



Conditional Use Application

Property Owner: Prestige Worldwide Property Investments, LLC c/o Rick Melle

P.O. Box 327, Birdgeport, PA 19405
List legal owner, equitable owner and/or lessee of property, and their address(es)

Name of Applicant: Same as owner

Mailing Address: Same as owner

Telephone No.: 215-395-9772

Premises: 63-00-0708-4-008, 63-00-07090-002, 63-00-07093-008, 63-00-07096-005

Applicant's Attorney: Edward J. Hughes, Esq.

Attorney's Address: Hughes, Kalkbrenner & Ozorowski, LLP
1250 Germantown Pike, Suite 205, Plymouth Meeting, PA 19462

Zoning District: C - Commercial

- Request:
1. Applicant shall state sections which provide authorization or a conditional use pursuant to the Zoning Code.
 2. Applicant shall state specific proposal to include:
 - a. Type of use; Craftmen's Shop - Water & Sewer
 - b. Size of use; +/- 15,360 S.F.

- c. Size and dimensions of lot area to be occupied or utilized by the conditional use; +/- 139,355 S.F (3.2 acres)
267.72' x 531.36' (maximum dimensions)
 - d. Anticipated hours of operation; 7:00am - 4:00pm (M-F)
 - e. Number of employees; 30-35 employees
 - f. If residential, number and type of dwelling use; and N/A
 - g. Commercial or industrial vehicles associated with the use. 25-30 commercial vehicles
3. Specific conditions or restrictions offered by the applicant to be considered by the Board of Commissioners; N/A
 4. Has a previous Conditional Use Application been filed on this property? No.
If yes, give date and disposition of previous application
 5. Has a previous application been filed in connection with this property? No.
If yes, give date and disposition of previous application.

Applicant shall comply with conditional use procedures as set forth in Section 1708 of the West Norriton Township Zoning Code.

Submit ten (10) hard copies and one electronic copy of plans which shall show existing conditions and nature of proposal use.

Date: 9/28/18

Applicant: And Melk

Date: 9/28/18

Owner: And Melk



APPLICATION FOR REVIEW OF SUBDIVISION OR LAND DEVELOPMENT

I/We do hereby request the officials of West Norriton Township to review the subdivision or land development herein defined in accordance with Act 247 (as amended), the Municipalities Planning Code and the Subdivision and Land Development Ordinance of West Norriton Township.

Development Name: TLC Headquarters

Name of Applicant: Prestige Worldwide Property Investments, c/o Rick Melle

Applicant's Address: P.O. Box 327, Bridgeport, PA 19405

Applicant's Telephone No. (during business hours): 215-395-9772

Type of Review Requested: Subdivision Plan _____ Land Development Plan

Type of Submission: New Proposal Revision to Prior Proposal _____

Does the proposed subdivision or land development meet the requirements of the Zoning District in which it is located: Yes No _____

Additional Comments:

Applicant proposed to demolish the existing structures on the property and construct a new contractor office shop, and yard space to serve as the headquarters for TLC Drain & Sewer, currently of Bridgeport, PA



Applicant's Signature

Rick Melle

Printed Name of Applicant

Your interest in the Subdivision or Land Development: Owner

Your Address: P.O. Box 327, Bridgeport, PA 19405

Note: Fees imposed by the Township for review of the Subdivision or Land Development Plans are established by resolution.

SUBDIVISION AND LAND DEVELOPMENT PROCEDURE

CHECKLIST

1. Application received by the Public works Director. Date stamped and filing fee paid.
2. Ten (10) full-set copies and one (1) full-set electronic copy of the plan are required, unless otherwise specified.
3. Filing Fees: \$1,350.00 + \$50.00 per lot for review by Township
 \$250.00 for review by Planning Commission
4. Distribution:
 One (1) County Planning Commission;
 One (1) Public Works Director;
 One (1) Township Engineer;
 One (1) Traffic Engineer;
 One (1) Sanitary Engineer;
 One (1) Fire Marshal;
 Two (2) Township Secretary (file copy & recording copy); and
 Two (2) Solicitor

Also, twelve (12) 11"x17" copies of the plan (not full set) are required for the Board of Commissioners and Planning Commission members.

NOTE: It is the responsibility of the developer to submit the Subdivision and/or land Development Plan to the Montgomery County Conservation District.

