



**Planning and Zoning
Department**

616 Germantown Pike, Lafayette
Hill, PA 19444-1821

484-594-2625

www.whitemarshtwp.org

Subdivision and Land Development Cover
Page for SLD # 05-25

Project Name:
Union League Liberty Hill- Ballroom
(Waiver Request)

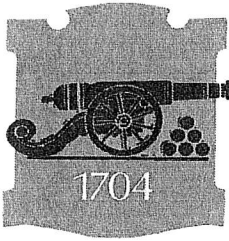
Address: 800 Ridge Pike

Date: 6/27/2025

Status: Under Review

Updates:

- Zoning Ordinance Compliance Review- 7.15.25
- Existing Features & Demolition Plan- 7.29.25
- Township Engineer Review Memo- 8.4.25
- Fire Marshal Review Memo- 8.25.25



This Checklist and the following items MUST be submitted to the Township, completed in their entirety, at the time of submission for the Township to accept a subdivision/land development application.

This checklist page must be filled out after printing the completed form starting on page 2 where applicable.

<u>Applicant Initials</u>	<u>Required Items of Submission</u>	<u>Township Receipt</u>
<u>MC</u>	Whitemarsh Township Checklist	_____
<u>MC</u>	Whitemarsh Township Application (Signature <u>MUST</u> Be Original)	_____
<u>MC</u>	Whitemarsh Township Request for Modification (Signature <u>MUST</u> Be Original)	_____
_____	Whitemarsh Time Waiver Form (Signature <u>MUST</u> Be Original)	_____
<u>MC</u>	Whitemarsh Township Escrow (Payable to Whitemarsh Township; credit card payment accepted in person)	_____
_____	Montgomery County Planning Commission Municipal Request for Review (County will request fee directly from applicant)	_____
_____	Shade Tree Commission Checklist for Compliance with Chapter 55 (attached)	_____
_____	Transportation Impact Study [§105-21.B.(9)(c)] (if applicable)	_____
_____	Stormwater Management Plan & Supporting Calculations (if applicable)	_____
_____	Supplemental Documents Applicable to a Specific Application	_____
_____	List of Encumbrances (Book & Page Numbers) (if applicable)	_____
_____	Three (3) Complete Sets of All Application Materials	_____
_____	PDF or Link to Digital File of Each Component of the Application	_____

Fees and plans showing all public improvements are submitted with this application. Any additional plan information required by the Township Engineer will be submitted to the Director of Planning and Zoning for distribution. The undersigned applicant agrees to comply with all the provisions of Chapter 105 of the Code of the Township of Whitmarsh, as amended, and agrees to obtain all necessary permits in connection with the proposed subdivision and/or land development.

Whitmarsh Township employees, or township-authorized agents, are hereby granted permission to enter upon the land, if necessary, for site inspections.

Original preliminary and/or original final subdivision and/or land development applications submitted by 4:00pm on the last business day of the month will be reviewed by the Whitmarsh Township Planning Commission at a regular meeting two (2) months following the date of submission or other appropriate meeting date depending upon the results of Township reviews.

I hereby certify, as the undersigned applicant, that I am familiar with the provisions of: [1] Chapter 105, "Subdivision and Land Development", [2] Chapter 58, "Grading, Erosion Control, Stormwater Management and Best Management Practices", and [3] Chapter 55, "Tree Protection Standards" of the Code of the Township of Whitmarsh, as amended, and, to the best of my knowledge and belief, this application and the submitted plans conform to those provisions.

Date of Submission: 6/23/25

Signature: 
(Original Signature must be submitted)

Printed Name: Michelle Chrstensen

I, (name) _____ (title) _____ of
(entity submitting application) _____ do hereby affirm

that I am authorized by the applicant to affix my signature to this application.

Date: _____

Signature: _____
(Original Signature must be submitted)

**WHITEMARSH TOWNSHIP
REQUEST FOR MODIFICATION (WAIVER) OF
SUBDIVISION and/or LAND DEVELOPMENT ORDINANCE REQUIREMENTS**

Pursuant to § 512.1.(b) of the Pennsylvania Municipalities Planning Code, all requests for a modification shall be in writing and shall accompany and be a part of the application for development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the ordinance involved and the minimum modification necessary.

Check the appropriate line:

No modification (or waiver) of the Whitemarsh Township Subdivision and Land Development Ordinance is requested

I/we hereby request the following modification[s] (or waiver[s]) of the Whitemarsh Township Subdivision and Land Development Ordinance. (The request must identify the applicable Section[s] of the Ordinance, modification[s] requested, and facts of unreasonableness or hardship upon which the request is made; attach additional sheets if necessary).

Waiver of land development pursuant to Section 105-10 of the Whitemarsh Township

Subdivision and Land Development Ordinance.

