

August 15, 2023

UPDATED AUGUST 22, 2023

JENKB13043

Mr. George K. Locke

Borough Manager/Zoning Officer
700 Summit Avenue
Jenkintown, PA 19406

**RE: 610 Old York Road
Preliminary Land Development Plan Review (1st Submission)
Borough of Jenkintown, PA**

Dear Mr. Locke,

The Borough of Jenkintown has adopted a revised SLDO Ordinance which pre-dated this Land Development submission, and as such, this project must comply with this revised ordinance. This letter is being resubmitted accordingly.

As requested, we completed a review of Preliminary Land Development Plans dated June 19, 2023, prepared by Carroll Engineering Corporation located at 949 Easton Road, Warrington, PA for the above referenced project.

Under this application, the Applicant is proposing to demo an existing parking lot to construct a 1,000 sf frozen desserts restaurant and a 2,522 sf drive-through café restaurant along with accessory site improvements such as curbing, sidewalk, landscaping, parking, lighting, fencing, refuse area, crosswalks, and stormwater.

The proposed improvements are located at the corner of the above referenced lot and is fronted by Old York Road (SR 611) to the west, Spring Avenue to the east, and residential properties to the south. Access to/from the proposed restaurants will be by way of an existing entrance drive along Spring Avenue. The subject property is located in the Gateway Commercial District.

The Applicant is not requesting any waivers as part of this submission. Any waivers to be requested by the Applicant shall be submitted in writing to the Borough Manger.

We have reviewed the following sheets:

Title	Sheet Title	Sheet No.	Date	Revised
Cover Sheet	G-101	1 of 10	06/19/23	-----
Record Plan	C-101	2 of 10	06/19/23	-----
Existing Features & Demolition Plan	V-101	3 of 10	06/19/23	-----
Grading & Utility Plan	C-102	4 of 10	06/19/23	-----
Erosion & Sedimentation Control Plan	CJ-101	5 of 10	06/19/23	-----
Erosion & Sedimentation Control Notes	CJ-501	6 of 10	06/19/23	-----

Erosion & Sedimentation Control Details	CJ-502	7 of 10	06/19/23	-----
Construction Details	CJ-503	8-9 of 10	06/19/23	-----
Truck Turning Plans	C-103	10 of 10	06/19/23	-----

The Applicant shall indicate which plans they are proposing to record.

We have performed a review of the above referenced plan for compliance with the Zoning Ordinance (Chapter 181), Subdivision of Land Ordinance (Chapter 160), and Stormwater Management Ordinance (Chapter 154), and offer the following comments for your consideration:

ZONING COMMENTS
CHAPTER 181

1. **Per §181-57.B(1)(a)[1] thru [3]**, Conditional uses. The following uses may be permitted by the Borough Council as conditional uses in accordance with the conditional use criteria of §181-58 of this district, the standards listed below, and all other regulations of the Gateway Commercial District:
 - (1) Class one conditional uses. On lots with a minimum area of 40,000 square feet and a minimum width at the build-to line of 100 feet, the following uses are permitted as class one conditional uses: **COMPLIES**
 - a. Use with drive-through facilities, including restaurant, drugstore, bank and financial institution, and other use listed in § 181-57 herein, provided:
 - i. The use provides sufficient on-site stacking lanes to accommodate a minimum of six automobiles leading to the first drive-through window, bank-teller window, remote-teller window, or drive-through automatic teller machine on the site and two automobiles for each additional drive-through facility on the site. **COMPLIES.**
 - ii. Stacking lanes shall not interfere with parking spaces or the internal and external circulation of the site. **COMPLIES.**
 - iii. **Per §181-57.B(1)(a)[3]**, drive-through windows shall face the rear or side yard of the site. Drive-through windows shall not face a public street. **The Applicant is proposing a drive-through window that faces Spring Avenue which is a public street; therefore, the Applicant shall revise the location of the proposed drive-through window or request a variance.**
2. **Per §181-59.A**, the minimum parking setback from the street ultimate right-of-way line for Class One Conditional Uses is 15-ft. Based on our calculations, it appears that the existing parking lot setback is approximately 7-ft. therefore, the parking lot setback is an existing nonconformity as noted on the plans. However, the zoning data chart on the plan shows setbacks of -1.2-ft and 0.9-ft; **therefore, the Applicant shall confirm this discrepancy and revise accordingly.**
3. **Per §181-4**, the Front of Lot is defined as the edge of a lot which borders on a street or highway. In the case of a corner lot, the front shall be designated by the Borough Zoning Officer. The Rear of Lot is defined as the edge of a lot opposite the front. In the case of a triangular lot, the rear shall be designated by the Borough Zoning Officer. The Side of Lot is defined as the edge(s) of a lot running from the front of the lot to the rear of the lot. **Currently, the Applicant shows the front of lot along Old York Road (SR 611) and the rear of lot along Spring Avenue with a front and rear yard building setback of 30-ft and 20-ft respectively. Also, at the intersection of Old York Road and Spring Avenue the applicant indicates a side of lot with a side yard setback of 15-ft. Per the above referenced ordinance, we defer to the zoning officer to determine if the Applicant's interpretation of the front, rear, and side lots are acceptable.**