5. After comments received from Planning Commissions and Township Engineer, application for Approval placed on agenda.
6. All applications must be acted upon and decision rendered to the applicant no later than ninety (90) days following the date of the regular meeting of the Board of Commissioners next following the date the application is filed. If the regular meeting is more than thirty (30) days following the filing of the application, the ninety (90) day period begins after the 30th day from the date the plan was filed.
7. If an extension of time is granted by the applicant, it must be in writing.
8. The Public Works Director must notify the applicant of the Board of Commissioners' decision and any conditions upon which the approval was GRANTED within fifteen (15) days following the decision but still within the ninety (90) day period.
9. If application of approval is DENIED, the Public Works Director notifies the applicant, in writing, of the defects in the application and cites the provisions of state law or Township ordinance relied upon.
10. Recording of the final plan must be done within ninety (90) days of final approval.
11. Approvals are effective for two (2) years.

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: 9/28/18
 Municipality: West Norriton Township
 Proposal Name: TLC Drain & Sewer Headquarter
 Applicant Name: Prestige Worldwide Property Investments, LLC
 Address: c/o Rick Melle
P.O. Box 327
 City/State/Zip: Bridgeport, PA 19405
 Phone: 215-395-9772
 Email: melle@gmail.com

Applicant's Representative: Paul Hughes, PE
 Address: .50 South 16th Street, Suite 1650
 City/State/Zip: Philadelphia, PA 19102
 Business Phone (required): 215-600-0365
 Business Email (required): paul.hughes@kimley-horn.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:

Existing District: C- Commercial
 Special Exception Granted Yes No
 Variance Granted Yes No For _____

Plan Information:

Tax Parcel Number(s) 63-00-07084-008, 63-00-07090-002,
63-00-07093-008, 63-00-07096-005

Location (address or frontage) 1956-1968 West Main Street
 Nearest Cross Street Orchard Lane
 Total Tract Area 139,355 S.F.
 Total Tract Area Impacted By Development 139,355 S.F.

(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 total 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						
Townhouses/Twins						
Apartments						
Commercial	1					
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: _____

MONTGOMERY COUNTY PLANNING COMMISSION (MCPC)

Act 247 Fee Schedule

The following fees will apply to each subdivision or land development submitted to the Montgomery County Planning Commission for review:

- Fees will be waived for applications filed under the name of a governmental subunit of the United States or the Commonwealth of Pennsylvania, including school districts and authorities. This exemption does not apply to private, nonprofit organizations with the exception of volunteer fire companies and ambulance squads.
- For a nonresidential subdivision and land development submitted for the same tract at the same time, only the larger fee will be charged.
- No fee is required for Sketch Plans.

Residential Subdivisions and/ or Land Developments

These fees apply to all kinds of residential projects for sale, condominium or rental; any structural type; and either as a subdivision or single-tract land development. No fees are charged for open space lots.

Number of Lots or Dwelling Units (greater number applies)	Base Fee + Fee per Lot or Dwelling Unit
1 - 3*	\$150 (flat fee)
4 - 20	\$180 + \$23 per unit
21 - 100	\$450 + \$21 per unit
101+	\$1,060 + \$20 per unit

Nonresidential Land Developments and Conversions

These fees apply to all projects or sections of mixed projects, which are for new construction of nonresidential uses of any kind for sale, rental, lease or condominium in any type of building on a single tract of land. Conversions from residential to nonresidential uses shall also use this schedule, whether the building area is new or existing.

Gross Square Feet of New Building	Base Fee + Fee for Every 1000 Gross Sq. Ft. (rounded to nearest whole dollar)
1 - 3,000 Sq. Ft.	\$220 flat fee
3,001 - 25,000 Sq. Ft.	\$519 + \$27 for every 1000 Sq. Ft.
25,001 - 50,000 Sq. Ft.	\$1,050 + \$23 for every 1000 Sq. Ft.
50,001 - 100,000 Sq. Ft.	\$1,550 + \$20 for every 1000 Sq. Ft.
100,001+ Sq. Ft.	\$2,580 + \$15 for every 1000 Sq. Ft.

Nonresidential Subdivisions

These fees apply to applications subdividing and conveying land for nonresidential uses.

Number of Lots	Base Fee + Fee per Lot
1 - 3	\$555 flat fee
4 or more	\$555 + \$88 per lot

Other Reviews

- Residential Lot Line Change = \$65
- Nonresidential Lot Line Change = \$260
- Conditional Use = \$260
- Miscellaneous reviews (including parking lots or structures not associated with new building square footage) = \$260
- Curative Amendments (not municipal curative amendments) = \$1,500
- Private Petitions for Zoning or SALDO Change (not municipal petition) = \$1,000

Resubmissions

These fees apply to each subsequent plan submission after the original submission, if the resubmission is essentially the same plan with only minor revisions. A subsequent plan is NOT a resubmission if it is more than 5 years after the previous submission, the proposed land use is changed, or the number of dwelling units or square footage has changed by more than 40% from the prior submission.

