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Scott France, AICP
Executive Director

October 16, 2026

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

Re: MCPC #26-0242-001
Plan Name: Abington Middle School
(345,000 square feet on 2 lots comprising 48.5 acres)
Parcels ID: 300029048001; 300065228001
Situate: Jericho Road/west of Highland Road, south of Susquehanna Road
Abington Township

Dear Mr. Christman:

We have reviewed the above-referenced subdivision and land development in accordance with Section 305 and 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 21st, 2026. We forward this letter as a report of our review.

BACKGROUND

The Abington School District is seeking to build a new middle school (345,000 square feet) to replace the current middle school, located on Jericho Road. The existing middle school would continue operations while the new school is built and would then be demolished to complete the construction of the parking area for the new middle school. The new school would be built on the same site as the existing middle school. The proposed improvements would also include a redesign of internal access drives and parking lots to achieve more efficient and safer student pick-up and drop-off, and an expansion of the parking supply, from 441 spaces for the middle school and administration building to 520 parking spaces, along with 56 overflow parking spaces at the bus parking and waiting areas.

The School District has obtained conditional use approval for developments of at least 30,000 square feet of new floor area for Use E-14 School or College – Public/Private.

The applicant has received the following variances from the Zoning Hearing Board:

- Variance from Ordinance §902.Figure 9.4 to allow 59% green area.
- Variance from Ordinance §902.Figure 9.4 to allow 42% impervious surface coverage.

- Variance from Ordinance §902.Figure 9.4 to allow a building with a height of 49 feet.
- Variance from Ordinance §902.Figure 9.4 to allow a building with a length of 598 feet on the north side and 487 feet on the south side.
- Variance from Ordinance §1407.3.M to allow construction of stormwater structures within the Floodplain Conservation District.

The applicant proposes consolidating two parcels (the middle school property and the district administration property) into one (a reverse subdivision).

The site is located in the CS Community Service zoning district and would be served by public water and sewer. The applicant has submitted a preliminary plan dated March 27, 2026.

COMPREHENSIVE PLAN COMPLIANCE

ABINGTON COMPREHENSIVE PLAN UPDATE (2007)

The site is located in the Institutional future land use area as stated in the adopted 2007 comprehensive plan. The plan update recommends encouraging pedestrian connectivity between the institutional uses and surrounding residential uses. The proposal is consistent with the plan.

MONTCO 2040: A SHARED VISION

The proposed middle school is located within the future land use designation Suburban Residential, which is intended for residential areas that depend on automobiles for transportation, and extensive landscaping. The primary uses for this land use designation include institutional uses. Nonresidential buildings should have a residential character, with pitched roofs, small building footprints, residential building materials, and residentially-scaled windows and doors. These uses must also be designed to limit potential impacts of traffic, noise, and light. Although the proposed building will not have a pitched roof, the proposed varied materials, horizontal and vertical offsets, and window pattern would make it blend in better with nearby residential areas. The proposal is consistent with the county comprehensive plan.

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 Abington Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

STORMWATER MANAGEMENT

A. Pre-Construction and Post-Construction Safeguards - The proposed stormwater management basins are located in close proximity to the stream that traverses the property. Given the sensitivity of this adjacent water resource, the applicant is strongly encouraged to ensure that both pre-construction and post-construction safeguards are implemented and maintained to

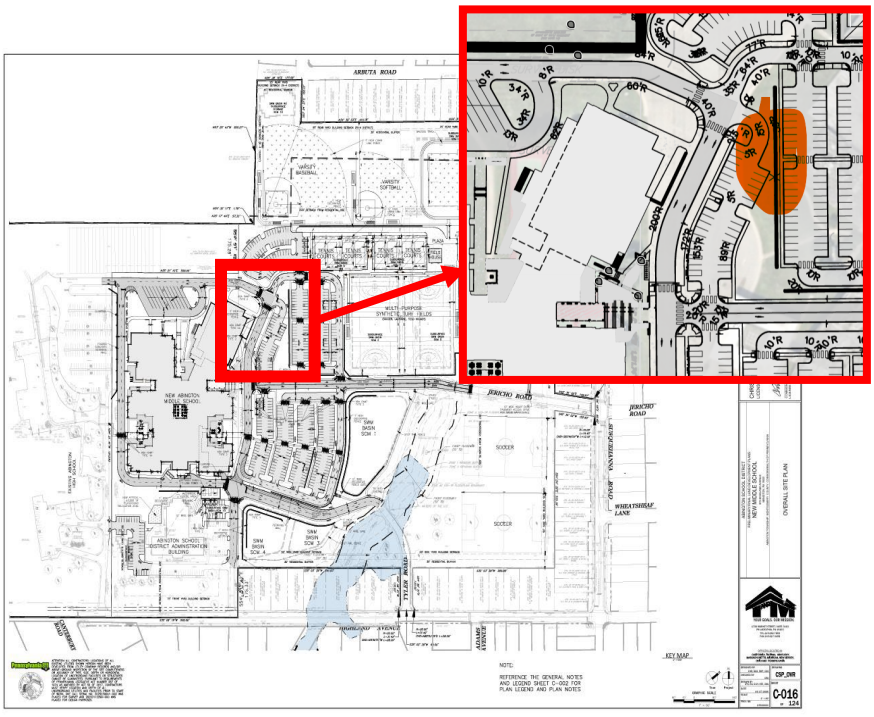
adequately protect the stream channel and its banks. Particular attention should be given to ensuring that stormwater facilities function as designed and do not adversely impact stream morphology, aquatic habitat, or overall water quality.

