



1600 Manor Drive, Suite 200
Chalfont, PA 18914
215.996.9100

July 22, 2022
Via: FedEx

Jenkintown Borough
700 Summit Avenue
Jenkintown, PA 19046

Attention: George Locke, Borough Manager

Re: Proposed Retail Facility
Jenkintown Commons Limited Partnership #3
& BAP Jenkintown, LLC
Wyncote Road & York Road
Montgomery County, PA
PC211006

Dear Mr. Locke:

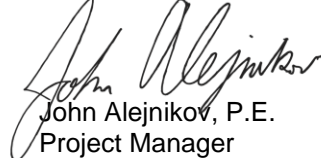
On behalf of Jenkintown Commons Limited Partnership #3 & BAP Jenkintown, LLC, Bohler Engineering PA, LLC is hereby submitting the following items for your review and approval. Enclosed please find the following:

- Twenty (20) copies of the Preliminary/Final Land Development Plans dated 1/17/2022, last revised 7/22/2022.
- One (1) check in the amount of \$1,000 for Major Land Development Application, made payable to Jenkintown Borough.
- One (1) check in the amount of \$5,000 for Escrow Fee, made payable to Jenkintown Borough.
- One (1) copy of our Waiver Request letter dated 7/22/2022.
- One (1) copy of the Jenkintown Borough Subdivision/Land Development Application dated 7/22/2022.
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- Four (4) copies of the Post Construction Stormwater Management Calculations dated 1/17/2022, revised 7/22/2022 including the Pre-, Post- and Inlet Drainage Area Plans, dated 7/22/2022.
- One (1) CD with the above-mentioned items.

Should you have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

BOHLER ENGINEERING PA, LLC



John Alejnikov, P.E.
Project Manager

CC: Paul Aschkenasy (via Email)
Gregg I. Adelman (via Email)
Chris Williams (via Email)
Dean Carr (via Email)
Howard V. Lebold (via Email)
Theodore Dmytryk (via Email)
Khaled Hassan (via Email)

JA/cc
R:\21\PC211006\Administrative\Correspondence\Township\PC211006_2022-07-22_L (Second LD Submission).doc

Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.



Date: 7/22/2022
Municipality: Jenkintown Borough
Proposal Name: Proposed Retail Facility
Applicant Name: Jenkintown Commons Limited Partnership #3 & BAP Jenkintown, LLC
Address: 925 W. Lancaster Ave., Suite 200
City/State/Zip: Bryn Mawr, PA 19010
Phone: 610-900-6101
Email: paul@baprop.com

Applicant's Representative: Bohler Engineering PA, LLC c/o John Alejnikov, P.E.
Address: 1600 Manor Drive, Suite 200
City/State/Zip: Chalfont, PA 18914
Business Phone (required): 215-996-9100
Business Email (required): jalejnikov@bohlereng.com

Type of Review Requested:

(Check All Appropriate Boxes)

- ☒ Land Development Plan
☐ Subdivision Plan
☐ Residential Lot Line Change
☐ Nonresidential Lot Line Change
☐ Zoning Ordinance Amendment
☐ Zoning Map Amendment
☐ Subdivision Ordinance Amendment
☐ Curative Amendment
☐ Comprehensive / Other Plan
☐ Conditional Use
☐ Special Review*

*(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)

Type of Plan:

- ☐ Tentative (Sketch)
☒ Preliminary / Final

Type of Submission:

- ☒ New Proposal
☐ Resubmission*

* A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.

Zoning:

G-Gateway Commercial

Existing District: G-Gateway Commercial

Special Exception Granted ☐ Yes ☐ No

Variance Granted ☐ Yes ☐ No For

Plan Information:

Tax Parcel Number(s) 10-00-05368-00-4, 10-00-05248-00-7
10-00-04528-00-7, 10-00-05372-00-9, 10-00-05376-00-5
& 10-00-05380-00-1
Location Wyncote Road & York Road, Jenkintown, PA 19046
Nearest Cross Street Wyncote Road & York Road
Total Tract Area 3.264 ac
Total Tract Area Impacted By Development 3.59 ac

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family			<input type="radio"/>	<input type="radio"/>		
Townhouses/Twins			<input type="radio"/>	<input type="radio"/>		
Apartments			<input type="radio"/>	<input type="radio"/>		
Commercial	1					127,278
Industrial						
Office						
Institutional						
Other						

*Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.

