MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 12, 2024

Anne W. Klepfer
Township Manager
Upper Hanover Township
PO Box 27
1704 Pillsbury Rd
East Greenville, PA, 18041

Re: MCPC #24-0109-002
Plan Name: PFP Holdings, LLC Warehousing
(1 lot comprising 12.45 acres)
Situate: East 6th Street and Adams Street
Upper Hanover Township

Dear Ms. Klepfer,

We have reviewed the above-referenced preliminary subdivision/land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 13, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant PFP Holdings, LLC. is proposing a subdivision/land development in an area that bisects two municipalities and along two parcels, 57-00-03220-20-6 located in Upper Hanover Township and 17-00-00135-80-2 located in Red Hill Borough. This review is related to the development within Upper Hanover Township.

The parcel is located within the Township's LI Light Industrial Zoning District, to the east of East 6th Street and to the north of Hendricks Road. The Macoby Creek abuts the property along its northern property line and active agricultural fields adjoin the property to the east. Access to the property is currently provided via one access strip to East 6th Street, which is proposed to be remain as the main access drive for the development. The property is largely unimproved and contains a gross lot area of 12.445 acres (+/-).

The proposed plan includes 71,425 sq. ft. of light industrial space in four (4) buildings, to be used for warehousing, storage or wholesale business and/or distribution of products and materials. Additional site improvements include access drives, stormwater management areas, employee parking spaces, tractor-trailer parking spaces, loading bays/docks, and related improvements.

Warehousing, storage or wholesale business located within a building as a principal use and/or distribution of products or materials, including transportation depot and truck terminals are permitted by right uses of the Upper Hanover Parcel pursuant to Section 500-1801.A.(4) of the Township's current Zoning Ordinance. Motor freight terminals, warehouse and mini-warehouse and wholesale trade uses are permitted by right uses of the Red Hill Parcel pursuant to Section 27-313.2.K., P and Q of the Borough's Zoning Ordinance.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified a number of key issues that we believe should be resolved prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

SITE PLANS

A. Clarity of Notes and Callouts

1. Sheet 5 "Critical Stages of Construction" States BMP 001, 002, 003, & 004 shall have construction oversight. There only appears to be one Stormwater BMP proposed on site, and Sheet 6 specifically states only BMP 001 shall have construction oversight. We suggest the applicant review the plan notes and revise as needed for clarity.
2. As noted in our original sketch plan review, further clarification is needed on intended building use and proposed truck and vehicular access to buildings to understand the design intent of the site. It appears there are loading dock areas on two of the buildings, but callouts and further detail is needed to properly assess.

B. Landscape Plan Layout

1. We recommend the applicant move the planting schedule on Sheet 10 to the planting plan (Sheet 9), and providing a more organized planting legend on the page. Additionally, we suggest the applicant ensure any notes related to the planting plan be placed on Sheet 9.
2. If possible, we recommend the applicant maintain consistency of plans by matching the orientation of the landscape plans to the other plan sheets.

LANDSCAPING

A. Planting Plan

1. While we commend the applicant for providing a planting plan for the stormwater basin, we note that there are no plantings shown elsewhere on the plans. The applicant shall refer to the Township's Zoning Ordinance and ensure they adhere to all landscape regulations and guidance.
2. We suggest the applicant also consider the addition of a planted rain garden at the drains marked C1 and C2 along the storm drain that runs between buildings 1 and 2 to allow for potential infiltration of the overland flow before continuing to drain to the storm sewer

CONSIDERATION OF EXISTING SITE CONSTRAINTS

B. Grading

1. As noted in our previous sketch plan review, the existing site conditions are steep and consideration should be taken with the locations of the buildings to minimize cut and fill (i.e., grouping buildings together, consolidation of parking, drives, and hardscape to minimize stormwater run-off).

CIRCULATION

A. Sidewalks

1. As noted in our previous sketch plan review, we suggest inclusion of sidewalks across the entire site to aid in pedestrian access. It appears sidewalks are only shown at building 3 and building 4.

B. Vehicular circulation

2. As noted in our previous sketch plan review, we suggest the applicant reassess the current circulation with defined uses. It appears there are multiple driveways that could be consolidated and we advise eliminating the dead end on the property in Red Hill.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the Upper Hanover planning objectives for land development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number #24-0109-002 on any plans submitted for final recording.

