



**robert e. blue consulting engineers, p.c.**

February 22, 2023

Via Email  
JLlesher@montcopa.org

Montgomery County Planning Commission  
Attn: Jon Llesher, Environmental Planning Assistant Manager  
Montgomery County Courthouse  
P.O. Box 311  
Norristown, PA 19404-0311

**Re: 222 Church Road  
New General NPDES Permit / County Land Use Letter  
Cheltenham Township, Montgomery Co., PA  
REBPC #2154-10**

Dear Council Members:

Acts 67, 68 and 127, which amended the Municipalities Planning Code, direct state agencies to consider comprehensive plans and zoning ordinances when reviewing applications for permitting of facilities and infrastructure and specify that state agencies may rely upon comprehensive plans and zoning ordinances under certain conditions as described in Sections 619.2 and 1105 of the Municipalities Planning Code. The Pennsylvania Department of Environmental Protection's Policy for Consideration of Local Comprehensive Plans and Zoning Ordinances in DEP Review of Permits for Facilities and Infrastructure (DEP's Land Use Policy) provides direction and guidance to DEP staff, permit applicants, and local and county governments for the implementation of Acts 67, 68 and 127 of 2000. This policy can be found at [www.depweb.state.pa.us](http://www.depweb.state.pa.us); keyword: Land Use.

In accordance with DEP's Land Use Policy, enclosed please find a County Land Use Letter that is to be submitted with our permit application to DEP. Please complete the attached form and return within 30 days to:

Robert E. Blue Consulting Engineers  
Attn: Robert E. Blue, P.E., President  
Email: [rblue@robertblue.com](mailto:rblue@robertblue.com)  
1149 Skippack Pike  
Blue Bell, PA 19422

Name of Applicant: 222 Church Road LLC (c/o Rabbi Zvi Bloom)  
Address of Applicant: 590 Cedarhill Road, Far Rockaway, NY 11691  
Project Location: 222 Church Road, Elkins Park, PA 19027

Owner: 222 Church Road LLC  
Owner Address: 590 Cedarhill Road, Far Rockaway, NY 11691

**C I V I L   E N G I N E E R S   •   L A N D   S U R V E Y O R S   •   S I T E   P L A N N E R S**

1149 Skippack Pike, Blue Bell, Pennsylvania 19422 • Telephone 610-277-9441 • Facsimile 610-277-9897  
[www.robertblue.com](http://www.robertblue.com) • e-mail: [rblue@robertblue.com](mailto:rblue@robertblue.com)



222 Church Road LLC  
222 Church Road, Elkins Park, PA  
Cheltenham Township, Montgomery County, PA  
February 22, 2023

**Project Description:**

The development consists of subdividing one existing residential lot into ten lots. Once subdivided, 8 single-family dwellings will be developed on Lots 1 through 8, Lot 9 will remain as the existing single-family dwelling, and Lot 10 will be dedicated to the Township for preservation of open space. This proposal is inclusive of an extension of the Harrison Avenue cul-de-sac, new driveways for each new dwelling, utilities, landscaping, lighting, and stormwater management controls necessary to support the development.

**Please do not send this form to DEP,** as we must include the County Land Use Letter with our permit application. If we do not receive a response from you **within 30 days**, we shall proceed to submit our permit application to DEP without the County Land Use Letter. If the County Land Use Letter is not submitted with our permit application, and we provide proof to DEP that we attempted to obtain it, DEP will assume there are no substantive land use conflicts and proceed with the normal application review process.

I have attached a copy of a Site Plan for your reference. If you have any questions, please do not hesitate to contact me at (610) 277-9441 ext. 16 or by email at [rblue@robertblue.com](mailto:rblue@robertblue.com)

Sincerely,

Robert E. Blue, Consulting Engineers, P.C.

A handwritten signature in blue ink, appearing to be 'R. E. Blue, Jr.', written over a horizontal line.