Additional Information:

RESET

Effective 5/1/18

June 22, 2022
Via Email

Jenkintown Borough
700 Summit Avenue
Jenkintown, PA 19046

Attention : George Locke, Borough Manager

Re: Proposed Retail Facility
Jenkintown Commons Limited Partnership #3
& BAP Jenkintown, LLC
Wyncote Road & York Road
Montgomery County, PA
PC211006

As part of their Land Development submission for the Jenkintown Commons Project, Jenkintown Commons Limited Partnership #3 is requesting the following waivers:

1. A waiver from SALDO section 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 to be provided. An Aerial Plan has been included in the plan set to provide additional information in the area outside of the property line.

2. A waiver from SALDO section 154-43.B(1) to not require an existing resource and site analysis map.

This waiver is being requested due to environmentally sensitive areas not being found on site and because the project is a redevelopment of an existing developed site.

3. A waiver from SALDO section 160-9(1) to not require cartway widening.

This is a partial waiver from the cartway width widening along Washington Lane and Wyncote Road along the property frontage because the widening is not required and cannot be fully widened throughout the immediate area since the Applicant does not own all of the property between intersections.

4. A waiver from SALDO section 160-10.B to not require curblines to have a minimum radius of 30 feet.

30-foot curb radii have been provided where possible, however due to the unique property shape and access to the site, 30 foot radii could not be provided at all curb lines.

5. A waiver from SALDO section 160-12 to permit grades in excess of 6%.

This waiver is being requested due to the existing topography and the large amount of existing grade difference across the site.

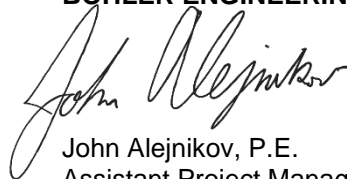
6. A waiver from SALDO section 160-24.D. to allow PennDOT Type C and Type M inlets, in lieu of the required open-mouth no.1 city-type inlets.

This waiver is being requested due to PennDOT inlets being the industry standard inlets in this area.

Should you have any questions, or require additional information, please do not hesitate to contact me at (215) 996-9100.

Sincerely,

BOHLER ENGINEERING PA, LLC



John Alejnikov, P.E.
Assistant Project Manager

cc :

Paul Aschkenasy, Jenkintown Commons Limited Partnership #3
Gregg Adelman, Kaplin Stewart
Chris Williams, McMahon Associates
Khaled Hassan, Pennoni
Theodore Dmytryk, Pennoni
Mark Bickerton, Pennoni
Patrick Hitchens, Killkenny Law
George Locke, Jenkintown Borough
Shelby Smith, Jenkintown Borough

JA/cc
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BOROUGH OF JENKINTOWN

SUBDIVISION/LAND DEVELOPMENT APPLICATION

Date Submitted 7/22/2022

Name of Development Proposed Retail

Address/Location Wyncote Road & York Road, Jenkintown, PA 19046

Name, Address & Phone No. of:

Applicant Jenkintown Commons Limited Partnership #3 & BAP Jenkintown, LLC / 925 W. Lancaster Ave, Suite 200, Bryn Mawr, PA 19010 / 610-900-6101

Land Owner Jenkintown Commons Limited Partnership #3; James R. Glanzmann & Ana D. Glanzmann, Executor of the Estate of Raymond F. Glanzmann; Robert McNamara and Brianna McNamara / 322 Washington Lane, Jenkintown, PA 19046

Equitable Land Owner Jenkintown Commons Limited Partnership #3 & BAP Jenkintown, LLC / 925 W. Lancaster Ave, Suite 200, Bryn Mawr, PA 19010 / 610-900-6101

