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Montgomery County
Planning Commission

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Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

August 17, 2026

Mr. Paul Purtell, Director, Planning, Zoning & Inspections
Upper Moreland Township
117 Park Avenue
Willow Grove, Pennsylvania 19090-3215

Re: MCPC #24-0098-002
Plan Name: 7 Brew Coffee
(0.32-acre pad site on 1 lot comprising approximately 8.45 acres)
Parcel ID: 59-00-05293-00-3
Situate: 1130 Easton Road (cross streets: Wyandotte Road (w), Fitzwatertown Road (e))
Upper Moreland Township

Dear Mr. Purtell:

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 August 5, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Treeco/Willow Grove LP, is proposing to construct a 543-square-foot 7 Brew drive-through coffee shop, which is permitted by special exception. Special Exception and zoning variances related to the drive-through and required parking were previously granted. The proposal includes a 277-square-foot remote cooler, two drive-through lanes, and an outdoor seating area. A sidewalk would be provided that would connect to the sidewalk along Easton Road. The pad site is located in an existing Best Buy shopping center parking lot.

We reviewed a previously submitted proposal for this site in a letter dated May 7, 2024, when the previous zoning districts and regulations had been in place, before the new zoning ordinance was adopted in 2025. While the site is located currently in the CMU Corridor Mixed-Use Zoning District, the proposed development is based on the standards of the previous zoning regulations for the C-2 District that were in place when the proposal was first submitted.

COMPREHENSIVE PLAN COMPLIANCE

A. *Montco 2040*. The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as a "Community Mixed Use and Services" future land use category. Community Mixed Use and Service areas are local community focal points that typically have a significant retail element with surrounding residential uses. These centers are located on major roads and usually have a suburban character. Developments should share driveways, have interconnected parking lots, be designed for walking, and have extensive buffering next to residential areas.

B. *Upper Moreland 2040*. The proposal is also generally consistent with Upper Moreland's comprehensive plan, which categorizes the site as the Commercial-Mixed Use Corridor future land use, which includes suburban style commercial development primarily consisting of retail, service, and professional office uses. New development should recognize the suburban character while also improving the appearance and walkability of the corridor.

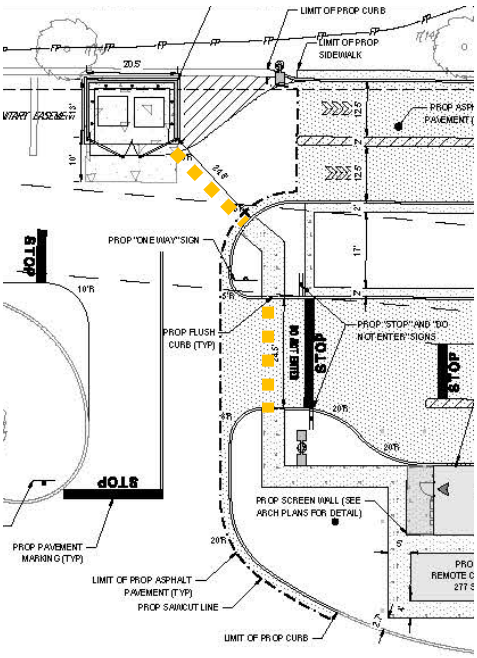
RECOMMENDATION

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

PEDESTRIAN CONNECTIONS

We recommend adding crosswalks across the drive-through lanes to connect the ends of the sidewalk and to highlight the connection for employees to the trash enclosure. We commend the applicant for providing sidewalks that connect to the existing sidewalk along Easton, as well as throughout the site, but suggest that the applicant consider how to facilitate additional safe connections.



VEHICLE CIRCULATION

We recommend the applicant study the traffic volume patterns at other local 7 Brew locations to ensure that there is sufficient space for the anticipated queuing in the drive-through lanes. If there are more cars in the drive-through than the space allows, there could be overflow in the parking lot and potentially block the drive-through entrance.