4. **Per §181-60.A**, all development in the Gateway Commercial Zoning District shall be served by public sewer and water facilities. **The Applicant shall provide will serve letters for sewer and water for review and approval.**
5. **Per §181-61.A.(1) thru (5)**, The Applicant shall provide architectural renderings and plans to confirm compliance with the building design standards outlined in Section §181-61.A.(1) thru (5). **Once we receive architectural renderings and plans, we may have further comments to follow.**
6. **Per §181-61.D.(4)**, all internal pedestrian walkways and crosswalks shall be distinguished from driving surfaces through the use of durable, low-maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort. **The Applicant shall indicate the proposed crosswalk material to be installed to confirm compliance with the above ordinance. A crosswalk detail shall be provided for review and approval.**
7. **Per §181-61.E & §181-69.C**, Exterior lighting. All exterior lighting shall be designed to prevent glare onto adjacent properties. Surface parking areas and pedestrian pathways need to be clearly marked and well lit. Lighting should be sufficient for security and identification without allowing light to trespass onto adjacent sites. The height of fixtures shall be a maximum of 20 feet for parking lots and 14 feet for pedestrian walkways and shall comply with the Borough's Revitalization Master Plan, where applicable. **The Applicant shall provide a lighting plan for review and approval to confirm the parking lot area is well lit and does not create glare onto adjacent properties. The lighting shall comply with the latest IESNA Standards and provide max/min ratios at the parking lot areas.**
8. **Per §181-61.F(1) and (2)**, No person shall cause, suffer, allow or permit the operation of any sound source on a commercial property or public space or right-of-way in such a manner as to create a sound level that exceeds the background sound level by 10 dBA during daytime (7:00 a.m. to 9:00 p.m.) hours and by five dBA during nighttime (9:00 p.m. to 7:00 a.m.) hours when measured at or within the real property line of the receiving property. No delivery, loading, trash removal or compaction or other such operations shall be permitted between the hours of 10:00 p.m. and 7:00 a.m. unless the applicant submits evidence that sound barriers between all areas for such operations effectively reduce noise emissions to a level of 45 dBA, as measured at the lot line of any adjoining property. **The Applicant shall show the above referenced note on the plans.**
9. **§181-61.G.(1)**, loading docks, utility meters, HVAC equipment, trash dumpsters and other service functions shall be incorporated into the overall design theme of the building so that the architectural design is continuous and uninterrupted by ladders, towers, fences, and equipment. These areas shall be located and screened as much as possible so that the visual and acoustic impacts of these functions are mitigated and not in uninterrupted sight from the adjacent properties and public streets. **The Applicant shall provide architectural renderings to confirm compliance with the above ordinance. The Applicant is proposing a refuse collection area in the front yard. We suggest that the Applicant relocate the proposed refuse collection area to mitigate sight from the adjacent properties and public streets. Also, screenings shall be shown around the loading area.**
10. **Per §181-70**, parking space requirements by use or multiple uses on a site shall follow the standards found in table 5 or follow the standards from §181-74, On-site parking reduction by special exception.

Based on Table 5, restaurants require 1 space per 100 square feet of patron floor area plus 1 space per employee on the largest shift. Based on the information provided in Note 2 of the Zoning Data Table (Sheet 2), the following calculations will apply:

- **Frozen Desert Restaurant: 0 SF / 100 SF = 0 parking spaces + 1 space per employee during largest shift = 3 parking spaces**
- **Café Restaurant: 2,144 SF / 100 SF = 21.44 or 22 parking spaces + 4 spaces per employee during largest shift = 26 parking spaces**

In total, the Applicant is required to provide an additional 29 parking spaces. The Applicant is indicating they are providing a total of 504 parking spaces within this lot; however, the entire lot is not shown on the plans to confirm the amount of parking provided. Therefore, the Applicant shall provide a parking plan for the entire lot and show parking calculations for all existing and proposed uses to confirm compliance.

