

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
MEETING AGENDA
October 21, 2026
Public Meeting**

To join the meeting via Zoom:

<https://us02web.zoom.us/j/83425393271?pwd=tr2NuQ0Xvd8leLaA2BS23OP3GorEuZ.1>

Call #: 1-646-876-9923

Meeting ID: 834 2539 3271

Passcode: 850615

1. Call To Order 7:00 p.m.
2. Review Minutes for Approval from September 16, 2026
3. **Conditional Use & Presentation of Land Development:**
 - a. **Ambler Yards – 300 Brookside Ave.** #26-11CU
Residential Apartment Building
4. **Waiver of Land Development:**
 - a. **Lower Gwynedd Township** #26-15WLD
New Public Works Garage

Adjournment

2026 Planning Commission Members:

Craig Melograno
Rich Valiga
Danielle Porreca
Maureen Nunn
Craig Adams
Michael Mrozinski
Bob Sawyer



MEMORANDUM

ATTN: Planning Commission

DATE: October 21, 2026

FROM: Jamie P. Worman, Assistant Township Manager *Jamie Worman*

SUBJ: LGT-Public Works Garage WLD #26-15

At the October 21, 2026, Planning Commission meeting, Lower Gwynedd Township Project Manager John Farrell and Jim Hersh, P.E., of Gilmore & Associates, will present plans for a proposed new Public Works Garage. Representatives from Boyle, the project's construction management company, may also be attending to answer questions about the proposed facility. The presentation will provide an overview of the site location and plan, facility functions, floor plan, and preliminary stormwater design.

Following the presentation, the Planning Commission may consider recommending approval of the Waiver of Land Development.



October 16, 2026

File No. 16-06079-02

Mimi Gleason, Township Manager
Lower Gwynedd Township
1130 N Bethlehem Pike
P.O. Box 625
Spring House, PA 19477

Reference: Preliminary Application Land Development – Review 1
Ambler Yards Apartments
TMP #39-00-03931-00-8, #39-00-03928-00-2, #39-00-03925-00-5, #39-00-03922-00-8, #39-00-01423-00-5, #39-00-01426-00-2, #39-00-01429-00-8

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the preliminary submission for land development for the above-referenced project. Upon review we offer the following comments for consideration by the Lower Gwynedd Township Board of Supervisors:

I. Submission

- A. Preliminary Land Development Plans, consisting of 1 through 20 of 20, dated July 16, 2026, as prepared by Woodrow & Associates, Inc. for 300 Brookside Residential LP.
- B. Post Construction Stormwater Management Report, dated July 2026, as prepared by Woodrow & Associates, Inc. for 300 Brookside Residential LP.
- C. Erosion & Sediment Control Report, dated July 2026, as prepared by Woodrow & Associates, Inc. for 300 Brookside Residential LP.
- D. Application for Subdivision/Land Development, dated July 2026, as prepared by Woodrow & Associates, Inc. for 300 Brookside Residential LP.
- E. Application for Conditional Use, dated July 21, 2026, as prepared by Hamburg, Rubin, Mullin, Maxwell, & Lupin, PC (HRMM&L), for 300 Brookside Residential LP.

II. Project Description

The subject tract (TMP#39-00-03931-00-8, #39-00-03928-00-2, #39-00-03925-00-5, #39-00-03922-00-8, #39-00-01423-00-5, #39-00-01426-00-2, #39-00-01429-00-8) is a 1.55-acre parcel, located on the northeasterly side of Rail Road Avenue, at the western corner of the intersection of North Spring Garden Street and West Francis Avenue in the F Industrial Zoning District. The existing conditions of the subject parcel are three separate residential buildings and a detached garage with connected paved parking lot and driveway connections to North Spring Garden Street and West Francis Avenue.

The Applicant proposes the demolition of several buildings to construct a new three (3) story apartment building and paved parking lot. The proposed stormwater facilities will consist of two (2) vegetated swales, a vegetated forebay, and two (2) underground stormwater chamber systems. All proposed lots will be served by both public water, gas, electric, and sewer.

III. Review Comments

A. Conditional Use

Pursuant to §1287.02(i)(1)D, any applicant desiring to improve a property with new apartment houses requiring land development approval on a Mixed-Use Campus in the “F” Industrial District is required to apply for and obtain conditional use approval. Upon review, we offer the following comments. The comments contained in this section should not be misconstrued as requirements, but rather discussion points for the Board’s consideration when evaluating the Conditional Use Application.

