



Department of
Building and Planning
Planning Division
Phone: (610) 645-6140
Fax: (610) 649-9598

SUBDIVISION/ LAND DEVELOPMENT APPLICATION

To Township Commissioners:

The undersigned hereby makes application for a Subdivision/Land Development approval pursuant to the application procedure and standards set forth in Chapter 135 of the Code of the Township of Lower Merion.

Project Name: LUXOR BALA CYNWYD Date: Sep 10, 2018

Application Type: Preliminary Land Development Plan

PROPERTY

Address(es): 9 Presidential Blvd. City & Zip Code Bala Cynwyd, 19004 Ward: 9

Zoning District: City Avenue District Zoning Overlay: None

Is the property on the Historic Resource Inventory or located within a Historic District?: No

Is the property located within the Floodplain District?: No Does this application require Conditional Use approval? No

APPLICANT

If the applicant is different from the owner, an owners authorization form is required.

Name: James S. Ettelson, Esq. E-mail Address: jettelson@rccbllaw.com

Address: Royer Cooper Cohen Braunfeld, LLC, 101 West Elm St., Suite 400, Conshohocken, PA 19428

Tel. No.: 484-532-8189 Signature: 

PROPERTY OWNER

Name: Brandywine Operating Partnership, LP/Commerce Pursuit Capital, LP (Equitable Owner)

Address: 1300 Virginia Drive, Suite 215, Fort Washington, PA 19034

Tel. No.: 215-283-2190 E-mail Address: jtallman@westrum.com

PLANS

Name of Engineer/Surveyor: Danilo R. Salameda, PE E-mail of Engineer/Surveyor: dsalameda@blcompanies.com

Date of Plan: Sep 10, 2018

APPLICATION MATERIALS

- Application Fee Amount: \$3,535 Escrow Amount: \$21,240 **FEE SCHEDULE**
- Four Plans Sets, sealed by a registered Engineer or Surveyor Digital copies of all submitted materials (Plans, Reports, ect.)
- Owners Authorization Form

By filing out this application, you are hereby granting permission to Township officials to visit the site for review purposes.

FOR OFFICE USE ONLY

Application Number: _____ Block & Unit Number: _____ Date Submitted: _____



Township of Lower Merion

OWNER AUTHORIZATION FORM

Please check applicable process:
Subdivision, Land Development, Waiver/Amendment

I (we) as the equitable owner(s) of parcel number 40-00-47560-00-1

situated at: 9 Presidential Boulevard

Bala Cynwyd, PA 19004

recorded in the Montgomery County Office of the Recorder of Deeds, in Deed Book 5965

Page(s) 02812, hereby authorize James S. Ettelson, Esquire Agent (print)

to file and process the attached application(s) on my behalf:

John Tallman, U.P. Acquisitions + Approvals Property owner's signature Date

Commence Pursuit Capital, L.P. Equitable owner Date 9/7/18

Mailing Address (if different than above):

Royer Cooper Cohen Braunfeld LLC, 101 West Elm Street, Suite 400

Conshohocken, PA 19428