- Flat fee of \$125 for residential subdivisions/land developments. All resubmissions of 3 lots/units or less no fee required.
- Flat fee of \$190 for all nonresidential subdivisions/land developments. All resubmissions of 3 lot subdivisions or 3,000 square foot development or less no fee required.
- No fee for private Zoning or SALDO resubmissions.

All county fees are to be submitted to the municipality at the time of application; the municipality will forward the fees to MCPC. A check or money order should be made payable to the **MONTGOMERY COUNTY TREASURER**. Fees are authorized by the Pennsylvania Municipalities Planning Code (Act 247) as amended.

MONTGOMERY COUNTY PLANNING COMMISSION (MCPC)

Act 247 Review Guidelines

For reviews in accordance with the Pennsylvania Municipalities Planning Code (Act 247) as amended

Effective May 1, 2018

Required Fees and Time Limits

To determine the applicable fee and review time limit for MCPC reviews, reference the appropriate section of the Pennsylvania Municipalities Planning Code as follows:

	Act 247 Section	Fee	Time Limit (days)
301.3	Comprehensive Plan Amendments	No	45
304	Public Facilities	No	45
305	Public School Facilities	No	45
408	Official Map	No	45
502	Subdivision and Land Developments	Yes	30
505	Subdivision & Land Development Ordinance Amendments	Yes*	30
609	Zoning Ordinance or Map Amendments	Yes*	30
609.1	Curative Amendments	Yes*	30

** Fees will be charged for private petitions (developer/landowner) for zoning ordinance/map amendments, SALDO amendments and curative amendments. (See fee schedule)*

- A time limit may be extended if requested by the applicant or by the municipality. If a municipality requests a time extension, it must be in concurrence with the applicant.
- Whenever applications require more than one type of review or otherwise fall under more than one section of the Pennsylvania Municipalities Planning Code, the Montgomery County Planning Commission will attempt to complete all reviews within the shortest official time limit. However, MCPC reserves the right to use the maximum permitted time limit if needed.

Application Procedure

1. The applicant submits the plans and a completed Applicant Request for County Review form to the local municipality.
2. The municipality will submit the application to the county via an online 247 Submission Portal. After the county receives and verifies the submission for accuracy, the county will forward a summary of the application and a request for payment to the applicant's representative.
3. The applicant may pay any county fees online via a credit card or electronic check, or they may choose to send a check or money order to the county made payable to the MONTGOMERY COUNTY TREASURER. More specific instructions for both options will be sent with the application summary.

4. The review time limit is intended to begin when MCPC receives the application from the municipality provided applicable fees and any necessary information are promptly returned. Should payment or requested information go unresolved, the county may suspend or postpone the review time limit.
5. In the event of a returned check, the MCPC review and its corresponding time limit will stop as of the date we receive notification. MCPC will notify the applicant and municipality. The review process will restart on the date MCPC receives the required fee.

Fee Information

Resubmissions

The fee schedule and time limits will apply regardless of whether the submitted application is for the review of a tentative sketch, preliminary plan, or final plan. Once the initial fee has been received, MCPC charges a fee for the resubmission of subdivisions and land developments that are essentially the same as the former submission. A flat fee of \$125 is required for all residential subdivisions/land developments. No fee is required for residential subdivisions/land developments of 3 lots/units or less. A flat fee of \$190 is required for the resubmission all non-residential subdivisions/land developments. No fee is required for non-residential subdivisions/land developments of 3 lots or 3,000 square feet or less respectively. A subsequent plan is NOT a resubmission and requires full fee payment if it is more than 5 years after the previous submission, the proposed land use is changed, or the number of dwelling units or square footage has changed by more than 40% from the prior submission.

Waiver of Fees

Fees are waived for an application filed under the name of a governmental subunit of the United States or the Commonwealth of Pennsylvania, including school districts and authorities. This exemption does not apply to private nonprofit organizations except for volunteer fire companies and ambulance squads.

Refunds

If MCPC fails to complete its review within the required time limits, the fee will be returned to the applicant upon request, except in those instances involving an incorrect fee or incomplete application or when MCPC has been granted a time extension for the review.

Informal Reviews and Special Circumstances

Meetings with MCPC to discuss applications, either prior to or during the formal review process, are encouraged and free of charge. If the applicant requests the meeting, the local municipality will also be invited. Meetings and informal reviews do not replace the official formal review by MCPC. In addition, if a municipality requests any meetings, court appearances, redesigns, or other special events that are related to the MCPC review, no extra fees will be charged. Similar requests by developers will be charged appropriately in accordance with fees for staff services.