1. During the first development of the Ambler Yards property, a trail connection was discussed from the property to Pen Ambler Park. We note that the previous development installed a trail from the parking lot along Spring Garden Street to Mathers Road. At this point, we recommend the Applicant discuss the feasibility of a trail connection along the frontage of Spring Garden, so that pedestrians do not need to utilize the existing parking lot to get to the current trail. Additionally, the existing trail should be updated to install an ADA ramp at Mathers with receiving ramp on the other side.
2. We note that the plans propose an ADA ramp at the southwest corner of Spring Garden Street and Francis Avenue. The plans should be revised to include a receiving ramp on the other side of Francis Avenue. Additionally, the sidewalk connection from Francis Avenue to the Lower Gwynedd Township line is noted on the Lower Gwynedd Township Trial and Sidewalk strategic plan. We recommend that this connection along Spring Garden Street be discussed with the Board of Supervisors.
3. The Applicant shall consider pedestrian crossing to allow pedestrian access from the neighborhoods across N Spring Garden Street.
4. The plans shall be reviewed by the Lower Gwynedd Township Fire Marshall for internal circulation and location of proposed fire hydrants. Additionally, a turning template will be required to be submitted to ensure the circulation of emergency vehicles.
5. The conditional use requires that the design of landscaping, lighting, streetscape improvements, and architectural elements be established and reviewed for the project during Conditional Use. We defer to the Board to determine whether the submitted renderings are sufficient.
6. We note that only 45 of the required 77 parking spaces are provided onsite. The Applicant shall revise the plans to identify the parking spaces on the adjacent lot to be utilized for the apartments. These spaces should be striped and signed accordingly. Lastly, a parking agreement between the two properties will also be required.

B. Zoning Ordinance

We defer all comments with respect to the Lower Gwynedd Township Zoning Ordinance to the Township’s Zoning Officer.

C. Waivers Requested

Pursuant to §1230.09, the Township Board of Supervisors may grant a waiver of the requirements of one or more provisions of this ordinance provided the Applicant proves undue hardship. All waivers shall be formally requested from the Township and shall be in writing and shall accompany and be part of the application for development. The Record Plan shall list the waivers, applicable section numbers, and the date granted as applicable, including any conditions.

The following waiver requests are noted on the cover sheet of the preliminary plans provided in this submission. The Applicant shall submit a formal letter indicating the reason and purpose for the following requests:

1. §1230.37(c)&(e) & §1230.61 – A waiver is requested from the requirement to provide curbing and the construction and dedication of additional right-of-way beyond the existing legal right-of-way for roadways. **We note that the Applicant is providing curbing along Spring Garden Avenue. The Applicant shall clarify the location for the waiver request.**
2. §1230.41(c) & §1230.42(a)(1) – A waiver is requested from the requirement to provide trees along Spring Garden Street and Francis Avenue.
3. §1230.41(g) – A waiver is requested from the requirement of parking areas with greater than 10 vehicles, shall have a landscape strip of at least ten (10) feet in width and a minimum of ten (10) percent of any parking area in excess of two thousand (2,000) square feet shall be devoted to landscaping.
4. §1230.45 – A waiver is requested from the requirement to provide sidewalk along all existing and new streets and pedestrian trails to be a minimum eight (8) feet except in such locations as may be determined by the Board of Supervisors. **We recommend that the Applicant explore the possibility of a trail connection to the existing trail leading to Mathers Road and a sidewalk connection from Francis Avenue to the Township border on Spring Garden Street.**
5. §1230.59 – A partial waiver is requested from the requirement to install monuments along all property corners.
6. §1241.401(n) – A waiver is requested from the requirement of all storm piping to be a minimum of eighteen (18) inch diameter and reinforced concrete material.

A. Subdivision and Land Development Ordinance

We offer the following comments with respect to the current Lower Gwynedd Township Subdivision and Land Development Ordinance:

1. §1230.15 – The Applicant is responsible for all required approvals, permits, etc. (e.g., Montgomery County Conservation District, PennDOT HOP, Fire Marshal, PADEP, etc.).
2. §1230.16(b) – The Applicant shall address the following general plan issues:
 - a. We note that the Preliminary Land Development Plan references the waivers requested on the cover sheet, page 1 of 20. The plans shall be updated to reference any updated approvals to requested waivers with any applicable conditions. In addition, the applicant shall submit a formal waiver request letter.
 - b. It appears that the plans show a direct connection of a section of roof leaders into the underground basin. The invert of this connection shall be added to the plans and details.
 - c. The Plan and Profile: Cross Lot Utilities (Sheet 12 of 20) show two utilities crossing the proposed stormwater pipe between structures D-01 and D-02. The applicant shall label these utilities with the type and stationing. Additionally, the PCSM Plan (sheet 17 of 20) shows four utilities crossing at this location. The applicant shall revise plan and/or profiles accordingly.

