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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 10, 2025

Mr. Christopher S. Christman, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: MCPC #25-0180-001
Plan Name: Noble Town Center South Parking Improvements
(1 lot comprising 17.90 acres)
Situate: 901 Old York Road at The Fairway
Abington Township

Dear Mr. Christman:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 8, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Paramount JSM at Jenkintown, LLC, has submitted a minor plan for re-tenanting 68,642 square feet of the lower level of an existing three-story masonry building into four retail spaces (for three new tenants and one existing one) along with parking, sidewalk, stormwater management, and utility improvements. The retail spaces would occupy 21,166 square feet, 19,263 square feet, 17,273 square feet, and 10,940 square feet. The proposed improvements include: adding planting islands; adding an additional walkway to provide pedestrian access through the planting strip; adding a retaining wall and fence; removing a stairwell to the adjacent lot (where inventory parking for nearby auto dealers is located); removing two trees in a planting strip; adding subsurface stormwater management; and removing and replacing concrete for sidewalk and pavement for parking area. The site is located in the BC-Business Center zoning district (Noble). The plan is dated August 12, 2025.

COMPREHENSIVE PLAN COMPLIANCE

In *MONTCO 2040: A Shared Vision*, Montgomery County Comprehensive Plan (2015), the project site is located in the “Community Mixed Use” future land use area. These areas should be designed for walking. The land use is consistent with the comprehensive plan, but the proposal would be more consistent if it included crosswalks connecting the building, sidewalks, and the walkway through the planting strip.

The proposed plan is generally consistent with the Comprehensive Plan Update for Abington Township (2007). On that plan's future land use map, the proposal is located in the "Retail, Commercial, Office" future land use area.

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 the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

SIDEWALKS

A. Taper – The applicant proposes replacing sidewalk in the southeast portion of the site, alongside the vehicular access drive from The Fairway. It looks like the new sidewalk would be slightly wider, and closer in width to the connecting sidewalk on the adjacent tract (where inventory is located for nearby automobile dealers). We recommend tapering the sidewalk so there is a smooth transition from one sidewalk to the connecting one on the adjacent tract.

B. Sidewalks Internal to a Development [§2504.C.] -- In the BC Business Center and MS Main Street Districts, all buildings must be connected, via a continuous pedestrian network of sidewalks, crosswalks, and paths, to parking.

C. Crosswalks [§2504.F] -- Shall be provided at all intersections of multiple access drives.

LANDSCAPING

A. Landscaping Plan -- A landscaping and shade tree plan is required [§146-11.H], along with proposed landscaping and a proposed planting schedule.

B. Tree Removal -- The applicant proposes removal of two trees in the parking strip but does not propose any new trees or vegetation. Tree replacement shall occur when new impervious coverage exceeds 500 square feet and a tree with a minimum caliper of six inches (6") is removed. The applicant proposes removal and replacement of parking area (total area of disturbance, most of which would be parking area, would be 36,289 square feet) [§2401.A.2].

C. Planting Islands -- The applicant proposes providing planting islands; each planting island is required to have one shade tree plus shrubs and/or groundcover to cover the entire area at maturity [§2402.A.2].

D. Parking Lot Perimeter Buffer -- All parking lots or areas with more than 15 parking spaces shall be buffered with a medium-intensity buffer or a street wall (see §2402.A).

E. Street Trees – Street trees shall be required along both sides of access drives that serve two or more nonresidential properties [§2402.B].

STORMWATER MANAGEMENT

A. Green Stormwater Management -- The proposed improvements include a subsurface stormwater management area. Has the applicant considered whether some of the stormwater flows can be captured using green stormwater infrastructure (GSI), which would bring benefits associated with additional vegetation?

OTHER PLAN INFORMATION

Some of the most important additional information required is the following [§146-11.A]:

A. Tract boundaries with tax parcel numbers, owner's names and approximate acreage of lots surrounding any portion of the site for a distance of 400 feet.

B. Existing cartways of streets adjoining the site, and ultimate rights-of-way. The applicant provided the [legal] right-of-way.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve the township's planning objectives for commercial 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 (#25-0180-001) on any plans submitted for final recording.