Sincerely,

Erin Feehily, PLA, Design Planning Assistant Manager
610-278-3757 – erin.feehily@montgomerycountypa.gov

c: PFP Holdings, LLC., Applicant
Marc B. Kaplin, Esq., Applicant's Representative
Susan A. Rice, P.E., STA Engineering Inc., Upper Hanover Township Engineer
Liz DeJesus, Red Hill Borough Manager

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS A & B



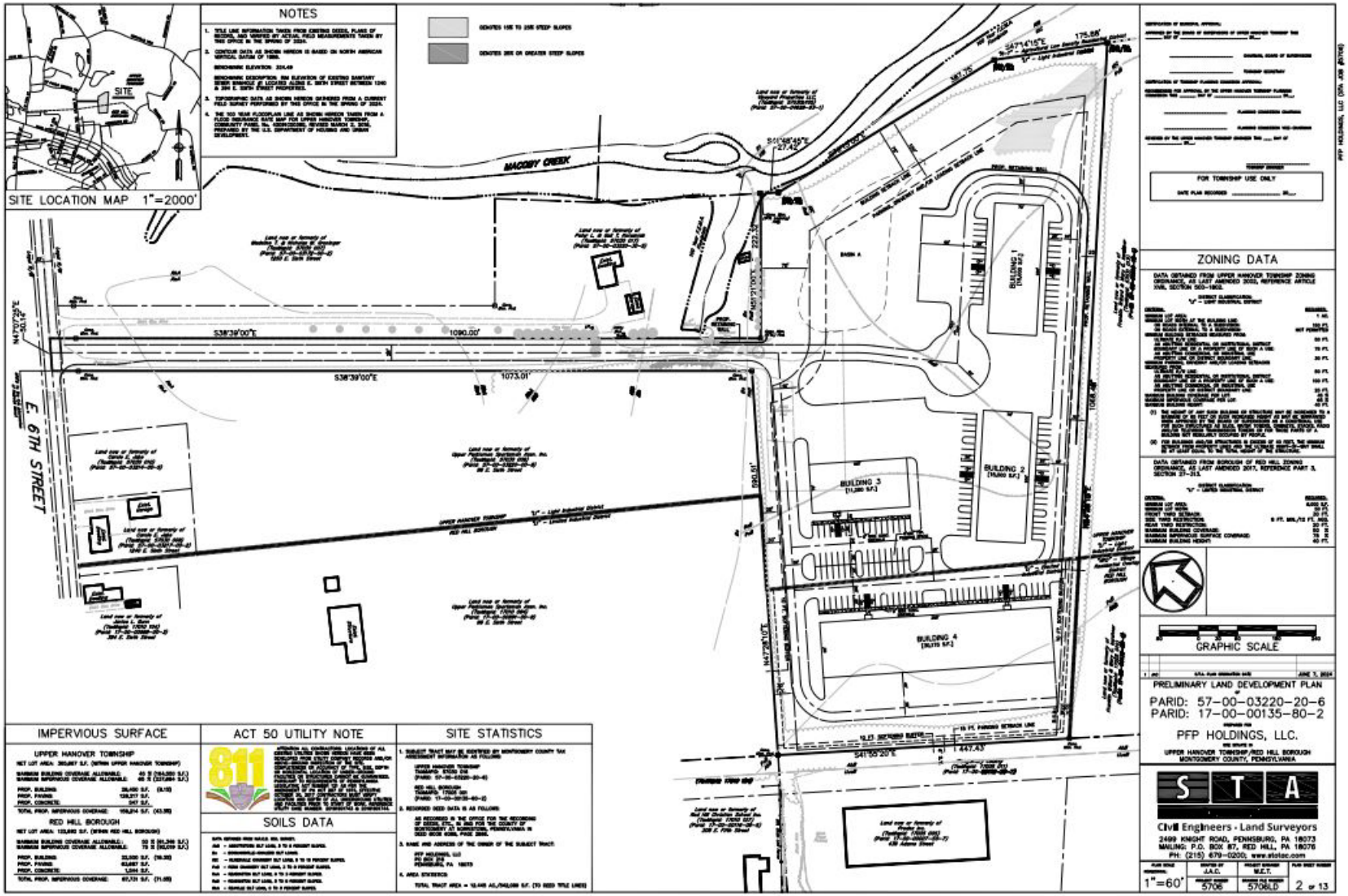
PFP Holdings
LLC Warehousing
MCPC#240109002

Montgomery County Planning Commission

0 150 300 600 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap


NOTES
SITE LOCATION MAP 1"=2000'
MACOBY CREEK
E. 6TH STREET
BUILDING 1 (16,000 S.F.)
BUILDING 2 (16,000 S.F.)
BUILDING 3 (11,280 S.F.)
BUILDING 4 (36,175 S.F.)
ZONING DATA
GRAPHIC SCALE
PRELIMINARY LAND DEVELOPMENT PLAN
PARID: 57-00-03220-20-6
PARID: 17-00-00135-80-2
PFP HOLDINGS, LLC.
UPPER HANOVER TOWNSHIP/RED HILL BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA
Civil Engineers - Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
MAILING: P.O. BOX 87, RED HILL, PA 18076
PH: (215) 679-0200; www.stalac.com
1"=60'
5706
5706LD
2 OF 13
IMPERVIOUS SURFACE
ACT 50 UTILITY NOTE
SOILS DATA
SITE STATISTICS