- d. The proposed concrete walks and ramps shall meet all applicable ADA requirements and slope information shall be provided on the grading plans.
- e. Snow storage areas should be considered in the design of parking lot areas. Snow removal and storage during major snow events could potentially cause the total number of parking spaces to be inadequate.
- 3. §1230.16(h)(2) – The applicant shall provide the township a copy of all restrictions, covenants, etc., if any, under which lots are to be sold.
- 4. §1230.16(h)(8) – The applicant shall provide the Township copies of transmitted letters to all reviewing agencies.
- 5. §1230.30 – We note that the plans propose utility connections onto the adjacent lot with an easement. The Applicant will be required to provide legal descriptions for the proposed stormwater and sanitary easements. Additionally, it appears that the easement will need to be expanded for the storm pipe connection from D-12 to D-14. Lastly, it appears that the applicant may need an additional easement for the gas line from existing Building 18 crossing the subject property.
- 6. §1230.33 – The following comments are related to the Erosion & Sediment Control Plans and Report:
 - a. It appears that the limit of disturbance is roughly 1.60 acres. The Applicant will be required to obtain an NPDES and Erosion & Sediment Control permit from the Montgomery County Conservation District (MCCD). We note the Applicants request for County review was provided with the Preliminary Land Development Application. The Township should be copied on all correspondence with the MCCD.
 - b. The Applicant shall callout the size and length of compost filter sock on the E&S plan (sheet 14 of 20).
 - c. The Applicant shall depict the locations of the temporary stockpile and compost sock concrete washout areas shown in the E&S details (sheet 16 of 20) on the E&S plans (sheet 14 of 20).
 - d. The Applicant shall revise the location of the silt sock in the southernmost portion of the development to capture the disturbance from the sanitary lateral installation.
- 7. §1230.40(a)(1).A – We defer the calculation of any applicable Act 209 fees to the Township Traffic Engineer for the proposed 43 dwelling units.
- 8. §1230.41 – The following comments are related to all Landscaping and Lighting requirements.
 - a. §1230.58 – This section requires the developer to install streetlights along N Spring Garden Street at the discretion of the Board. We defer to the Board of Supervisors to determine whether additional streetlights are warranted for this project.
 - b. In accordance with Lower Gwynedd Township Ordinance No. 496, at least 75% of the plantings proposed as part of a subdivision and land development shall be native to the Lower Delaware Valley, Piedmont Coastal Plain areas, as indicated by the Pennsylvania Department of Natural Resources (“DNCR List”). We recommend that the Planting Schedule be revised to denote species that are native, so that compliance with this Ordinance can be demonstrated.

- c. The plans shall be revised to show the lighting foot-candles for all the proposed lights located around the property to ensure that the parking lot is sufficiently lit and no light is carried off the property.
 - d. The height of the light poles shall not exceed 14-feet. The light pole detail depicted in the Construction Details – Sheet 'D' (sheet 11 of 20) shall be revised to include the height.
 - e. The minimum height of shrubs at the time of planting shall be three (3) feet. The Buxus 'Franklin Gem' (BX) shrub outlined in the planting schedule has minimum planting height of eighteen (18) inches. The applicant shall clarify this inconsistency or replace this shrub with a complaint species. Additionally, the cercis canadensis (CC) and syringa reticulata (SR) do not have a minimum planting height in the planting schedule. The applicant shall update the table accordingly.
9. §1230.62 – The Applicant shall obtain a “will serve” letter from the water supplier. A copy of the letter shall be provided to the Township. Additionally, the plans shall be submitted to the water supplier for review/approval.
10. §1230.63 – The Applicant shall address the following issues in regard to the proposed sanitary sewer design:
- a. The Applicant shall include the existing and proposed sanitary sewer laterals and connections on the plans. In addition, the size, slope, materials, lengths, inverts, etc. should be shown for all existing and proposed sanitary sewers.
11. §1230.63(c) – The Applicant should confirm with PA DEP whether or not planning is required. Additionally, the Applicant should verify how many EDU's are currently allocated to the site, and if more are needed. Calculations should be provided for review.

