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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 1, 2024

Alison Giles, Zoning Officer & Planning Coordinator
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

Re: MCPC # 24-0092-001
Plan Name: 275 New Jersey Drive
1 lot comprising approximately 4.29 acres
Situate: New Jersey Drive (cross streets: New York Drive)
Upper Dublin Township

Dear Ms. Giles:

We have reviewed the conditional use plan as you requested on April 18, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicants, 275 New Jersey Drive Trust and 270 Commerce Drive LP, are requesting conditional use approval to permit a Light Industrial use in an existing building located at 275 New Jersey Drive. The property is located in the GFW-Greater Fort Washington zoning district, where Light Industrial uses are permitted as a conditional use (§ 255-288.B(8)).

The property currently contains an existing approximately 58,580 square-foot building, which is occupied in part by the Upper Dublin School District as a school bus depot. The remaining portion of the building (approximately 43,580 square feet) is proposed to be leased to Greenwald Industries, to be used for light manufacturing and assembly, in addition to supportive office and warehouse uses.

The applicant was previously granted a special exception to park on the adjacent property, located at 270 Commerce Drive, and had submitted a cross access easement agreement between the adjacent properties to permit access for 275 New Jersey Drive to the Parking Area “C” of the existing parking lot located at 270 Commerce Drive.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040 – The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as "regional mixed use" future land use category. Regional Mixed Use Centers are intensely developed suburban cores with significant retail, office, and residential land uses.

Upper Dublin Comprehensive Plan – The proposal is generally consistent with the Upper Dublin Comprehensive Plan and the goal to enhance economic development, specifically through redevelopment within the Fort Washington Office Park.

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 zoning amendment adoption. Our comments are as follows:

REVIEW COMMENTS

CONDITIONAL USE

The intent of the GFW District is to create a mixed-use district that provides opportunities to work, live, and recreate within the district. Specifically, the GFW District is intended to incentivize development and allow for a mix of, among others, office, commercial, residential, and light industrial uses. Therefore, we generally support the proposed conditional use, as it meets the intent of the GFW District and also is generally consistent with the county's comprehensive plan.

A. Conditional Use Approvals. As part of the land development submission process, the township requires that submissions for light industrial operations provide a description that indicates "the effects of those operations in producing traffic congestion" and other potential nuisances that may be associated with the use.

   In addition to the standards that must be met for conditional use approval (§ 255-295), the township may want to consider strategies to minimize the impact of potential trucks and additional vehicular traffic on pedestrian safety and nearby residential neighborhoods. A traffic study may be needed to analyze the impact of the vehicles that will be entering and leaving the site throughout the day. We defer to the Township Traffic Engineer to determine if further traffic impact study is necessary.

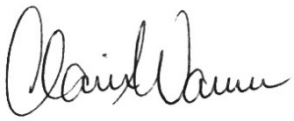
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Upper Dublin's planning objectives for industrial uses in the GFW-Greater Fort Washington District.

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 (24-0092-001) on any plans submitted for final recording.

Sincerely,



Claire Warner, Senior Community Planner
claire.warner@montgomerycountypa.gov – 610-278-3755

c: Christen Pionzio, Applicant's Representative
Kurt Ferguson, Township Manager
Michael J. Cover, Chair, Upper Dublin Planning Commission
Tom Fountain, P.E., Upper Dublin Township Engineer