OUTDOOR SEATING

The applicant may want to consider a larger seating area and another table. Due to the number of residential neighborhoods within one-quarter mile of this location, as well as the people who may work or shop at the other businesses in the shopping center, there could be people who will walk to this location and would use the available seating.

LANDSCAPING

The drive-through lanes wrap around a large island that is proposed to be lawn area. We recommend the applicant plant small shrubs or other native groundcovers in place of lawn to add some aesthetic and ecological value to the site. The area is within a sanitary easement which would prevent the applicant from being able to plant larger trees.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Upper Moreland'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 24-0098-002 on any plans submitted for final recording.

Sincerely,

Claire Warner, Principal Community Planner I, AICP
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Albert Krull, Applicant's Representative
Patrick Stasio, Township Manager
Sean Kilkenny, Township Solicitor
George Hartman Jr., Chrm., Township Planning Agency

Attachments: A. Aerial Image of Site
B. Reduced Copy of Applicant's Proposed Site Plan
C. Reduced Copy of Applicant's Proposed Overall Site Plan

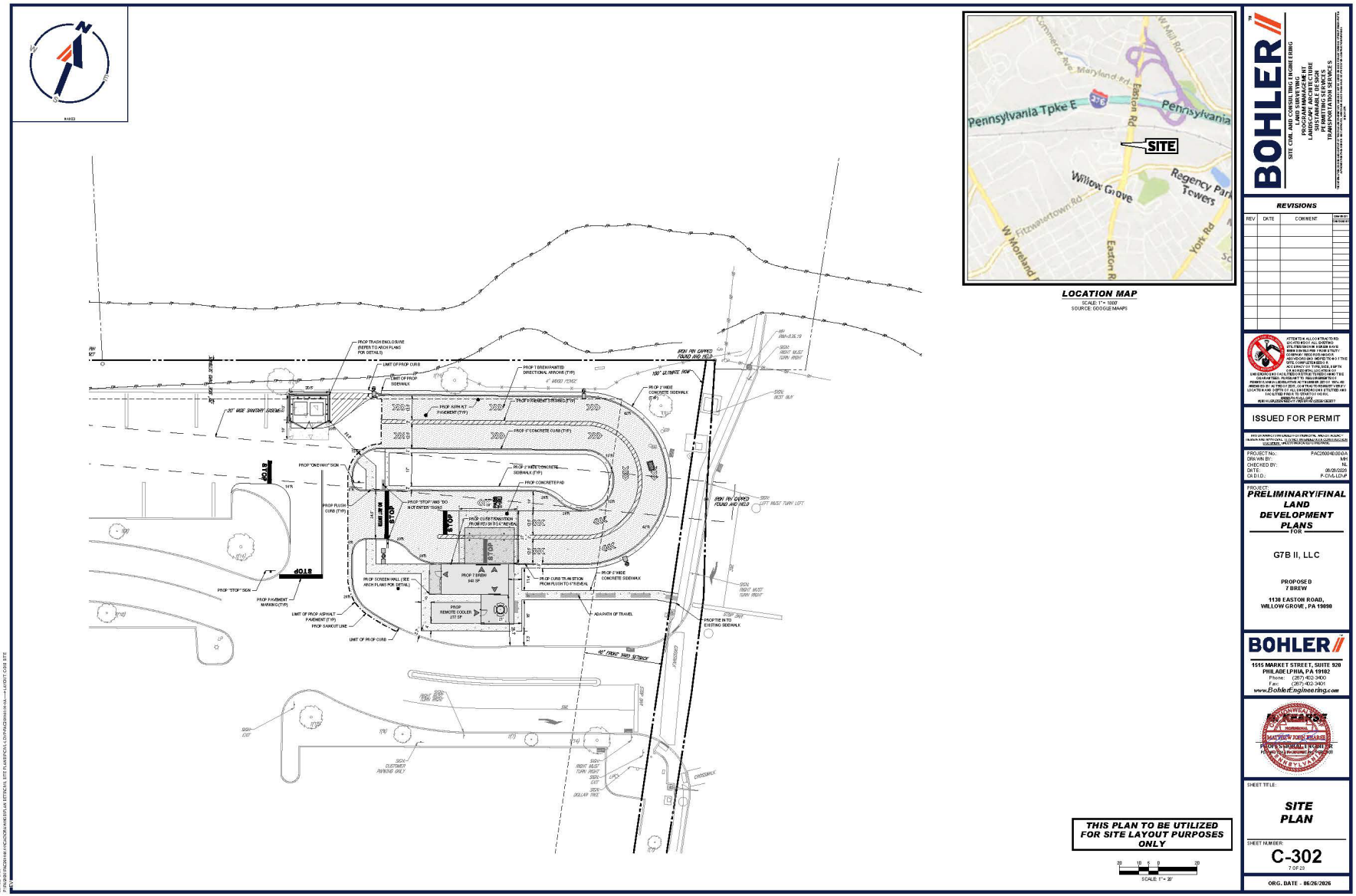


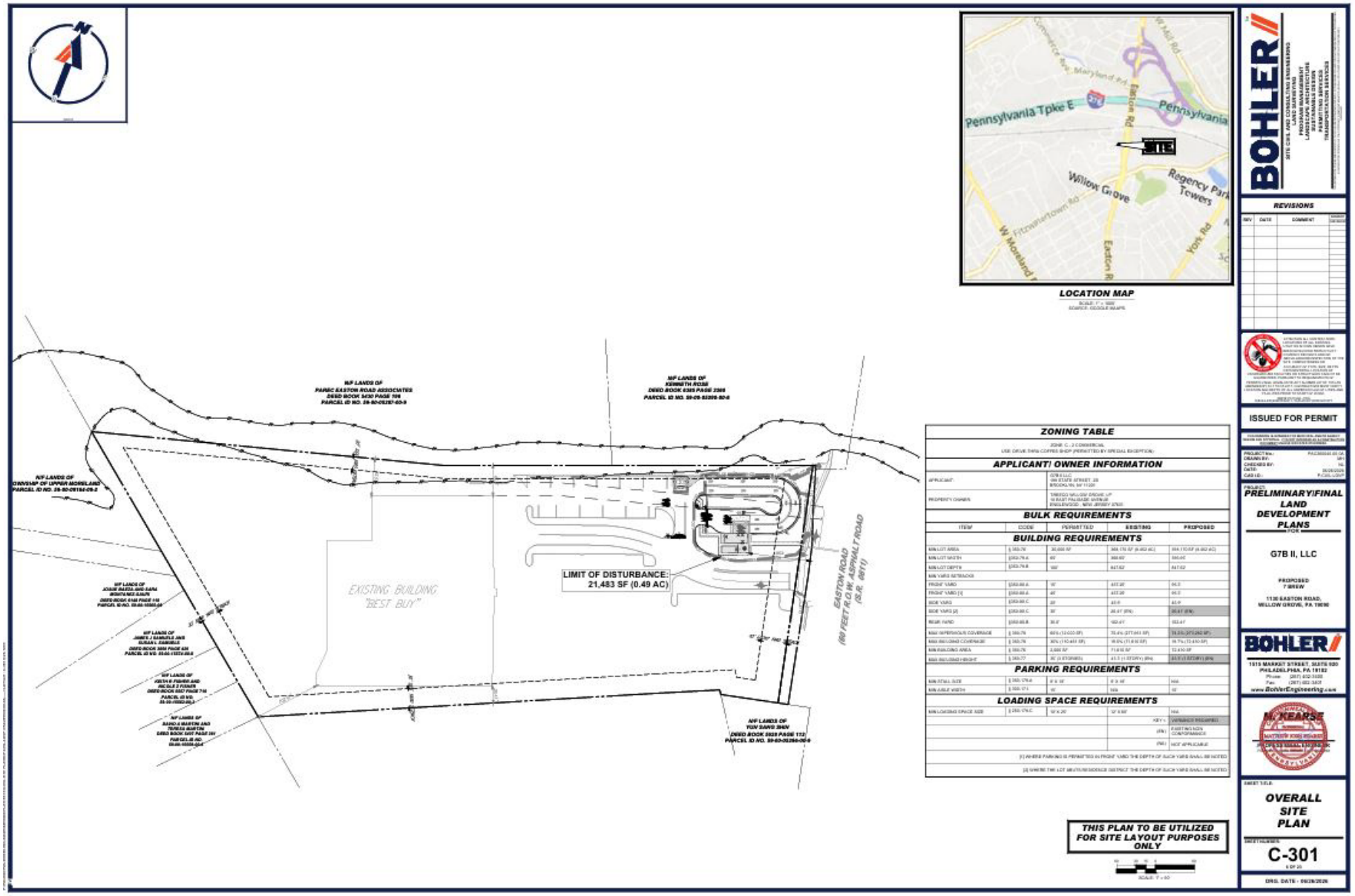
7 Brew Coffee
MCPC#240098002

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

0 100 200 400 Feet

N


LOCATION MAP
SCALE: 1" = 1000'
SOURCE: GOOGLE MAPS
Pennsylvania Tpke E
Pennsylvania
SITE
Willow Grove
Easton Rd
York Rd
W Mill Rd
Fitzwatertown Rd
W Moreland
Regency Park Towers
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY
SCALE: 1" = 20'
BOHLER
REVISIONS
REV
DATE
COMMENT
ISSUED FOR PERMIT
PROJECT No.: PAC200040.000A
DRAWN BY: MH
CHECKED BY: NL
DATE: 06/26/2026
CK D.I.D.: P-CIVIL-LDVLP
PROJECT:
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
G7B II, LLC
PROPOSED 7 BREW
1130 EASTON ROAD, WILLOW GROVE, PA 19090
BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com