B. Discharge Points - The applicant is encouraged to carefully evaluate the discharge points associated with the proposed stormwater management facilities to ensure that runoff entering the stream does not contribute to channel erosion, sedimentation, thermal impacts, or degradation of water quality, either within the stream itself or at locations downstream of the site. In addition to meeting applicable stormwater management requirements, consideration should be given to the increased frequency and intensity of storm events that have been experienced throughout the region in recent years. The applicant is encouraged to evaluate whether additional stormwater controls, energy dissipation measures, or resiliency features may be appropriate to accommodate future conditions and provide enhanced protection for downstream waterways.

C. Riparian Corridor - The applicant is encouraged to ensure that stormwater runoff does not result in erosion or degradation of the riparian corridor surrounding the stream, particularly since a substantial portion of the site's runoff is anticipated to pass through this area before reaching the watercourse. While the proposed level spreader located within the corridor may provide an adequate means of dispersing runoff and reducing concentrated flow, the applicant is encouraged to further evaluate its long-term effectiveness under a range of storm conditions. Additional protective measures should be considered where appropriate to ensure the continued health and stability of the riparian corridor and associated stream resources.

PEDESTRIAN CIRCULATION

Internal walkways and connectivity to adjoining residential neighborhoods are to be a priority. There is one area of the parking lot that the applicant could consider adding a pedestrian cut-through to with a sidewalk and crosswalk to better access the middle school (pictured below).



LANDSCAPING

A. Buffer. A medium-intensity buffer is required along property lines abutting residential uses. There is no buffer between the applicant's site and adjacent residential properties fronting on Susquehanna and on Highland Avenues [§2403.B.4.a.(2)] (see image below).

B. Street Trees. Street trees are required at least one per 40 linear feet of frontage or fraction thereof. There is 275 linear feet of frontage without a street tree in front of the Administration Building on Highland Avenue (275/40 = 6.875, rounded to 7 required street trees at that location). Street trees in this location would help calm traffic and provide shade for pedestrians walking along Highland in the afternoon.



C. Basins. The applicant has proposed substantial naturalization of the stormwater management basins with a variety of species and types of vegetation. This will maximize stormwater management, habitat, and aesthetic value of the basins.

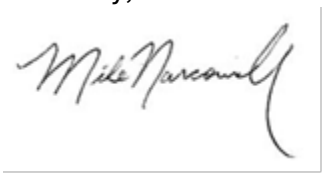
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Abington Township's planning objectives for institutional 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 (26-0242-001) on any plans submitted for final recording.

Sincerely,



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

c: Abington School District, Applicant
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

