MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

Jamila H. Winder, Chair
Neil K. Makhija, Vice Chair
Thomas DiBello, Commissioner

www.montgomerycountypa.gov

Montgomery County
Planning Commission

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

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

June 26, 2026

Mr. Daniel DeMeno, Township Manager
Worcester Township
1721 South Valley Forge Road
Worcester, Pennsylvania 19490

Re: MCPC #26-0149-001
Plan Name: Variety Welcome & Vocational Training Center
(1 lot comprising 4.28 acres)
Parcel ID: 670000670001, 670002842007, 670002845004
Situate: 2950 Potshop Road
Worcester Township

Dear Mr. DeMeno:

We have reviewed the above-referenced land development in accordance with Section 502 Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 1, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Variety – The Children's Chairty of Delaware Valley, has submitted a preliminary plan proposing the development of a 4.28-acre tract for a Welcome & Vocational Training Center in the AGR zoning district. This new building will be approximately 14,000 square feet and will house offices and a future dining hall. The proposed improvements to the site also include a guest parking lot, and general improvements to the surrounding building to include proposed patios, concrete sidewalks, and walking trails. The tract slated for development has a baseball field with a fence and an asphalt parking lot that are both proposed to be demolished. Sixty-nine guest parking spaces are proposed to accommodate the new building in Phase 1, with an additional 93 spaces planned for Phase 2. The applicant is proposing to install a stormwater infiltration basin on the north-eastern side of the property. The development will be served by public water and sewer service. There are several access points to the site from Potshop Road, which is a municipal-owned roadway.

RECOMMENDATION

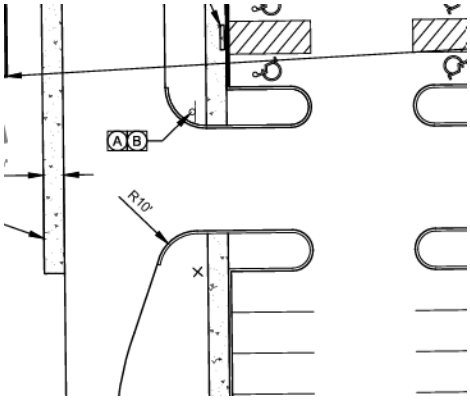
The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following issue(s) that the applicant and Worcester Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

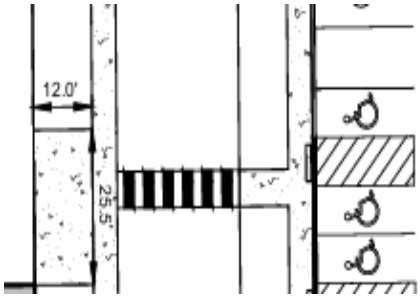
SITE DESIGN

A. Parking: The proposal recommends adding a total of 109 new spaces to the site. When considering both Phase 1 and Phase 2 improvements, parking areas occupy a substantial portion of the site. We recommend requiring the use of permeable pavement for these lots to improve stormwater flow and to reduce unnecessary runoff.

B. Parking Lot Crosswalks: Between the Phase 1 and Phase 2 parking lots on the plan, we recommend installing a crosswalk from the proposed 5-foot-wide concrete walking trail located on the edge of the Phase 2 parking lot to the proposed 5-foot concrete sidewalk on the edge of the Phase 1 parking lot to improve the connection of the trail and sidewalk systems. Additionally, we recommend providing a crosswalk connecting both parking areas to the building frontage sidewalk on the east side of the building. See below for a snippet of this area:



We recommend shifting the crosswalk by the handicap spaces on the Phase 1 parking lot slightly north to align with the nearest access aisle (cross hatched area). This will improve accessibility and maneuverability for individuals using ADA spaces. See below for a snippet of this area:



C. Internal Sidewalk Network: We recommend extending the sidewalk around the northern side of the proposed building to connect with the network on the rear side of the building. A complete sidewalk network will improve walkability on the campus, enhance pedestrian safety, and support circulation across the campus.

LANDSCAPING

A. Parking Lot Landscaping: We recommend adding additional shade trees in and around the parking area to improve the tree canopy of the site and to promote user comfort. This will reduce the overall heat island effect of the area and help mitigate environmental impacts from the site. We encourage the municipality to refer the applicant to MCPC's Sustainable Green Parking Lots guidebook for recommendations on how to improve this area of the site plan.

B. Planting Buffer: We believe portions of the property could benefit from a partial softening buffer at a minimum, per § 130-28, G., 5. (b). At the onset of Phase 2 of the plan, we recommend requiring the applicant to add more plantings via a softening buffer to the eastern frontage of the site to help screen the view of the parking lot from Potshop Road and to maintain the rural character of the area.

C. Basin Plantings: While the applicant appears to meet the minimum requirements for the basin perimeter plantings in SCM #1, we recommend installing additional plantings within the basin interior. Due to the basin's proximity to the frontage of the property, we believe planting more landscape materials inside the basin will improve the visual quality and soften the engineered appearance of the facility.

STORMWATER MAINTENANCE

A. Operations and Maintenance: To clearly delineate maintenance responsibilities, we recommend requiring the applicant to submit an operation and maintenance plan for the proposed basin (SCM #1). As part of this agreement, permanent signage identifying the location and function of the facilities should be required to assist future owners and maintenance personnel.