Title of Plan Submitted Preliminary / Final Land Development Plans

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

Plan Status: Sketch _____ Preliminary ☒ Final ☒

Plan Dated 7/22/2022

Name, Address & Phone No. of:

Engineer Bohler Engineering PA, LLC c/o John Alejnikov, P.E. / 1600 Manor Drive, Suite 200, Chalfont, PA 18914 / 215-996-9100

Architect Howard V. Lebold, MAI Architects, Two Bala Plaza, Suite 502 Bala Cynwyd, PA 19004/610-227-1202

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

Zoning District (s) G - Gateway Commercial Block & Unit No. Block 26, Units 1, 2, 18, 19, 20, 21, 22, 23

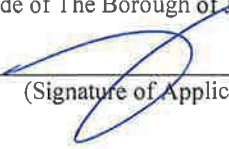
Tract Area in Acres 3.264 No. of Proposed Lots/Bldgs. 1

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: The Applicant is proposing to develop the property with a +/- 49,500 sf grocery store. The proposed development will also contain related site amenities and improvements inclusive of parking, access roadways, lighting, landscaping, utilities, and stormwater management facilities.

Tenure: Sale _____ Rent ☒ Condominium _____ Unknown _____

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

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)


(Signature of Land Owner)

OVER

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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Business Email (required): jalejnikov@bohlereng.com

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Industrial						
Office						
Institutional						
Other						

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Additional Information:

RESET

Effective 5/1/18

PROJECT: PC211006 DATE: 7/22/2022
PC211006 - Blank Aschkenasy
Properties, LLC - Jenkintown
Borough

SUBJECT: Jenkintown Borough LD TRANSMITTAL ID: 00011
Submission

PURPOSE: For your file – no action needed VIA: Info Exchange

FROM

NAME	COMPANY	EMAIL	PHONE
Carrie Connolly	Bohler Engineering PA, LLC	CConnolly@bohlereng.com	215-996-9100

TO

NAME	COMPANY	EMAIL	PHONE
Paul Aschkenasy	York Road-BLADCO, LP	paul@baprop.com	610-834-7100
glocke@jenkintownboro.com		glocke@jenkintownboro.com	
Gregg I. Adelman Union Mtg Corp Ctr 910 Harvest Dr Blue Bell Pennsylvania 19422	Kaplin Stewart Attorneys at Law	gadelman@kaplaw.com	6109412552
Chris Williams United States		cwilliams@mcmahonassociates.com	
dcarr@mcmahonassociates.com		dcarr@mcmahonassociates.com	
hvl@mai.design		hvl@mai.design	
TDmytryk@Pennoni.com		TDmytryk@Pennoni.com	
Khaled Hassan Khaled R. Hassan, PE Associate Vice President, Office Director Pennoni 3100 Horizon Drive, Suite 200 King of Prussia, PA 19406 Direct: +1 (610) 422-2499 Mobile: +1 (267) 278- 2863 www.pennoni.com KHassan@Pennoni.com	Pennoni Associates	khassan@pennoni.com	(215) 222-3000

Transmittal

DATE: 7/22/2022
TRANSMITTAL ID: 00011

REMARKS: Good afternoon,

Please use the link in this email to download our Land Development submission package to Jenkintown Borough for our project at 93 York Road. A hard copy of this submission is being delivered to the Borough on Monday 7/25. Please contact our office if you have any questions.

Thanks!
Carrie Connolly

DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NOTES
1	7/22/2022	Plans	
1	7/22/2022	Reports	
1	7/22/2022	PC211006_2022-06-22_WRL.pdf	
1	7/22/2022	PC211006_2022-07-22_L (Second LD Submission).pdf	
1	7/22/2022	PC211006_2022-07-22_Land Development Application (Signed-Final).pdf	
1	7/22/2022	PC211006_2022-07-22_MCPC Application (2nd Submission-Final).pdf	

COPIES:

John Alejnikov	(Bohler)
David Bydalek	(Bohler)
Alex Kreppel	(Bohler)
Kyle Slack	(Bohler)