B. Stormwater Management Ordinance

We offer the following comments with respect to the current Lower Gwynedd Township Stormwater Management Ordinance (SWMO) (Adopted May 2017):

- 1. §1241.301(a)(4) – The Applicant is required to obtain a letter of adequacy from the Montgomery County Conservation District since the project proposes greater than one acre of earth disturbance.
- 2. §1241.301(b)(2)E – The Applicant shall provide provisions, if applicable, for permanent access or maintenance easements for all infiltration structures, as necessary to implement the Operation and Maintenance Plan. Additionally, the PCSM Report Narrative describes easements that have been provided for each SCM on the record plan (sheet 2 of 20), but the only easements shown on the record plan are for sanitary sewer. The Applicant shall clarify this inconsistency between the report and the record plan.
- 3. §1241.301(b)(2)U – The Applicant shall add a note on the plan indicating the location and responsibility for maintenance of the existing underground basin located on the adjacent Ambler Yards Campus' parcel, since the proposed storm sewer system will be discharging into it.
- 4. §1241.301(b)(2)V – The following note shall be placed on all plans which propose permanent BMPs: The BMP facilities shown on these plans are a basic and perpetual part of the stormwater management system for the proposed site located in Lower Gwynedd Township, Montgomery County, and as such are to be protected and preserved in accordance with the approved plans by the owners, their successors and assigns of these lands. Lower Gwynedd

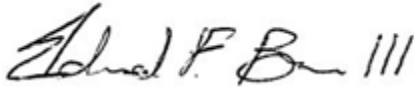
Township and/or its agents reserve the right and privilege to enter upon these lands from time to time for the inspection of said facilities in order to determine that the structural and design integrity is being maintained and the proper operation and maintenance of the facility is being conducted.

5. §1241.301(b)(2)W – The plans shall include a statement, signed by the applicant, acknowledging that any revision to the approved drainage plan must be approved by the Township, and that a revised erosion and sediment control plan must be submitted to the Township and Montgomery County Conservation District for approval, if applicable.
6. §1241.301(b)(2)X – The PCSM Plan (sheet 7 of 13) shall include the following signature block for the Design Engineer: I, (Design Engineer), on this date (date of signature); hereby certify that this drainage plan meets all requirements of the Department of Environmental Protection's (DEP's) regulations and this Ordinance.
7. §1230.401 – The Applicant shall address the following general PCSM plan and/or PCSM report issues:
 - a. The Applicant shall show the locations of all inspection ports displayed in the details of the proposed Stormtech Chambers (sheet 20 of 20) on the plan view of the PCSM plan (sheet 17 of 20).
 - b. The applicant shall confirm the feasibility of adding an additional inspection port somewhere in the middle of the larger underground basin.
 - c. The Applicant shall correct the spelling of West Francis *Avenue* in the first paragraph of the Project Description section of the PCSM Report Narrative (page 9 of 334).
 - d. The Applicant shall label all the proposed inlets, manholes, etc. on the PCSM Plan (sheet 17 of 20) with identifier and associated elevations matching the Cross-Lot Utilities Profiles on sheets twelve (12) and thirteen (13). Additionally, all the proposed storm pipes on the PCSM plan shall be labeled with the material, pipe length, and slope as depicted in the Stormtech SC-800 Chamber Layout on the PCSM Details 'A' (sheet 19 of 20).
 - e. We note that the underground basin (SCM #4) appears to be closer than 10 feet to the proposed building foundation. The plans shall be revised to provide a minimum of ten (10) feet of clearance from the foundation.
8. §1230.407(a)(1) – The infiltration report performed by Penn's Trail Environmental, LLC, dated March 19, 2026, outlines two testing locations in the vicinity of the underground basins. Alternatively, the PCSM plan shows four (4) locations. The Applicant shall clarify this inconsistency between the plan and report.
9. In accordance with Lower Gwynedd Township Resolution 2005-16, the Applicant is required to pay a Stormwater Management Facility fee in the amount of \$500 per 1000 cubic feet of storage volume within the proposed BMP's. We note that the due to the stormwater comments below that the design may be revised. As such, the fee will be calculated upon the revision of the above referenced comments.
10. The Applicant will be required to enter into a Stormwater Ownership & Maintenance Agreement with the Township for the proposed on-site stormwater improvements. The documents will be prepared by the Township Solicitor and should be executed prior to the plans being recorded.

In order to expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Additional review comments not referenced in this letter may be made upon review of the revised plan submission.

If you have any questions regarding the above, please contact this office.

Sincerely,



Edward F. Brown, P.E.
Project Manager
Gilmore & Associates, Inc.

EB/ee/sl

cc: Jamie Worman, Assistant Township Manager
 Patty Sexton-Furber, Building Codes Administrator
 Neil A. Stein, Esq., Kaplin Stewart
 Al Comly, Township Fire Marshal
 Timothy P. Woodrow, Woodrow & Associates, Inc
 Chad Dixon, AICP, PP, McMahon Associates, Inc.
 James Hersh, P.E., Vice President, Gilmore & Associates, Inc.