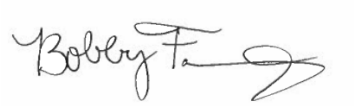
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Worcester's planning objectives for the AGR agricultural 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 (#26-0149-001) on any plans submitted for final recording.

Sincerely,



Bobby Fanning, Senior Transportation Planner
bobby.fanning@montgomerycountypa.gov - 610- 278-3742

c: Variety - The Children's Charity of Delaware Valley, Applicant
Chris Poterjoy, Pennoni, Applicant's Representative
Christian Jones, Assistant Township Manager
Tony Sherr, Chrm., Township Planning Commission

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



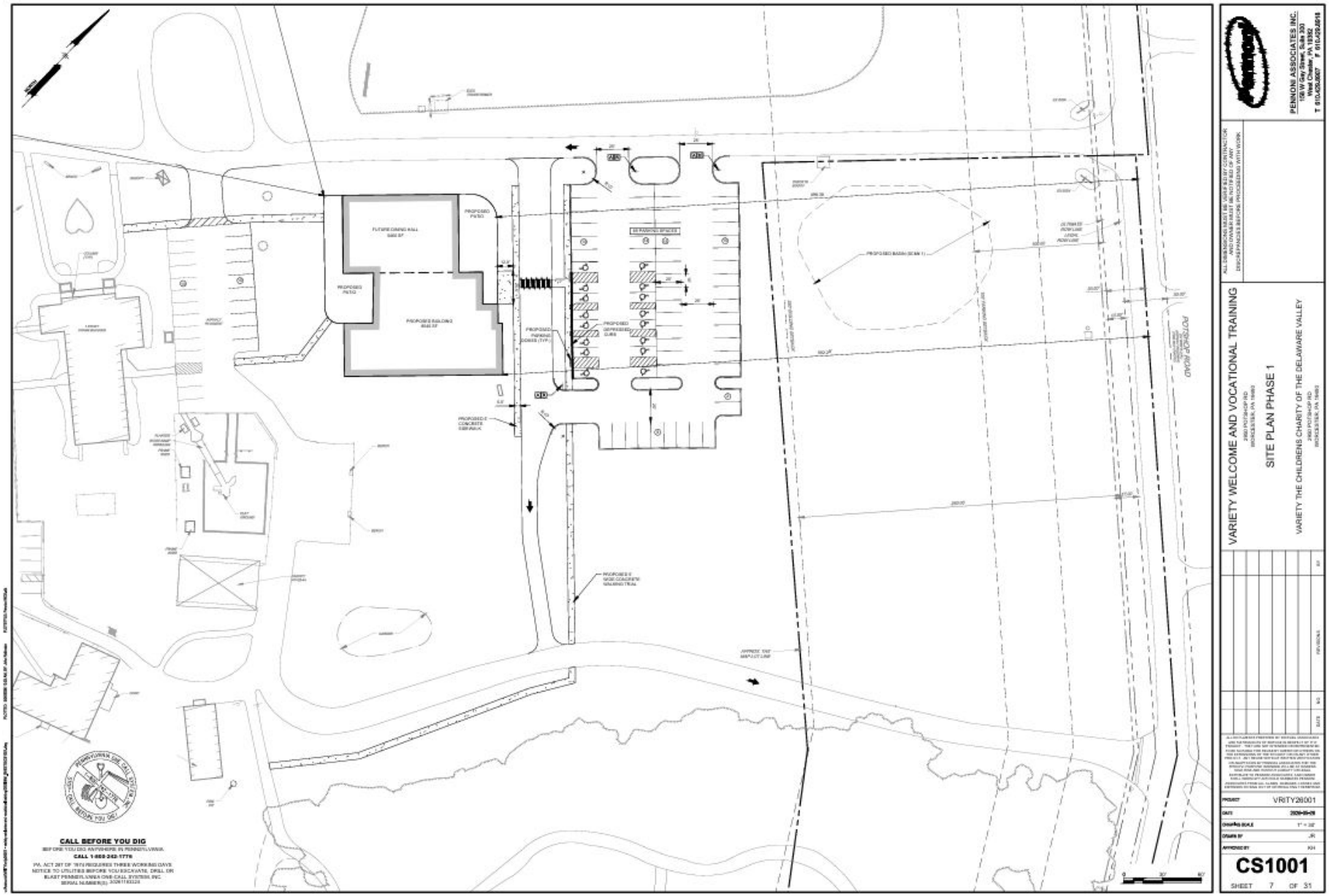
Variety Welcome & Vocational Training Center
MCPC#260149001

Montgomery County Planning Commission

0 250 500 1,000 Feet

N

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


PROPOSED BUILDING 2
PROPOSED PATIO
PROPOSED DEPRESSED CURB
PROPOSED CONCRETE SIDEWALK
PROPOSED BASIN (SCM 1)
POTSHOP ROAD
CALL BEFORE YOU DIG
CALL 1-800-242-1776
PENNONI ASSOCIATES INC.
VARIETY WELCOME AND VOCATIONAL TRAINING
SITE PLAN PHASE 1
VARIETY THE CHILDRENS CHARITY OF THE DELAWARE VALLEY
PROJECT VRITY26001
CS1001
SHEET 7 OF 31