BE AWARE
SHEET TITLE:
SITE PLAN
SHEET NUMBER:
C-302
7 OF 23
ORG. DATE - 06/26/2026


LOCATION MAP
Pennsylvania Tpke E
Pennsylvania
Willow Grove
Regency Park Towers
Fitzwatertown Rd
W Moreland Rd
Easton Rd
York Rd
Commerce Ave, Maryland Pl
W Mill Rd
313
N/F LANDS OF PARC EASTON ROAD ASSOCIATES DEED BOOK 5430 PAGE 106 PARCEL ID NO. 59-00-09287-60-9
N/F LANDS OF KENNETH ROSE DEED BOOK 5365 PAGE 2365 PARCEL ID NO. 59-00-02309-80-6
N/F LANDS OF COMMONWEALTH OF PENNSYLVANIA PARCEL ID NO. 59-00-09184-09-2
N/F LANDS OF YUN SANG SHIN DEED BOOK 5928 PAGE 172 PARCEL ID NO. 59-00-05256-00-6
EXISTING BUILDING "BEST BUY"
LIMIT OF DISTURBANCE: 21,483 SF (0.49 AC)
EASTON ROAD (80' VEET R.O.W. ASPHALT ROAD (S.R. 611))
ZONING TABLE
APPLICANT/ OWNER INFORMATION
BULK REQUIREMENTS
BUILDING REQUIREMENTS
PARKING REQUIREMENTS
LOADING SPACE REQUIREMENTS
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY
BOHLER
REVISIONS
ISSUED FOR PERMIT
PRELIMINARY\FINAL LAND DEVELOPMENT PLANS
G7B II, LLC
1120 EASTON ROAD, WILLOW GROVE, PA 19090
M. KEARSE
OVERALL SITE PLAN
C-301