October 15, 2026

Ms. Mimi Gleason
Township Manager
Lower Gwynedd Township
1130 N. Bethlehem Pike
Spring House, PA 19477

RE: **Traffic Review – Conditional Use and Preliminary Land Development Plans**
Proposed Residential Development - Ambler Yards
Lower Gwynedd Township, Montgomery County, PA
Project No. 314087-01-027

Dear Mimi,

Per your request, Bowman Consulting Group (Bowman) has completed our traffic review for the proposed development to be located at 300 Brookside Avenue in Lower Gwynedd Township, Montgomery County, PA. Based on the materials provided for review, the proposed development will consist of a 3-story building containing 43 apartment units. Access to the proposed development will be provided via the two existing driveways located along North Spring Garden Street (S.R. 2020) and the one existing driveway located along Mathers Road.

The following documents were reviewed in preparation of our comments:

- Conditional Use/Master Plan – Ambler Yards Site, prepared by Woodrow & Associates, Inc., dated July 21, 2026.
- Preliminary Land Development Plans – Ambler Yards Site, prepared by Woodrow & Associates, Inc., dated July 16, 2026.

Based on our review of the documents listed above, Bowman offers the following comments for consideration by the Township and action by the applicant's team.

General

1. A response letter must be provided with the resubmission detailing how each comment below has been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process. Additional comments may follow upon review of any resubmitted materials during the land development process.
2. The proposed development will be subject to the transportation impact fee of \$3,865 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee. The Transportation Impact Fee will be calculated upon receipt and review of the transportation impact study (TIS) noted in comment #5 below.

3. Since North Spring Garden Street (S.R. 2020) is a state roadway, a Highway Occupancy Permit (HOP) from PennDOT will be required for the proposed change in land use, change to the existing access for the site, and for the proposed curb, storm water, and curb ramp improvements to North Spring Garden Street (S.R. 2020) along the site frontage within the legal right-of-way. The Township and our office must be copied on all applications, plan submissions, and correspondence between the applicant and PennDOT and be invited to any and all meetings between these parties.

Conditional Use and Land Development Plans

4. The applicant is requesting a waiver from the following transportation-related Subdivision and Land Development Ordinance requirements which are listed on Sheets 1 and 2 of the plan set:
 - Section 1230.37(e) – requiring additional right-of-way width to be dedicated to the government agency having jurisdiction where a subdivision or land development abuts or contains an existing street of inadequate right-of-way width.
 - Section 1230.45 – requiring sidewalk to be provided along the entire North Spring Garden Street (S.R. 2020) and West Francis Avenue site frontages.
 - Section 1230.37(c) and Section 1230.61(a) – requiring curbing to be provided along the entire North Spring Garden Street (S.R. 2020) and West Francis Avenue site frontages.
5. According to **Section 1230.40(a)** of the **Subdivision and Land Development Ordinance**, a transportation impact study (TIS) is required for the proposed development. The applicant's traffic engineer should prepare a TIS scoping application for review by the Township. In addition, since the site provides access to North Spring Garden Street (S.R. 2020), which is a state roadway, the TIS scoping application should also be submitted to PennDOT for their review and concurrence. The scope of the traffic study should also consider traffic control and/or traffic calming strategies and improvements for the streets and intersections adjacent to Ambler Yards and the residential streets on the north side of North Spring Garden Street (S.R. 2020) across from Ambler Yards.
6. The cartway widths along the North Spring Garden Street (S.R. 2020) and West Francis Avenue site frontages should be clearly labeled on the plans and be in accordance with **Section 1230.37(c)** of the **Subdivision and Land Development Ordinance**.
7. Sight distance measurements for the existing eastern driveway along North Spring Garden Street (S.R. 2020) should be shown on the plans as required in **Section 1230.38(a)(3)** of the **Subdivision and Land Development Ordinance**.
8. The curb radii should be labeled on the plans at the eastern driveway intersection along North Spring Garden Street (S.R. 2020) and be in accordance with **Section 1230.39(a)** of the **Subdivision and Land Development Ordinance**.
9. According to **Section 1230.46(e)(7)** of the **Subdivision and Land Development Ordinance**, the edge of any parking area shall not be closer than 15 feet to the outside wall of the nearest building. Several parking spaces throughout the parking lot adjacent to the proposed apartment building are located less than 15 feet from the apartment building.
10. According to **Section 1230.46(e)(8)** of the **Subdivision and Land Development Ordinance**, parking spaces should be a minimum of 19 feet deep. The 13 parking spaces located in the southernmost parking row to the south of the proposed apartment building are 18 feet deep.