Name of Subdivision and/or Land Development: Union League Liberty Hill - Ballroom

Date: 6/23/28

Signature: 

(Original Signature must be submitted)



Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE - LAFAYETTE HILL, PA 19444-1821
TEL: 610-825-3535 FAX: 610-825-9416
www.whitemarshwp.org

BOARD of SUPERVISORS

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Craig T. McAnally
Township Manager

July 15, 2025

Union Leage Liberty Hill, LLC
c/o Robert M. Careless, Esq.
One Liberty Place
1650 Market Street
Suite 2800
Philadelphia, PA 19103

**RE: SLD #05-25; Union League Liberty Hall- Ballroom; 800 Ridge Pike
Land Development Waiver Request
Zoning Ordinance Compliance Review Letter**

Dear Mr. Careless:

Please accept this as a review of the Zoning Ordinance compliance issues for the above referenced Land Development Waiver Request application, based on the one-page context plan and one-page site plan prepared by Nave Newell, dated May 16, 2025, with no noted revisions. The application proposes to add an addition to the ballroom and add a new lobby area; the proposal also includes a covered porte cochere/drop-off area.

The subject parcel is split zoned in the following Districts: AA- Residential, AAA- Residential, AAAA- Residential, and AR- Administration & Research. The Residential Districts have a Recreational Overlay. The proposed project is within the AR District.

We have identified the following zoning issues which must be addressed:

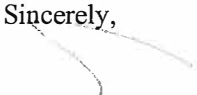
<u>Section</u>	<u>Issue/Comment</u>
1. §116-22.	Plans should be revised to note that the permanent removal of topsoil from the Township is prohibited.
2. §116.109.E.	The Zoning Data Calculations chart must be clarified to indicate that the building and impervious coverage calculations as regulated by this section, are based upon the AR Zoning District area. Also, this section indicates a requirement for a minimum green space area of 55%. The chart indicates that a minimum of 20% is required. This must be corrected. [Note: The plan exceeds the correct minimum requirement.]

Additional Comments

- Any plan resubmission shall include any proposed signage details.

Should you have any questions, please do not hesitate to contact me.

Sincerely,


Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

cc: Craig T. McAnally, Township Manager
Robert A. Sztubinski, B.C.O., Director of Building and Codes
Krista Heinrich, P.E., Township Engineer
Andrew Thomas, Township Fire Marshal
Sean Kilkenny, Esq., Township Solicitor
Michelle Christensen, General Manager, Liberty Hill
Jared Lowman, RLA, Nave Newell, Applicant's Consultant



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

August 4, 2025

File No. 2025-00774

Mr. Craig T. McAnally, Township Manager
Whitemarsh Township Municipal Building
616 Germantown Pike
Lafayette Hill, PA 19444

Reference: Request for Waiver of Land Development
Union League of Liberty Hill
800 Ridge Pike
Whitemarsh Township, Montgomery County, Pennsylvania
SLD #05-25

Dear Mr. McAnally:

We are in receipt of an application including plans prepared by Nave Newell, regarding the above referenced project, requesting that the Township consider granting a waiver of Land Development for the proposed project. As requested, we have reviewed the plans for the property submitted by the applicant, which show the proposed site work. Following a cursory technical review of the above-mentioned documents, we recommend the granting of a waiver of the Land Development process. The plans will be reviewed for compliance with Chapter 58, 'Grading, Erosion Control and Stormwater Management' as part of the Earth Disturbance Permit Application. Should you have any questions regarding this matter, please do not hesitate to contact me at this office.

Sincerely,

Krista Heinrich, P.E.
Township Engineer
Gilmore & Associates, Inc.

cc: Mr. Charles L. Guttenplan, AICP – Director of Planning and Zoning
Mr. Sean Kilkeny, Esq.; The Law Offices of Sean Kilkeny, LLC – Township Solicitor (*via email*)

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WHITEMARSH TOWNSHIP

To: Charlie L. Guttenplan, Director of Planning & Zoning/Zoning Officer.

From: Andrew G. Thomas, Fire Marshal



SUBJECT: SLD# 05-25: UNION LEAGUE LIBERTY HILL
BALLROOM ADDITION
(WAIVER REQUEST)
800 RIDGE AVENUE
LAFAYETTE HILL, PA 19444

Date: 8/25/2025

After reviewing the submitted Plan for the Union League Ballroom Addition, the following items must be addressed.

1. Where is the existing fire hydrant being relocated to? It was not shown on the submitted plans.

Andrew G. Thomas
Fire Marshal, Emergency Management Coordinator
616 Germantown Pike
Lafayette Hill, PA 19444
Phone: 610-825-3535 ext. 2614
Email: athomas@whitemarshwp.org