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Montgomery County
Planning Commission

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

May 8, 2026

Ms. Beth Gooch, Director of Administration and Community Development
Franconia Township
671 Allentown Road
Telford, Pennsylvania 18969

Re: MCPC #26-0100-001
Plan Name: JMA Realty, LLC - 'Old Dutch Cupboard'
(2 lots comprising 11.79 acres)
Situate: Schoolhouse Road and Harleysville Pike (SR 113)
Franconia Township

Dear Ms. Gooch:

We have reviewed the above-referenced preliminary land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code", as you requested on April 10, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, JMA Realty, LLC, has prepared a preliminary land development plan for the property located at Schoolhouse Road and Harleysville Pike (SR 113). The proposal would combine two lots in a common deed, totaling 11.79 acres. Both lots are zoned RR Rural Resource Residential. Parcel A (34-00-02314-00-1) contains an existing single-family detached dwelling (by-right use) and existing nursery store, greenhouse and nursery (existing non-conforming use). Parcel B (34-00-02317-00-7) has an existing use identified as vacant/agricultural.

The proposed development will impact approximately one acre of land to develop a farm market containing a retail area, kitchen/bakery, and warehouse area. A variance was granted by the township on May 15, 2025 to permit the proposed use as a farm market with continuous greenhouse/nursery use.

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 issue(s) that the applicant and Franconia Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

STREET TREES

Section 122-69.C.(4) of the township's Subdivision and Land Development Ordinance requires street trees along all existing streets that abut or lie within a proposed subdivision or land development. No additional street trees are proposed on the submitted plan. Although we agree with the applicant that there is limited space between the ultimate right-of-way and the existing paved surfaces along Schoolhouse Road and along the frontage of Parcel A on Harleysville Pike, there is adequate space along the frontage of Parcel B on Harleysville Pike. We recommend that the township require street trees in accordance with the ordinance along the frontage of Parcel B.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that the suggested revisions above will better achieve Franconia Township'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 (*#26-0100-001*) on any plans submitted for final recording.

Sincerely,

Douglas Maisey, Senior Planner
douglas.maisey@montgomerycountypa.gov - 610-278-3737

c: JMA Realty, LLC, Applicant
Scott Camburn, Urwiler & Walter, Applicant's Representative
John Medendorp, Chmn., Township Planning Commission
Eric Wert, Esq., Township Solicitor
Russell Dunlevy, Township Engineer
Joseph A. Zadlo, Township Planner