11. The width of any proposed new parking spaces should be labeled on the plans and meet requirements in **Section 1230.46(e)(8)** of the **Subdivision and Land Development Ordinance**.
12. Concrete tire bumpers are required for the new parking spaces in accordance with **Section 1230.46(e)(20)** of the **Subdivision and Land Development Ordinance**.
13. Sheet 2 should show the inlet along the southern side of North Spring Garden Street (S.R. 2020) to the east of the eastern North Spring Garden Street (S.R. 2020) driveway.
14. Based on our experience, the proposed curb modifications around the existing inlet area to the west of West Francis Avenue (S.R. 2020) is not a preferred design treatment for PennDOT due to the potential for debris accumulating and thereby preventing stormwater from entering the inlet. We defer to PennDOT on the most appropriate modification to the existing inlet and curb.
15. Additional spot elevations should be provided along the existing and proposed curblines on North Spring Garden Street (S.R. 2020) and West Francis Avenue. Based on the elevations provided in the plans, it appears that the proposed curb return may have ponding issues.
16. There is no receiving ramp for the proposed ADA curb ramp at the intersection of North Spring Garden Street (S.R. 2020) and West Francis Avenue. The applicant should consider installing a receiving ramp and sidewalk on North Spring Garden Street (S.R. 2020) east of West Francis Avenue. Our office defers the review of any curb ramps located partially or entirely within the existing State legal right-of-way to PennDOT for their design approval.
17. Turning templates should be provided demonstrating the ability of emergency vehicles, trash trucks, and delivery vehicles to maneuver into and out of the proposed apartment area of the site. The Township Fire Marshal should review the site and the proposed development for the accessibility and circulation needs of emergency apparatus.
18. All curb ramps and pedestrian routes (i.e., sidewalks, crosswalks, etc.) are to be constructed in accordance with the current Federal and PennDOT ADA standards. Bowman will not review any ramps internal to the site, as the applicant's engineer will be responsible for their design satisfying the required ADA standards.
19. The applicant should consider reserving the parking spaces in the parking area adjacent to the apartment building for residents and visitors of the apartment building only through appropriate signing, so visitors to other portions of the Ambler Yards site do not park in these spaces. The applicant should also consider designating other reserve parking areas in the Ambler Yards development near the proposed apartment building to accommodate any overflow needs.
20. All existing and proposed signs within the area of the proposed apartment building should be clearly labeled on the plans.
21. A stop bar should be shown on the plans adjacent to the "Stop" sign on the driveway approach to North Spring Garden Street (S.R. 2020).

22. A stop sign and stop bar should be shown on the plans at the following locations:
- On the westbound approach of the drive aisle leading to/from the proposed apartment building at its intersection with the main site access leading to/from North Spring Garden Street (S.R. 2020).
 - On the northbound approach of the drive aisle leading to/from the parking areas adjacent to buildings 4, 7, 18, and 28 at its intersection with the drive aisle leading to/from the proposed apartment building.
 - On the eastbound approach of the drive aisle leading to/from the parking area just to the south of North Spring Garden Street (S.R. 2020) at its intersection with the main site access leading to/from North Spring Garden Street (S.R. 2020).
 - On the southbound approach of the drive aisle leading to/from the parking area to the west of the proposed apartment building at its intersection with the drive aisle to the south of the proposed apartment building.
23. "Pedestrian Crossing" warning signs should be shown on the plans at the following locations:
- On both sides of both crosswalks across the main site access leading to/from North Spring Garden Street (S.R. 2020).
 - On both sides of the crosswalk across the drive aisle leading to/from the proposed apartment building.
 - On both sides of the crosswalk across the drive aisle leading to/from the parking area to the parking areas adjacent to buildings 4, 7, 18, and 28.

If the Township has any questions, or requires further clarification, please contact me.

Sincerely,



Chad Dixon, AICP, PP
Senior Project Manager

BMJ/MEE/CED

cc: Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
James Hersh, P.E., Gilmore & Associates, Inc.
Ed Brown, P.E., Gilmore & Associates, Inc.
Neil Stein, Esquire, Solicitor
Al Comly, Township Fire Marshal
Mirlene SaintVal, P.E., PennDOT
Nidhi Mehra, PennDOT
John Gallagher, P.E., PennDOT
Matt Sigel, 300 Brookside Residential, LP (Applicant)
Tim Woodrow, P.E., Woodrow & Associates, Inc. (Applicant's Engineer)
Matt Hammond, P.E., TPD, Inc. (Applicant's Traffic Engineer)

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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

www.montgomerycountypa.gov



**Montgomery County
Planning Commission**

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610-278-3722
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Scott France, AICP
Executive Director

