



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Preliminary Plan 4-93078

| Application   | General Data            |            |
|---|-------------------------|------------|
| <b>Project Name:</b><br>East Marlton  | Date Accepted:          | 2/18/09    |
|   | Planning Board Hearing: | 3/19/09    |
|   | Plan Acreage:           | 181.69     |
| <b>Location:</b><br>One-half mile west of Heathermore Boulevard and Grandhaven Avenue.                                    | Zone:                   | R-P-C      |
|   | Lots:                   | 572        |
|   | Parcels                 | 16         |
| <b>Attorney/Address:</b><br>Rifkin, Livingston, Levitan and Silver, LLC<br>6305 Ivy Lane, Ste. 500<br>Greenbelt, MD 20770 | Planning Area:          | 82A        |
|   | Tier:                   | Developing |
|   | Council District:       | 09         |
|   | Municipality:           | N/A        |
|   | 200-Scale Base Map:     | 212SE12    |

| Purpose of Application  | Notice Dates  |
|---|---|
| <b>EXTENSION REQUEST:</b> This preliminary plan was approved by the Planning Board on March 31, 1994 and was initially valid through May 5, 2000. An appeal to Circuit Court and approval of various extension requests have resulted in the preliminary plan being valid through April 28, 2009. Norman Rivera of Rifkin, Livingston, Levitan and Silver, LLC; by letter dated February 16, 2009, requests a two-year extension. Staff is recommending a one-year extension. If approved as requested, the plan will be valid through April 28, 2011. If approved as recommended, the plan will be valid through April 28, 2010. | Adjoining Property Owners<br>Previous Parties of Record<br>Registered Associates: N/A<br>(CB-58-2003) |
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|   |   |

| Staff Recommendation |                          | Staff Reviewer: ALAN HIRSCH |            |
|----------------------|--------------------------|-----------------------------|------------|
| APPROVAL             | APPROVAL WITH CONDITIONS | DISAPPROVAL                 | DISCUSSION |
| One-Year Extension   |                          |                             |            |