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



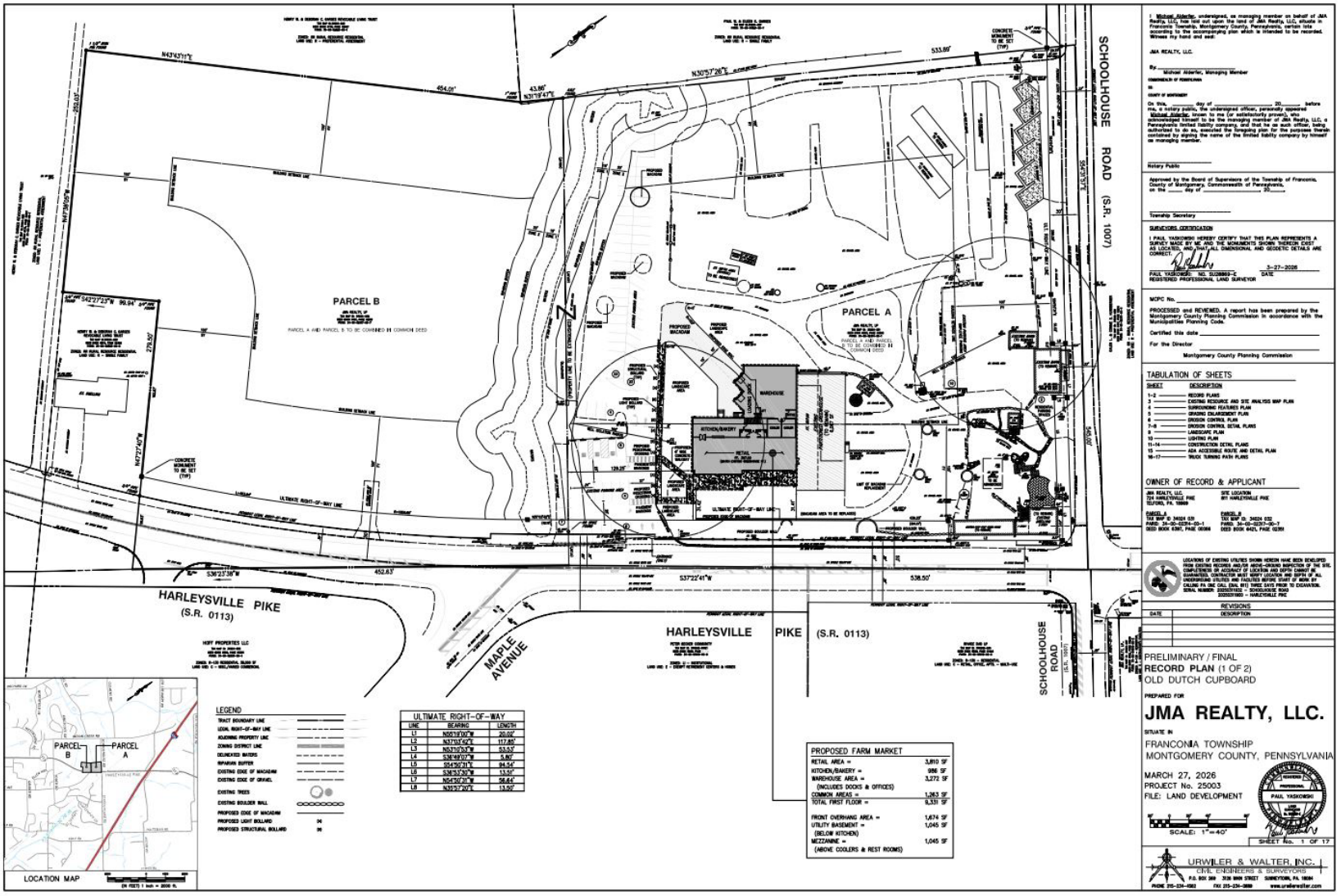
JMA Realty LLC - "Old Dutch Cupboard"
MCPC#260100001

Montgomery County Planning Commission

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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


PARCEL B
PARCEL A
SCHOOLHOUSE ROAD (S.R. 1007)
HARLEYSVILLE PIKE (S.R. 0113)
MAPLE AVENUE
LOCATION MAP
LEGEND
ULTIMATE RIGHT-OF-WAY
PROPOSED FARM MARKET
RETAIL AREA = 3,810 SF
KITCHEN/BAKERY = 986 SF
WAREHOUSE AREA = 3,272 SF
(INCLUDES DOCKS & OFFICES)
COMMON AREAS = 1,263 SF
TOTAL FIRST FLOOR = 9,331 SF
FRONT OVERHANG AREA = 1,674 SF
UTILITY BASEMENT = 1,045 SF
(BELOW KITCHEN)
MEZZANINE = 1,045 SF
(ABOVE COOLERS & REST ROOMS)
TABULATION OF SHEETS
OWNER OF RECORD & APPLICANT
REVISIONS
PRELIMINARY / FINAL
RECORD PLAN (1 OF 2)
OLD DUTCH CUPBOARD
PREPARED FOR
JMA REALTY, LLC.
SITUATE IN
FRANCONIA TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
MARCH 27, 2026
PROJECT No. 25003
FILE: LAND DEVELOPMENT
SCALE: 1"=40'
SHEET No. 1 OF 17
URWILER & WALTER, INC.
CIVIL ENGINEERS & SURVEYORS