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



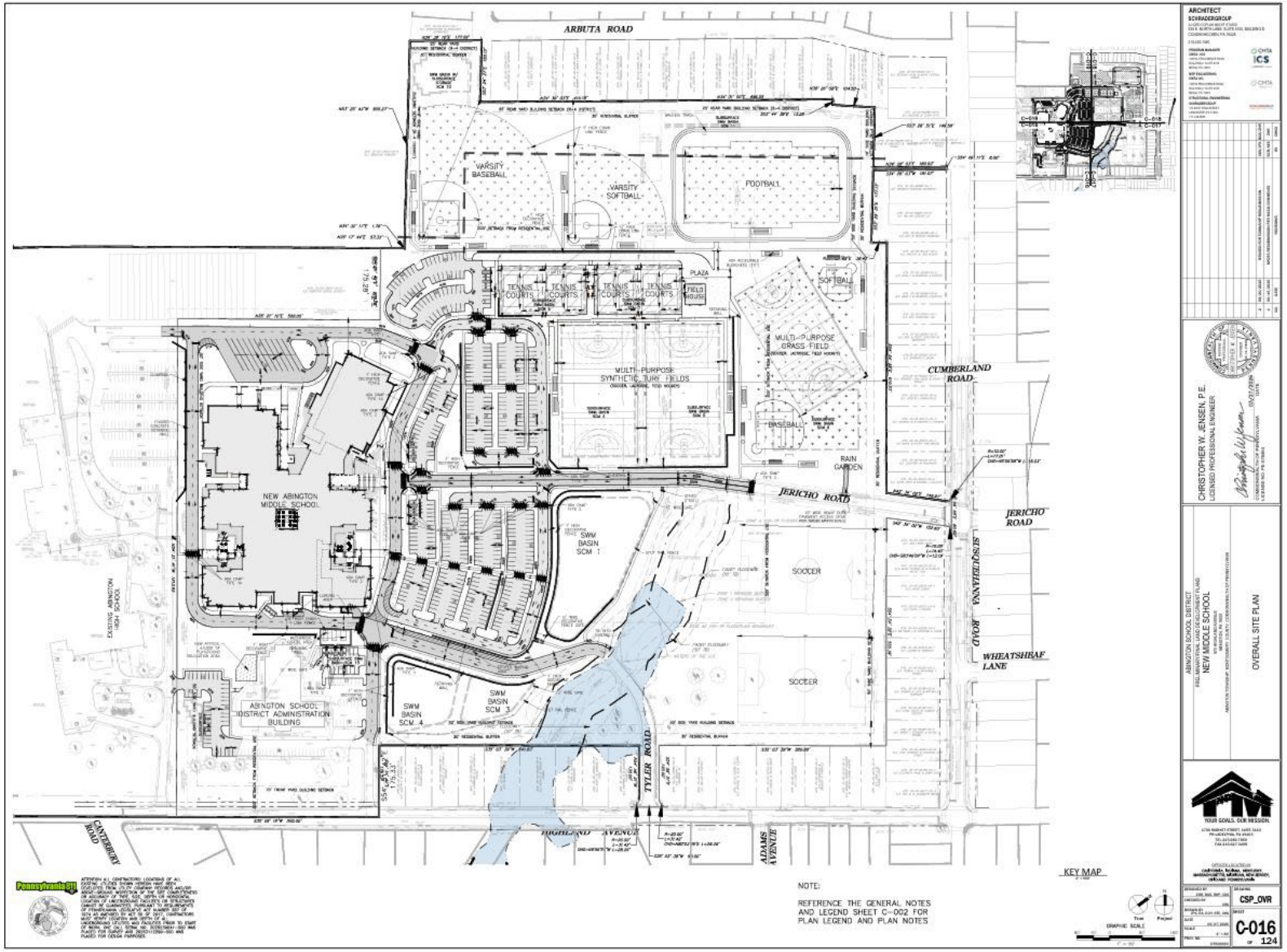
Abington Middle School
MCPC#260242001

Montgomery County Planning Commission

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Aerial photography provided by Nearmap

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ARBUTA ROAD
VARSITY BASEBALL
VARSITY SOFTBALL
FOOTBALL
TENNIS COURTS
TENNIS COURTS
TENNIS COURTS
TENNIS COURTS
PLAZA
FIELD HOUSE
SOFTBALL
MULTI-PURPOSE GRASS FIELD
MULTI-PURPOSE SYNTHETIC TURF FIELDS
BASEBALL
CUMBERLAND ROAD
RAIN GARDEN
JERICHO ROAD
NEW ABINGTON MIDDLE SCHOOL
EXISTING ABINGTON HIGH SCHOOL
SWM BASIN SCM 1
SOCCER
SOCCER
SUSQUEHANNA ROAD
WHEATSHEAF LANE
ABINGTON SCHOOL DISTRICT ADMINISTRATION BUILDING
SWM BASIN SCM 4
SWM BASIN SCM 3
TYLER ROAD
HIGHLAND AVENUE
ADAMS AVENUE
CANTERBURY ROAD
KEY MAP
NOTE:
REFERENCE THE GENERAL NOTES AND LEGEND SHEET C-002 FOR PLAN LEGEND AND PLAN NOTES
ARCHITECT
SCHRADERGROUP
CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER
ABINGTON SCHOOL DISTRICT
NEW MIDDLE SCHOOL
OVERALL SITE PLAN
YOUR GOALS. OUR MISSION.
CSP_OVR
C-016
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