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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 4, 2024

Ms. Beth Gooch, Planning and Zoning Coordinator
Franconia Township
P.O. Box 128
Franconia, Pennsylvania 18924

Re: MCPC #24-0207-001
Plan Name: Proposed Warehouse Facility
Situate: Allentown Road/Wambold Road
Franconia Township

Dear Ms. Gooch:

We have reviewed the above-referenced land development application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested September 23, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, 4th Soil Investment LLC, proposes to subdivide a 14.7 acre parcel into a 3 acre lot with an existing building and an 11.715 acre parcel that will be developed with a 510,306 square foot warehouse facility with associated infrastructure. The development takes place in the LI – Limited Industrial zoning district.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that Franconia Township may wish to consider prior to final approval. Our comments are as follows:

REVIEW COMMENTS

A. Coordination with PennDOT – The developer will need to obtain Highway Occupancy Permits from PennDOT. During this process the Township should ensure the proposed improvements on Allentown Road and Wambold Road are adequate and determine if more improvements are needed to accommodate the anticipated vehicular traffic.

B. Pedestrian Paths – There are pedestrian paths in the area along Wambold Road. The Township should determine if a sidewalk or pedestrian path would be appropriate at this point. The proposed development provides an opportunity to ensure there are no future gaps in the trail/pedestrian network.

C. Operations & Maintenance – We recommend the Township and developer work to create an operations and maintenance program for the underground stormwater basins. We also recommend the operations and maintenance agreement for the aboveground stormwater basins address how to ensure invasive species do not dominate the basins before the proposed landscaping becomes established.

D. Underground Basin Release – The Township engineer should be comfortable with the proposed release location of the underground stormwater basin to ensure the stormwater release does not negatively impact the neighboring property.

E. Trees – We recommend that trees be planted along the driveway from Allentown Road and on Lot B along Allentown Road.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Franconia's planning objectives. 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 (#24-0270-001) on any plans submitted for final recording.

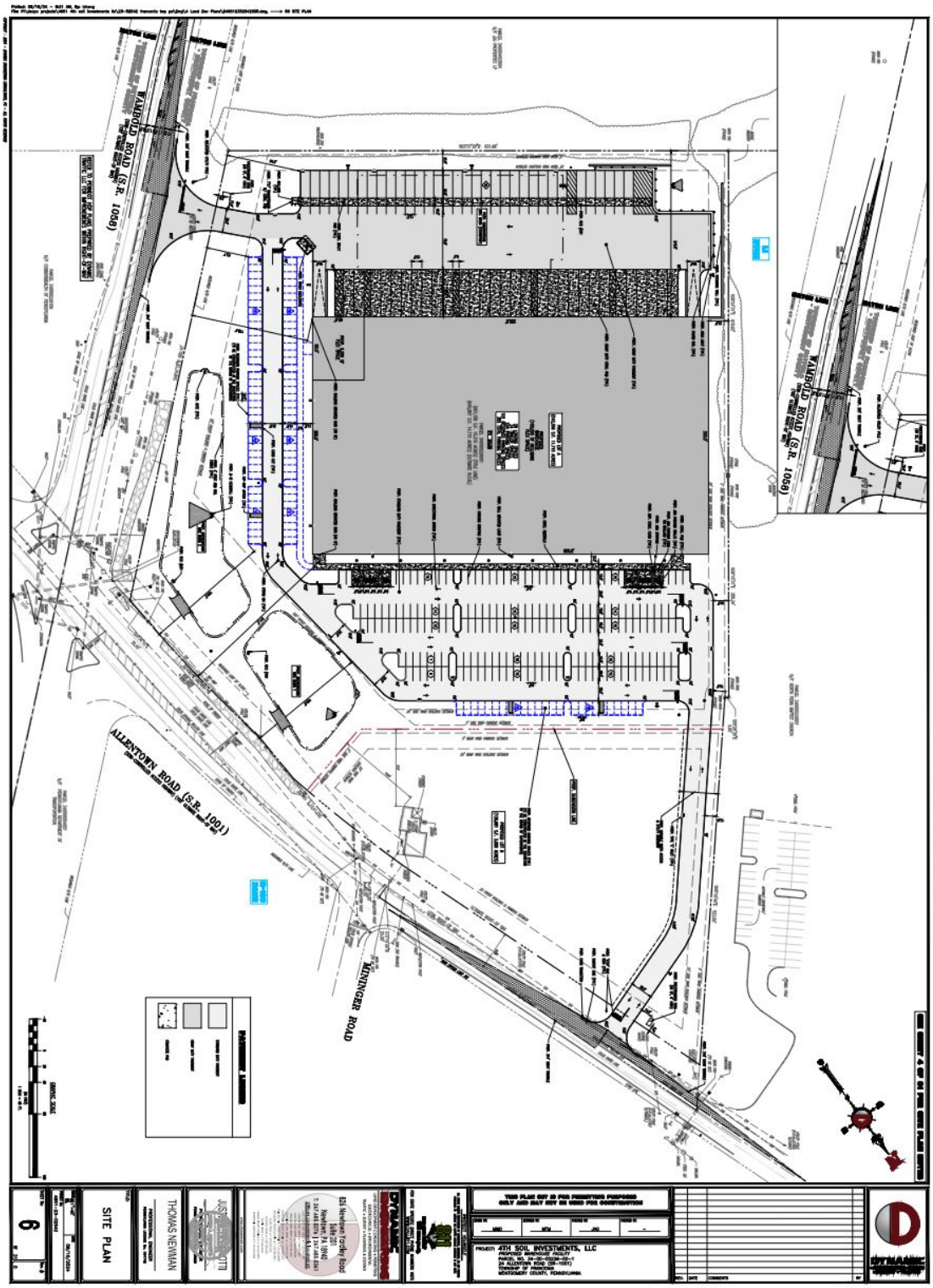
Sincerely,

Jon A. Lesher, Environmental Planning Assistant Manager
610-278-3750 – Jon.Lesher@montgomerycountypa.gov

C: Eastburn and Gray, PC, Township Solicitor
Bursich Associates, Township Engineer

Attachments:
Site Plan (Appendix 1)
Aerial (Appendix 2)

Site Plan – Proposed Warehouse Facility- Franconia Township



Aerial- Proposed Warehouse Facility- Franconia Township

