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**MONTGOMERY COUNTY**
**PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 21, 2025

Mr. Mark Penecale, Director of Planning and Zoning
Springfield Township
1510 Paper Mill Road
Wyndmoor, Pennsylvania 19038

Re: MCPC #25-0260-001
Plan Name: J34 Development LLC Mixed Use
(1 lot comprising 2 acres)
Situate: 1005 Willow Grove Avenue/Southampton Avenue (south)
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 12, 2025. We forward this letter as a report of our review.

## BACKGROUND

The applicant, J34 Development LLC, proposes a two-lot consolidation and a mixed-use development that involves 2,510 square feet of retail space, 2,500 square feet of office space and 21 apartment units located at 1005, 1007, 1011, and 1043 Willow Grove Avenue. The proposal includes the demolition of three existing buildings. The site is located within the B-1 and D Residential Zoning Districts, and it is served by public water and public sewer. The plan is dated December 11, 2025.

The applicant has requested a waiver from §95-8.A to submit a land development plan for preliminary/final approval, rather than to separate both approvals. A special exception has already been granted from Article VII, Section 114-71, Subsection D of the Springfield Township Zoning Code for the allowance of the proposed multi dwelling use.

## COMPREHENSIVE PLAN COMPLIANCE

Township Comprehensive Plan

This parcel is shown as Village Center in the Future Land Use Map of Springfield Township's *Vision for 2025* comprehensive plan. Village Centers are typically areas with a mix of retail, institutional, office, and residential uses. The plan outlines its goals to maintain and strengthen the streetscape character of the Willow Grove

Avenue business corridor where this parcel is located and how commercial districts like Willow Grove Avenue have evolved into smaller-scaled mixed-use districts, with a need for continuous reinvestment and redevelopment to keep the area attractive, vibrant and product.

County Comprehensive Plan

The parcel is additionally identified as a Town Center Area in the Future Land Use Plan of the Montgomery County Comprehensive plan, *Montco 2040: A Shared Vision*. Town Centers are traditional downtowns which include a mix of retail, institutional, office, and residential uses. They are pedestrian-oriented with primary uses being traditional downtown retail and mixed-use buildings, traditional downtown offices, residences, and institutions, and high-density residential development next to traditional downtown areas. It appears this land development plan is in alignment with *Montco 2040's* Land Use and Transportation Visions, specifically in encouraging mixed use development in regional mixed use business centers.

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

## REVIEW COMMENTS

GENERAL COMMENTS

A. ADA. It appears the 5-foot-wide ADA curb-ramp is on a significant slope, appearing over 7%. If a ramp has a slope of over 5%, there must be railings provided and detailed on the plan, accordingly.

B. Plan Consistency:

   1. On the proposed plan, it states that a special exception is granted from Article VII, Section 114-71, Subsection D of the Springfield Township Zoning Code for the allowance of the proposed multi-dwelling use. This is referring to C Residence District, which is not involved in this proposal. We encourage the applicant to clarify the plan details, and whether it should be amended to "D Residence" District.

   2. On the landscape plan, the symbol for "evergreens" does not match the label.

C. Landscaping. We acknowledge there are existing trees surrounding the existing cell tower, although we encourage the applicant to consider additional screening and plantings around the fencing of the cell tower.

D. Stormwater Basin. We encourage the applicant to provide additional information on the reasoning for a sand bottom basin and additionally encourage the applicant to consider naturalized basins when appropriate.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Springfield Township's planning objectives for mixed-use 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 (#25-0260-001) on any plans submitted for final recording.

Sincerely,

Margaux Petruska

Margaux Petruska, Community Planner II
Margaux.petruska@montgomeryocuntypa.gov – 610-278-3728

c: Jay Overcash, Applicant
Michael Taylor, Springfield Township Manager
Amanda Helwig, Chair, Springfield Township Planning Commission