September 21, 2026

Ms. Jamie Worman, Assistant Township Manager
Lower Gwynedd Township
1130 North Bethlehem Pike, Box 625
Spring House, Pennsylvania 19477

Re: MCPC #26-0202-001 and #26-0202-002

Plan Name: Ambler Yards

(43 units comprising 1.55 acres)

Parcel IDs: 39-00-03931-00-0, 39-00-03928-00-0, 39-00-03925-00-0, 39-00-00922-00-0,
39-00-01423-00-5, 39-00-01476-00-7, and 39-00-01429-00-8

Situate: North Spring Garden Street (south)/North Francis Avenue (west)
Lower Gwynedd Township

Dear Ms. Worman:

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 July 29, 2026. We forward this letter as a report of our review.

We have also reviewed the above-referenced conditional use application as you requested on August 20, 2026. Although this review is not conducted pursuant to the Pennsylvania Municipalities Planning Code, we offer the following comments and recommendations for the Municipality's consideration during its review of the application.

BACKGROUND

Our office has received a set of plans for review proposing the development of Tract 2 within the Ambler Yards Site in Lower Gwynedd Township. The applicant, 300 Brookside Residential, L.P., seeks approval to consolidate 7 existing parcels into a single development tract and to construct a 3-story apartment building with 43 dwelling units. The property is located in the northeast portion of the Ambler Yards campus near North Spring Garden Street, West Francis Avenue, and Brookside Avenue. It includes tax parcels 39-00-03931-00-0, 39-00-03928-00-0, 39-00-03925-00-0, 39-00-00922-00-0, 39-00-01423-00-5, 39-00-01476-00-7, and 39-00-01429-00-8. The tract measures 1.55 acres. The site is located in the F Industrial Zoning District within the Ambler Yards mixed-use campus, where multi-family apartments

are permitted by conditional use. The proposed building has a maximum height of approximately 43 feet, 29.9 percent building coverage, and 61.2 percent total impervious coverage.

The proposal includes 69 off-street parking spaces. Additional site improvements include new sidewalks, landscaping, lighting, utility infrastructure, stormwater management facilities, and an underground infiltration basin. The development will be served by public water from the North Wales Water Authority and by public sanitary sewer service through Lower Gwynedd Township.

The applicant is requesting several subdivision, land development, and stormwater management waivers, including: (1) relief from requirements to widen and dedicate additional right-of-way and install curbing; (2) relief from required street trees along Spring Garden Street and Francis Avenue; (3) relief from parking lot interior landscaping requirements; (4) relief from the requirement to install sidewalks and pedestrian trails along portions of Spring Garden Street and Francis Avenue; (5) partial relief from monumentation requirements at all property corners; and (6) relief from storm sewer standards requiring a minimum 18-inch diameter reinforced concrete pipe.

COMPREHENSIVE PLAN COMPLIANCE

COUNTY COMPREHENSIVE PLAN

The proposed plan primarily aligns with the objectives and themes of the comprehensive plan. The property is in a designated growth area, and according to the Future Land Use Plan, the subject tract is classified as a Community Mixed-Use Area. Our plan states that Community Mixed-Use Areas are "suburban-scale community centers located along major roadways that combine retail, office, institutional, and higher-density residential uses in a walkable, interconnected pattern serving surrounding neighborhoods."

Development within Community Areas should be designed as walkable, interconnected mixed-use centers with shared access, coordinated parking, pedestrian facilities, and appropriate buffering and building design to ensure compatibility with surrounding residential neighborhoods and with the community's character.

TOWNSHIP COMPREHENSIVE PLAN

The plan is generally consistent with the Lower Gwynedd Township 2045 Comprehensive Plan. According to the Future Land Use Map, the subject tract is within a Mixed-Use area. The plan defines such an area as "pedestrian-friendly existing commercial sites, typically on busier roads, that allow for flexibility of uses to serve residents. Uses may include a mix of retail, service, office, and institutional uses, as well as residential." The Comprehensive Plan also states that streetscape design is integral to mixed-use areas to facilitate pedestrian activity and "create attractive, walkable, and engaging places." Accordingly, we recommend that municipal officials consider how the proposed development provides physical and visual linkage to the surrounding community.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports these proposals; however, during our review, we found the following issues that the applicant and officials in each municipality may want to consider before granting final plan approval.