11. **Per §181-92**, No lot may be used as or for a trailer camp, tourist cabin or automobile court. No building may be erected, altered or used, and no lot or premises may be used for any trade, processing or business which is noxious or offensive by reason of odor, dust, smoke, gas, vibration, illumination or noise, or which constitutes a public hazard whether by fire, explosion or otherwise. No commercial enterprise authorized under the chapter, either specifically or permitted as a special exception, which is principally devoted to the sale for consumption, either on or off the premises, of food, shall be permitted to be open to the public between the hours of 1:01 a.m. and 4:49 a.m., prevailing time. **The Applicant shall show the above referenced note on the plan.**

SUBDIVISION AND LAND DEVELOPMENT COMMENTS **CHAPTER 160**

12. **Per §160-8.B**, all preliminary plans shall show the following basic information:
- Per §160-8.B.2**, name, address, email, and phone number of applicant, and the owner of record, if different from the applicant. **The plan shall show the email and phone number of the applicant (SBG Management) and the owner of record (Jenkintown Court Realty Company LP) on the plans accordingly.**
 - Per §160-8.B.7**, the entire tract boundary with bearings and distances and total tract acreage, including lot numbers and acreage or square foot area of each lot. **The plan shall show the entire tract boundary in accordance with the above referenced ordinance.**
 - Per §160-8.B.10**, names of all current owners of immediately adjacent lands. **The plan shall show current owners of immediately adjacent lands accordingly.**
 - Per §160-8.B.12**, description of variances or special exceptions, conditions of their approval, and the dates they were granted, if any. **The plan shall show approvals referenced above. If no approvals have been obtained at this time, then the plan shall show a note indicating such.**
 - Per §160-8.B.13**, description of any deed restrictions, including conservation and environmental, or other covenants affecting development of the tract. This information should contain the name of the easement holder or parties in the covenant agreement and a reference to their deed and page book recording location. **The plan shall show any deed restrictions accordingly. Please confirm if there is an existing storm sewer easement on site. If there is an existing storm sewer easement, the Applicant shall extinguish this easement to execute a new easement for the proposed storm sewer pipe on site.**

- f. **Per §160-8.B.16**, deed book and page numbers for all parcels being subdivided or developed. **The Applicant shall show the deed book and page number for the parcel being developed accordingly.**
 - g. **Per §160-8.B.18**, a note indicating whether the properties being subdivided or developed, or any property within 200 feet of the properties being subdivided or developed, is listed on the local historic resource inventory. **The plan shall show this required note accordingly.**
 - h. **Per §160-8.B.19**, Owner's statement of intent block, which indicates the owner's intent for the application by summarizing the proposal. **The plan shall show this required note accordingly.**
- 13. **Per §160-8.C.1 thru 12**, the Applicant shall provide an existing features plan showing all existing features listed in the above referenced ordinance within 400 feet of the tract boundary.
- 14. **Per §160-8.D.6.a.i & ii**, cross sections, profiles, and preliminary structural designs. Plans shall be drafted to the same standards required for a preliminary plan §160-8, except that the horizontal scale of the plan and profile shall not be in excess of 5-feet to the inch, and the vertical interval of the plan shall be two (2), five (5), or ten (10) feet to the inch, whichever is appropriate, and shall include: cross section and centerline profile for each proposed or widened cartway, driveway, or parking area shown on the preliminary plan including: road centerline grades and vertical curvature including road centerline elevations shown at horizontal intervals of 25 feet along vertical curves and 50 feet for straight grades. Profiles for sanitary sewers, water mains, storm drains, including locations of manholes, inlets, and catch basins. **The Applicant shall provide profiles for all proposed storm sewer pipe and include all cross-pipes in accordance with the above ordinance for review and approval.**
- 15. **Per §160-10.C.**, the Applicant shall update the record plan to show all certifications, acknowledgments, and notations as outlined in the above referenced ordinance.
- 16. **Per §160-21.A**, the Applicant shall indicate the street classification for both Old York Road and Spring Avenue on the plans. The Applicant shall also provide dimensions for the full and half ultimate right-of-way width to confirm compliance with the above referenced street classifications. It shall be noted that all setbacks shall be taken from the ultimate right-of-way. The Applicant shall clearly label the ultimate right-of-way on the plans.
- 17. **The Applicant is proposing to widen the existing driveway which intersects Spring Avenue. Per §160-23.**, any new driveway proposed to be installed, and any driveway proposed to be widened or enlarged, must comply with the following requirements:
 - a. **Per §160-23.B-1 & I**, adequate site distance in compliance with the standards established by PennDOT and AASHTO shall be provided where all driveways intersect with streets. Such intersections shall also be designed and constructed in compliance with Chapter 441 (Access to and Occupancy of Highways by Driveways and Local Roads) of Title 67 Pennsylvania Code, unless Borough standards are more restrictive. Proper sight lines shall be maintained at driveway intersections with streets. There shall be measured along the center line, a minimum clear sight triangle of 75 feet from the point of intersection, or as determined by the Borough Engineer. No building or other obstruction will be permitted in this area. Any obstruction to sight shall be removed at the time the street is permitted in this area. Any obstruction to sight shall be removed at the time the street is graded, or at the time a

