of the Plan must be submitted with this application. Additional copies may be needed if major revisions are required. Plan size should be no larger than 24" x 36".

NOTE: FAILURE TO FULLY COMPLETE THE APPLICATION COULD BE CAUSE FOR ITS REJECTION.

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Exhibit A

Jenkintown Borough

- A waiver from §154-14.B.(1)(f) to allow an aerial plan showing the locations of existing and proposed utilities, sanitary sewers, and waterlines within 50 feet of the property.
 - A waiver is being requested from this section due to the large area and amount of information required be provided. Existing adjacent information necessary to support the design has been provided on the plans. In addition, an aerial plan has been included in the plan set to provide additional information in the area outside of the property line.
- A waiver from §160-24.D. to allow PennDOT Type C and Type M inlets, in lieu of the required open-mouth No. 1 city-type inlets.
 - This waiver is being requested due to PennDOT inlets being the industry standard inlets in this area.