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

ATTACHMENTS A & B

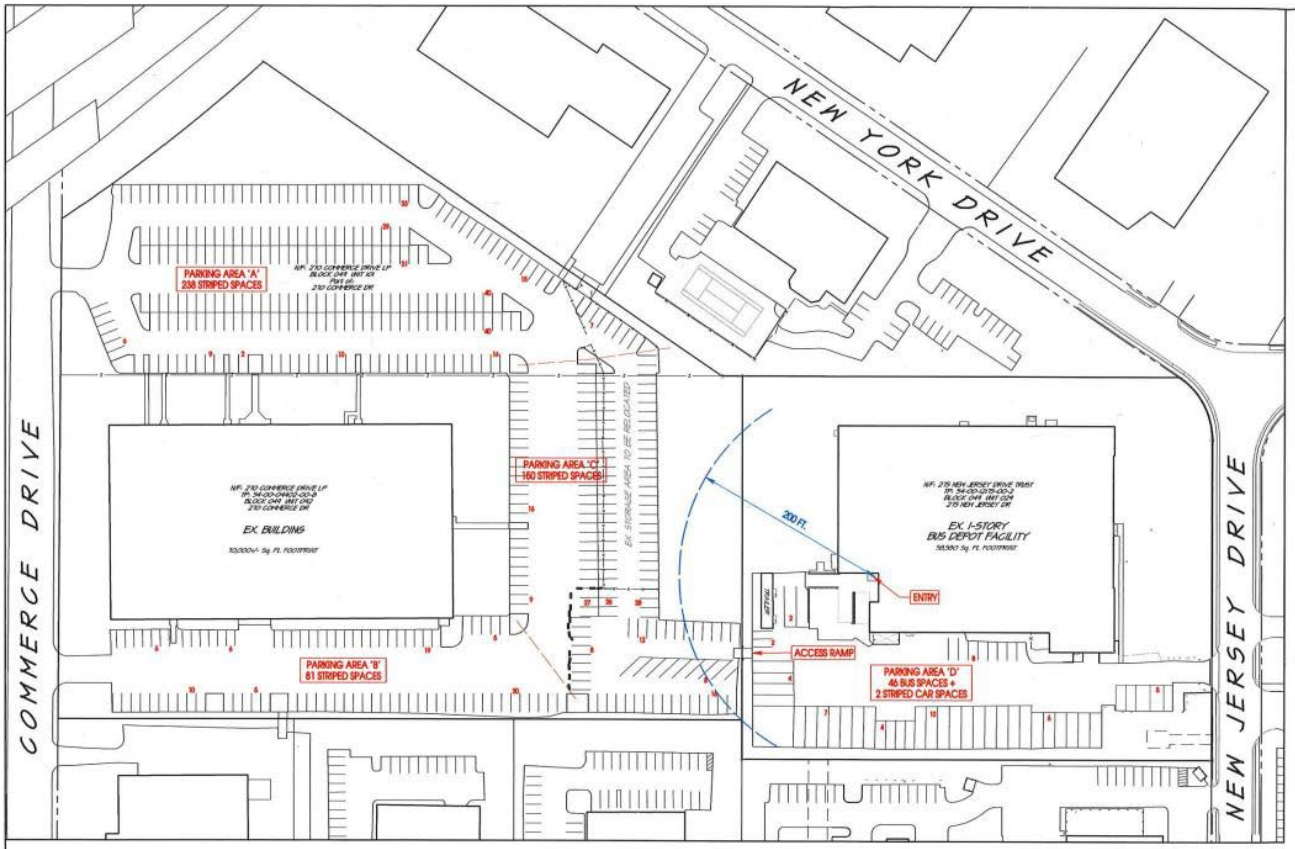


275 New Jersey Drive
MCPC#240092001

Montgomery County Planning Commission

0 50 100 200 Feet

N



PARKING ANALYSIS – 270 COMMERCE DRIVE

REQUIREMENT – CRITERIA No. 1:

ONE PARKING SPACE / 500 Sq. Ft. of GROSS FLOOR AREA:

- 70,000 Sq. Ft. (Gross) / 500 = 140 Spaces

REQUIREMENT – CRITERIA No. 2:

ONE PARKING SPACE / EACH EMPLOYEE

- 34 Total Employees * 1 Space / Employee + 5% Visitor (2) = 36 Spaces

SITE TOTAL(S):

- REQUIRED = 140 Spaces
- PROVIDED = 522 Spaces
- AVAILABLE = 382 Spaces

PARKING ANALYSIS – 275 NEW JERSEY DRIVE

REQUIREMENT – CRITERIA No. 1:

ONE PARKING SPACE / 500 Sq. Ft. of GROSS FLOOR AREA:

- 58,580 Sq. Ft. (Gross) / 500 = 118 Spaces

REQUIREMENT – CRITERIA No. 2:

ONE PARKING SPACE / EACH EMPLOYEE

- 50 Employees * 1 Space / Employee = 50 Spaces
- 50 UDSP Employees * 1 Space / Employee = 50 Spaces
- 5% Visitor Parking (100 + 5%) = 5 Spaces

TOTAL REQUIRED: 115 Spaces

TOTAL REQUIRED: 118 Spaces
TOTAL PROVIDED: 48 Spaces – 48 Used for Buses 0 Spaces