building or structure is erected on the adjacent lot, whichever occurs first. **The Applicant shall show site distance triangles on the plans to confirm compliance.**

- b. **Per §160-23.C-3**, curb depressions. The curb reveal adjacent to a nonresidential or residential driveway apron at the gutter line shall not exceed 1.5 inches. **The Applicant shall provide a driveway apron detail to confirm compliance.**
 - c. **Per §160-23.C-4**, Driveway Apron. The apron in the driveway area shall be six (6) inches thick, 4,500 psi compression strength concrete reinforced with wire six (6) inches by six (6) inches, ten (10) gauge wire (minimum). The wire shall be installed so that it is not closer than two (2) inches from the top or bottom surfaces of the driveway. Six (6) inches of crushed stone shall be used as a bedding under the driveway apron. **The Applicant shall provide a driveway apron detail to confirm compliance.**
 - i. The driveway apron shall be installed in a fashion that provides the minimum slope. Where a proposed slope exceeds 8%, the proposed slope angle (i.e., percentage) shall be listed on the permit application and must be approved by the Borough Engineer. **The Applicant shall provide a driveway apron detail to confirm compliance.**
 - ii. The portion of the sidewalk which crosses the driveway apron must comply with the thickness requirements in §160-23.C.4. above and have a maximum cross slope of 2%. **The Applicant shall provide a driveway apron detail to confirm compliance.**
 - d. **Per §160-23.C-5**, Maximum Driveway Width. The maximum width of any new driveway, as measured at the cartway, shall be 20 feet, unless a wider driveway is deemed necessary by the Borough Engineer. **The Applicant is proposing a driveway width of 24-ft which is four (4) feet wider than the maximum driveway width permitted above. The Applicant shall reduce the driveway width or request a waiver.**
 - e. **Per §160-23.E.2**, Driveways shall be located as far from street intersections as is reasonably possible, but no less than the following distances from the edge of the driveway to the edge of the cartway of the closest intersecting street - 100 feet. **The Applicant shall dimension the distance between the edge of the proposed driveway to the edge of the cartway of the closest intersecting street (Old York Road & Spring Avenue) to confirm compliance. It appears that the proposed widened driveway does not provide the minimum setback distance of 100-ft, the Applicant shall confirm and either revise the proposed location of the driveway entrance or request a waiver.**
 - f. **Per §160-23.H.**, the maximum grade for driveways shall not exceed 6%. **The Applicant shall show percent grades at the driveway entrance to confirm compliance.**
18. **Per §160.26.B.2 & 3 & 9**, the minimum sidewalk width is based on location or zoning district, as set forth in Figure 2. A minimum of a 10-ft sidewalk width shall be provided along York Road and 8-ft along Spring Avenue. Where proposed sidewalks meet existing sidewalks which have a different width, a tapered transition shall be constructed. Sidewalks along York Road must comply with York Road Sidewalk Design Standards available at Borough Hall. In no case shall the unobstructed width of a sidewalk be less than four (4) feet. If the sidewalk is less than five (5) feet wide, a passing space must be provided, in compliance with applicable ADA standards, at intervals of 200 feet or less

which is either: Five (5) by five (5) foot minimum; or An intersection of two walking spaces, provided a T-shaped space where the base and arms of the T-shaped space spans four (4) feet minimum beyond their intersection. A sidewalk may have a running slope in the upwardly or downwardly direction at a maximum of 5% from the existing sidewalk grade in order to accommodate driveway aprons and transitions to ramps which are either higher or lower than the level of the sidewalk. The sidewalk running slope may exceed 5% when following the existing roadway profile. **The existing and proposed sidewalk along both Old York Road and Spring Avenue shall be clearly shown and dimensioned on the Record Plan (Sheet 2) to confirm compliance with the above referenced ordinance.**