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



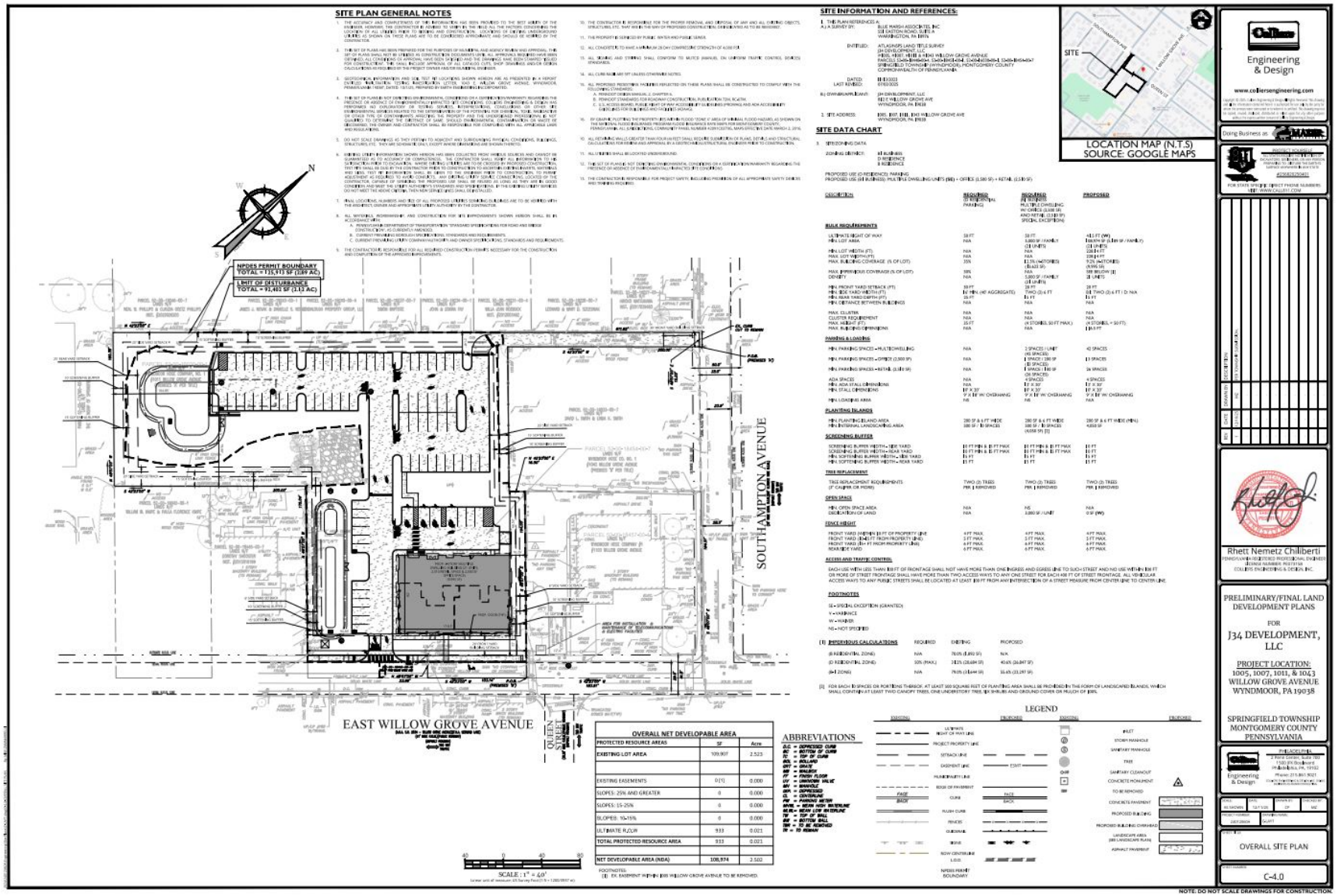

J34 Development LLC Mixed Use
MCPC#250260001

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 PLAN GENERAL NOTES
SITE INFORMATION AND REFERENCES:
SITE DATA CHART
LOCATION MAP (N.T.S)
SOURCE: GOOGLE MAPS
NPDES PERMIT BOUNDARY
TOTAL = 7.15 (11,917 SF) (2.89 AC)
LIMIT OF DISTURBANCE
TOTAL = 91,483 SF (1.13 AC)
EAST WILLOW GROVE AVENUE
SOUTHAMPTON AVENUE
QUEEN STREET
OVERALL NET DEVELOPABLE AREA
ABBREVIATIONS
LEGEND
SCALE : 1" = 40'
Engineering & Design
Doing Business as
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
J34 DEVELOPMENT, LLC
PROJECT LOCATION:
1005, 1007, 1011, & 1043 WILLOW GROVE AVENUE
WYNDMOOR, PA 19038
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
Rhett Nemetz Chiliberti
OVERALL SITE PLAN
C-4.0
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.