GENERAL PLAN NOTES

BASE EXISTING FEATURES and SURVEY NOTES:

1. A field notes and bounds survey was performed by Charles E. Shoemaker, Inc. under the supervision of Gary Stiltz, PLS, and often directed by McIntire & Associates, Inc. Survey performed without the benefit of a Full Title Report. Bearings Shown reflect a rotation of -1° (deg 31 min. 49 Sec. from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis. Survey completed during the month of October 2023

   Horizontal datum based on NAD 1983, CRS 83 Pennsylvania (South), GEOID Model g2001u08 using Topcon Topnet Live Virtual Network System

2. A topographic and existing features survey was performed for this site by Charles E. Shoemaker, Inc. and dated October 2023. Benchmark used for site was a Nail Set in the top of curb next to entry door #102/108 providing a field elevation of 168.02 feet. Survey completed during the month of October 2023

   Vertical datum references published by the PA Spatial Data Access system (PASDA). PASDA data is based on NAD 1983, CRS 83 Pennsylvania (South) Horizontal, NAVD88 vertical datum. Site Vertical Datum using Topcon Topnet Live Virtual Network System

3. This plan was prepared utilizing the following references:
   a) Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
   b) Existing fully climate/historic and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (http://websoilsurvey.nrcs.usda.gov/) unless otherwise noted.
   c) Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated March 07, 2023, updated September 15, 2023.
   d) Plan entitled Lot Consolidation Plan made for Lorenzo & Cooper Thatcher Delaware Valley Industrial Properties Inc., by Frank A. Tate P.E. dated March 6, 1964, Dwg No. 64-230, Recorded in the Montgomery County Office of Recording of Deeds in Plan book B-5 Page 66.
   e) Plan entitled Proposed Limited Easement made for Bell Atlantic – PA through lands of Lorenzo Engineering Group by Charles E. Shoemaker, Inc. dated October 7, 1994.
   f) Plan entitled Record Plan for Fort Washington Mews made for The HARC Group by Woodrow & Assoc., Inc. dated July 08, 1991, last revised Feb. 13, 1992 (Rev. 9).
   g) Plan entitled Proposed Daycare Facility made for HARC Group 3 by Woodrow & Assoc., Inc. dated Nov. 11, 2015, last revised Feb. 25, 2016 (Rev. 16).

4. There has been NO field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Wetland Soils at the time of the site survey.

5. This site is located within Flood Plain Zone 'X' (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091C-0289D-G, effective date March 2, 2016, as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.

6. All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as provided by PA Act 187. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 811 or go to www.paonecall.org.

7. Existing subsurface utility information illustrated on these plans were based upon visual field locations and/or plans provided by the various utility companies. Woodrow & Associates, Inc. cannot guarantee the locations only at manholes and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.

8. Legal rights-of-way width are per deed information. Ultimate rights-of-way were derived from municipal ordinances. The ratio between the project Title Line and the Ultimate Rights-of-Way is/are shown respectively for dedication to the agency having jurisdiction over said right-of-way at time of construction.

9. ZONING: Property is zoned 'CP4' Greater Fort Washington District as stated on the Upper Dublin Township Zoning Map (05/14/2018).

10. SANITARY SEWER & WATER - Provided by Bucks County Water & Sewer Authority (BCWSA)

REVISIONS

PROJECT SERIAL NUMBER FOR DESIGN: 20232940582 OCTOBER 11, 2023

Pennsylvania 811

Parcel Information:

N/F: 275 NEW JERSEY DRIVE TRUST
54-00-12175-00-2
Deed Bk. 5961 Pg. 2013
Plan Bk. 694 Pg. 203
275 New Jersey Drive

Deed Area 4.5326 Acres
Legal R/W 0.2384 Acres
ST. R/W
NET Area 4.2942 Acres

Applicant:

Scale In Feet (1" = 50')

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CONDITIONAL USE and SHARED PARKING EXHIBIT PLAN
275 NEW JERSEY DRIVE
UPPER DUBLIN TOWNSHIP – MONTGOMERY COUNTY – PENNSYLVANIA

WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1338 Bethlehem Pike, Suite 200, Fort Washington, PA 19034
215-542-9000 www.woodrowinc.com

Layer List: Exh_Parking
Job No. 23-1012 D
Plot Date: APRIL 12, 2024
Sheet No. 1 of 1