19. **The Applicant shall update the sidewalk detail per the material specifications outlined under §160.26.C.**
20. **The Applicant shall show sidewalk construction notes on the plan in accordance with the construction notes outlined under §160.26.D thru G.**
21. **The Applicant shall update the curb detail shown on the plan in accordance with the curb standards outlined under §160.28. Also, the Applicant shall show the curb construction notes on the plans per §160.28.E thru I.**
22. **Per §160.29.,** trees, preferably of types found growing naturally in the soils of the vicinity, planted in formal or informal groupings, are highly desirable along streets. Trees may be planted within the right-of-way subject to the rules and regulations of the Borough Shade Tree Commission. **We recommend that the Applicant propose, to the maximum extent possible, street trees along Spring Avenue. If the Applicant determines, due to underground facilities, that street trees cannot be planted along the frontage of the property, the Applicant shall consider planting within another place on the site or consider providing a fee in lieu of so that trees may be planted elsewhere within the Borough.**
23. **Per §160-31,** buffer plantings shall be installed in subdivisions and land developments to integrate new development with its surroundings, to separate incompatible land uses by providing screening, to reduce wind, and to minimize or eliminate views to certain site elements in compliance with the following regulations. **The Applicant shall provide a landscaping plan and buffer calculations to confirm buffer compliance outlined under the above referenced ordinance.**
24. **Per §160-32.B.4,** fire lanes shall provide emergency access to the building as indicated by the International Fire Code. Parking spaces shall not encroach upon any fire lanes. **We defer to the Fire Marshal regarding fire lane access.**
25. **Per §160-33,** parking lots should be adequately and effectively landscaped with trees and shrubs to reduce the visual impact of glare from headlights and parking lot lights, to delineate driving lanes and rows of parking, to provide shade, and to improve the aesthetics of parking lots. **The Applicant shall provide a landscaping plan to confirm compliance outlined under the above referenced ordinance.**
26. **Per §160-34 & 35 & 36,** additional planting/general landscape design criteria/plant material and planting specifications - the plantings required by this section shall be cumulative and in addition to plantings required by any other section of this chapter. **The Applicant shall provide a landscaping plan to confirm compliance outlined under the above referenced ordinances.**

27. **Per §160-39.**, fire hydrants shall be installed at the expense of the developer in such locations as shall be prescribed by the Fire Marshal and the regulations of the Middle Department Associations of Fire Underwriters. **We defer to the Borough Fire Marshal for fire related issues. The Applicant shall coordinate with the Fire Marshal to install fire hydrants at the requested location(s) at the direction of the Fire Marshal.**
28. **Per §160-40.**, monuments of stone or concrete shall be placed at locations designated by the Borough Engineer. **The Applicant shall show on the plans all monuments and iron pins to be set. Monuments shall be placed at the intersection of the side property lines and ultimate right-of-way line, where feasible. Iron pins shall be set at all other corners.**
29. **Per §160-41.B**, the minimum size of pipe shall be fifteen (15) inches and a minimum grade of 0.5%. **The Applicant shall provide stormwater profiles for review and approval to confirm compliance.**