Sincerely,



Mike Narcowich, AICP, Community Planning Assistant Manager II
610.278.5238 – michael.narcowich@montgomerycountypa.gov

c: Eric Kelly, Representative for Paramount JSM at Jenkintown, LLC
Nicholas Brown, Chair, Township Planning Commission
Khaled R. Hassan, P.E., Pennoni, Township Engineer
Allison A. Lee, P.E., Pennoni, Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Greg R. Heleniak, Esq., Rudolph Clarke, LLC, Township Solicitor

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



Noble Town Center South Parking Improvements
MCPC#250180001

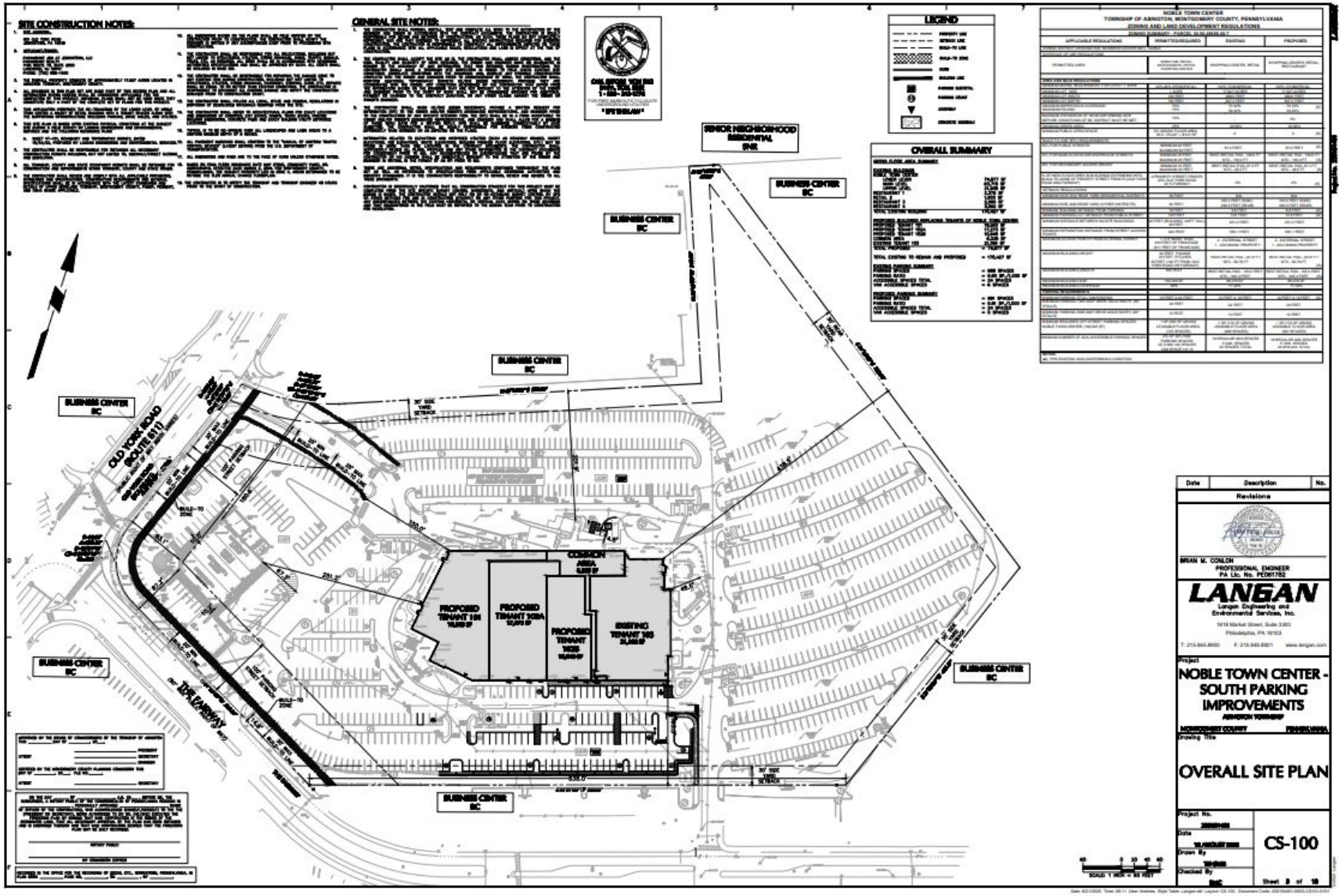
Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom

Aerial photography provided by Nearmap


SITE CONSTRUCTION NOTES:
GENERAL SITE NOTES:
LEGEND
OVERALL SUMMARY
SENIOR NEIGHBORHOOD RESIDENTIAL SNR
BUSINESS CENTER BC
OLD YORK ROAD (ROUTE 611)
PROPOSED TENANT 101
PROPOSED TENANT 103A
PROPOSED TENANT 103B
EXISTING TENANT 105
COMMON AREA
BRIAN M. CONLON
PROFESSIONAL ENGINEER
PA Lic. No. PE061782
LANGAN
Langan Engineering and Environmental Services, Inc.
1818 Market Street, Suite 3300
Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com
Project
NOBLE TOWN CENTER - SOUTH PARKING IMPROVEMENTS
ABINGTON TOWNSHIP
MONTGOMERY COUNTY PENNSYLVANIA
Drawing Title
OVERALL SITE PLAN
Project No.
Date
Drawn By
Checked By
CS-100
Sheet 3 of 10