By: \_\_\_\_\_  
Robert E. Blue, Jr., P.E., P.L.S., President

Enclosures: County Notification of Planned Land Development For Chapter 102 Permits  
Land Development Plan - Site Plan



### COUNTY NOTIFICATION OF PLANNED LAND DEVELOPMENT FOR CHAPTER 102 PERMITS

**PROJECT INFORMATION (COMPLETED BY APPLICANT)**

Applicant Name:	<u>222 Church Road LLC</u>	Contact Name:	<u>Zvi Bloom</u>
Applicant Address:	<u>509 Cedarhill Road</u>	Contact Phone:	<u>718-578-9898</u>
Applicant City, State, ZIP:	<u>Far Rockaway, NY 11691</u>	County:	<u>Montgomery</u>

Description of Proposed Land Development and Stormwater Controls:	Municipality:	<u>Cheltenham Township</u>
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**The development consists of subdividing one existing residential lot into ten lots. Once subdivided, 8 single-family dwellings will be developed on Lots 1 through 8, Lot 9 will remain as the existing single-family dwelling, and Lot 10 will be dedicated to the Township for preservation of open space. This proposal is inclusive of an extension of the Harrison Avenue cul-de-sac, new driveways for each new dwelling, utilities, landscaping, lighting, and stormwater management controls necessary to support the development.**

Project Area:	<u>3.73</u> acres	<input type="checkbox"/> Phased
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Disturbance:	<u>3.40</u> acres
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Surface Waters Receiving Stormwater Discharges:

Tax Parcel ID(s) Affected by Proposed Land Development:	<u>Tacony Creek</u>
<u>31-00-06637-00-1</u>	Discharge to: <input type="checkbox"/> MS4 <input type="checkbox"/> Other SS <input type="checkbox"/> CSS

The following information was submitted to the county for this project:

Land Development / Subdivision Plan     E&S Plan     PCSM Plan     Other:

**COUNTY PLAN INFORMATION (COMPLETED BY COUNTY)**

Name of county organization completing this assessment:

1. Is there an adopted county or multi-county comprehensive plan?  Yes  No
2. If Yes to #1, is the proposed project consistent with the county plan?  Yes  No
3. Is there a DEP-approved Act 167 stormwater management plan?  Yes  No  CCD
4. If Yes to #3, is the proposed project consistent with the Act 167 plan, without waiver?  Yes  No  CCD
5. If Yes to #3, list the date of the latest plan / update approved by DEP:  CCD

APPLICANT CERTIFICATION	COUNTY ACKNOWLEDGEMENT
I certify under penalty of law (see 18 Pa.C.S. § 4904 (relating to unsworn falsification)) that the information reported herein was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the information, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.	The county acknowledges that a permit application for the above-referenced project has been submitted to a reviewing agency and that notification requirements of Act 14 of 1984 and Acts 67, 68, and 127 of 2000 have been satisfied. The information reported herein by the county is true and accurate. County acknowledgment of receipt of notification shall not be construed as project approval.

222 Church Road LLC (o/o Zvi Bloom)

**Applicant Name**

**County Representative Name**

**Applicant Signature**

**County Representative Signature**

Owner *Rep. Steven Kulind*

**Applicant Title**

**County Representative Title**

**Date of Signature** *2/22/23*

**Date of Signature**

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

KENNETH E. LAWRENCE, JR., CHAIR  
JAMILA H. WINDER, VICE CHAIR  
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311  
610-278-3722  
FAX: 610-278-3941 • TDD: 610-631-1211  
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

March 8, 2023

County Land Use Letter  
222 Church Road  
Cheltenham Township

Robert E. Blue Consulting Engineers, P.C.  
Attn: Robert Blue  
1149 Skippack Pike  
Blue Bell, PA 19422

Dear Mr. Blue:

We have received your letter regarding your intent to submit for an NPDES Permit. The permit is related to plans for subdividing one existing residential lot into ten lots. Once subdivided, 8 single-family dwellings will be developed on Lots 1 through 8, Lot 9 will remain as the existing single-family dwelling, and Lot 10 will be dedicated to the Township for preservation of open space. This proposal is inclusive of an extension of the Harrison Avenue cul-de-sac, new driveways for each new dwelling, utilities, landscaping, lighting, and stormwater management controls necessary to support the development. Our office has determined that your project is consistent with the Montgomery County Comprehensive Plan (adopted January 15, 2015) and all other county land use plans that impact this area as long as all necessary steps are taken to ensure the environmental protection of the area.

The Montgomery County Planning Commission has participated in the completion of plans for ten of its seventeen watersheds. The proposed project occurs within the Tookany/Tacony-Frankford Creek watershed which has an adopted an Act 167 (2008). According to the limited documentation submitted with the Act 14, 67, 68, and 127 notifications the Montgomery County Planning Commission cannot comment on the consistency with the Act 167 plan. That being said, we defer to the municipal engineer to ensure compliance with the plan.

Please contact me if you have any questions on the content of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon A. Leshner".

Jon A. Leshner, LEED Green Associate  
Environmental Planning Assistant Manager  
Montgomery County Planning Commission  
(610)278-3750  
Jon.Leshner@montgomerycountypa.gov