STORMWATER MANAGEMENT COMMENTS

CHAPTER 154

30. **Per §154-12.A**, no regulated earth disturbance activities within the Borough shall commence until approval by the Borough of an erosion and sediment control plan for construction activities.
31. **Per §154.14.B.(4)**, a statement, signed by the landowner, acknowledging that the stormwater BMPs are fixtures that can be altered or removed only after approval by the Municipality. **A Post Construction Stormwater Management Plan shall be included with this plan set and this statement shall be added to the Post Construction Stormwater Management.**
32. **Per §154-17.A.**, the property owner shall sign an operations and maintenance agreement with the Borough covering all stormwater BMPs that are to be privately owned. The agreement shall be substantially the same as the agreement in Appendix H of this chapter. **The Applicant shall indicate if the proposed BMPs will be privately owned, and if so, sign an operations and maintenance agreement with the Borough. A note shall also be provided on the Site Plan (Sheet 2) indicating who will be responsible for the maintenance and inspection of the stormwater BMPs.**
33. **Per §154-19**, The owner of any land upon which permanent BMPs will be placed, constructed or implemented, as described in the BMP operations and maintenance plan, shall record the following documents in the office of the Recorder of Deeds for Montgomery County within 15 days of approval of the BMP operations plan by the Borough: The operations and maintenance plan or a summary thereof; operations and maintenance agreements under § 154-17; easements under § 154-18. The Borough may suspend or revoke any approvals granted for the project site upon discovery of the failure of the owner to comply with this section.
34. **Per §154-43.B.(1).**, an Existing Resource and Site Analysis Map (ERSAM) showing environmentally sensitive areas, including, but not limited to, steep slopes, ponds, lakes, streams, wetlands, hydric soils, vernal pools, stream buffers, floodplains, and hydrologic soil groups. Land development, existing recharge areas, and any other requirements specifically outlined in the municipal SALDO shall be included. **The Applicant shall provide an Existing Resources Site Analysis Map (ERSAM) as part of this land development. The Existing Features Plan may be concurrently called the ERSAM Map.**
35. **Per §154-43.B.(2).(g).**, the PCSM Plan shall show the limits of earth disturbance, including the type and amount of impervious area that would be added. **The Applicant shall provide a PCSM Plan and show the type and amount of impervious area that would be added on the plan.**

36. **Per & §154-43.B.(2).(s).**, a fifteen (15) foot wide access easement around all stormwater BMPs that would provide ingress and egress from a public right-of-way shall be shown on the PCSM Plan. **The Applicant shall provide the required fifteen (15) foot wide access easement to the stormwater BMPs proposed on site. If the Applicant does not wish to provide the fifteen (15) foot wide easements, a blanket easement covering the entire site may be provided. The stormwater easement(s) shall be described and submitted for review and approval.**
37. **Per §154-43.B.(2).(u).**, a statement signed by the landowner, acknowledging that the stormwater BMPs are fixtures that can be altered or removed only after approval by the Borough shall be included on the PCSM Plan. **The Applicant shall provide this statement on the PCSM Plan.**

GENERAL STORMWATER COMMENTS

38. The Applicant shall submit pipe conveyance calculations for all proposed storm pipe. Once these items have been produced a review shall be completed accordingly.
39. Our office is in the process of completing an evaluation of the drainage in the vicinity of the site and on-site of the subject property and may have further comments related to the proposed stormwater.

TRAFFIC COMMENTS

40. The plans are still under review for traffic compliance and comments will be submitted under a separate letter. However, it shall be noted that the Applicant shall submit a traffic impact study for review and approval **per §160-52.**

SEWER COMMENTS

41. The Applicant shall submit the following documents for review and approval:
- a. Planning module mailer
 - b. Narrative of sewer flows which shall include the number of employees and other facility operations that will generate flows for EDU tracking.

GENERAL COMMENTS

42. Clearly call out and dimension all legal rights-of-way and ultimate rights-of-way on the plans.
43. Please include calculations for impervious coverage and building coverages to confirm the percentages provided within the zoning table on Sheet 2.
44. Please dimension all radii of curvatures within the parking areas on site.
45. The Applicant shall provide additional room for the signature and seal of the Borough Engineer on the Cover Sheet.
46. The Applicant shall show the cartway widths and right-of-ways of both Old York Road and Spring Avenue on the site plans.
47. We defer to the Borough Fire Marshal relating to fire code requirements. The Applicant shall obtain an approval letter from the Fire Marshal prior to recording of the plans.

48. We defer any proposed signage to the Borough Zoning Officer for review and for compliance with the applicable zoning requirements.
49. The Applicant shall be required to provide a Master Plan to confirm compliance with the zoning requirements in Section 181.51.59.A in terms of building and impervious coverage.

SUMMARY

We do not recommend Preliminary Land Development approval until the Applicant has addressed the above referenced comments, in particular the zoning comments.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

PENNONI



Khaled R. Hassan, PE
Borough Engineer

cc: Borough Council
Sean Kilkenny, Esq., Borough Solicitor
Patrick Hitchens, Esq., Kilkenny Law
Mark Bickerton, Pennoni
SBG Management Services, Inc., Applicant