REVIEW COMMENTS

DESIGN ISSUES

- A. Community Connections and Neighborhood Integration. The proposed apartment building appears primarily oriented toward the internal parking area, with the principal entrance at the rear. Additionally, the stormwater swale and associated landscaping along the street frontage may limit direct pedestrian access and separate the building from the public realm. As proposed, residents may be encouraged to enter and exit the development primarily by automobile rather than via neighborhood walking routes. The building's orientation and frontage design may also reduce opportunities for interaction between residents and the surrounding community, resulting in a weaker relationship between the development and adjacent streets, sidewalks, and nearby destinations.

The township should consider whether additional pedestrian connections, a more prominent street-facing entrance, enhanced frontage treatments, or other streetscape improvements could better connect the development to the surrounding neighborhood. Such enhancements may also further the objectives of the Township Comprehensive Plan, particularly if the plan encourages mixed-use development patterns that support walkability, strengthen connections between housing and nearby commercial or civic destinations, and create an active, pedestrian-oriented public realm.

- B. Trash and Refuse Storage. The plans do not appear to identify a designated trash or refuse storage area. Although the zoning ordinance may not explicitly require one, multifamily residential developments typically benefit from a dedicated, appropriately screened refuse and recycling enclosure. The applicant should clarify the proposed waste storage and collection method and consider incorporating a permanent refuse area to ensure efficient operations, reduce potential nuisance conditions, and maintain the development's quality and appearance.
- C. Vehicle Encroachment/Concrete Walk. Within the proposed parking area, parking spaces adjacent to the 5-foot-wide sidewalk do not appear to include concrete wheel stops or other measures to prevent vehicle overhang. Without such measures, parked vehicles may extend onto the sidewalk, partially obstructing it, reducing the available pedestrian clear width, and potentially affecting ADA-compliant access. The applicant should demonstrate how the required sidewalk width will be maintained free of vehicle encroachment.

VEHICULAR CIRCULATION ISSUES

- A. Loading/Unloading/Delivery Functions. The plan appears to lack a designated loading/unloading area for deliveries, service vehicles, or short-term drop-offs. It is recommended that adequate on-site facilities be provided to avoid blocking access drives, parking, or pedestrian routes. Without dedicated spaces, routine activities such as package and food deliveries may occur in parking areas or along drives, causing conflicts with vehicular and pedestrian traffic. The applicant should revise the plans to include clearly marked off-street loading areas that allow safe vehicle access without obstructing parking or pedestrian routes.
- B. Dead-End Parking Aisles. The proposed parking layout includes dead-end parking aisles. Dead-end parking aisles should provide adequate turnaround and backup space at their terminus to ensure

that vehicles can safely maneuver, reverse direction, and exit the parking area without excessive backing movements or conflicts with other vehicles, pedestrians, landscaping, or site features. We defer to the Township Engineer to determine whether the proposed driveway aisles provide sufficient maneuvering area and comply with any applicable ordinance requirements for minimum backup areas or turnaround dimensions. The applicant's engineer should demonstrate that the proposed design accommodates the turning movements of passenger vehicles and, where applicable, emergency and service vehicles to avoid potential operational and safety concerns.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) COMPLIANCE

- A. Native Plant Standards (\$1230.43). The plan should comply with all applicable native plant standards outlined in the SALDO. We note that, under municipal requirements, at least 75% of the trees, shrubs, and perennials selected for a new subdivision or land development must be native to the Lower Delaware Valley and Piedmont-Coastal Plain areas, as indicated by the Pennsylvania Department of Natural Resources ("DCNR List").

ZONING ORDINANCE COMPLIANCE

- A. Outdoor Land Use (\$1287.08.e). F District special requirements require outdoor storage of materials and trash to be fully enclosed behind a landscape buffer, so they are not visible. These uses must also comply with all building setback requirements. It is unclear how the plan, as proposed, conforms to this standard, for no designated trash refuse area is shown on the plan. Revisions/amendments may be needed.
- B. Required Off-Street Loading and Unloading Facilities (\$1294.04). The Zoning Ordinance requires that, in addition to the required off-street parking spaces, every use permitted in this Zoning Code shall be provided with off-street loading and unloading space, which space, except for single-family detached, single-family semidetached, and townhouse dwellings, shall be completely separate and distinct from the required off-street parking spaces.

OTHER ISSUES

- A. Underground Stormwater Facilities. The proposed underground stormwater detention system located beneath the parking area will require regular inspection and maintenance to ensure its continued functionality. The applicant should demonstrate that sufficient access is available for maintenance equipment and that the ownership, inspection obligations, maintenance requirements, and long-term repair or replacement responsibilities are clearly defined in a recorded operation and maintenance agreement acceptable to the municipality.

WAIVER REQUESTS

- A. Parking Lot Landscaping, Interior Landscaping, and Site Design. The applicant is requesting waivers from the parking lot landscaping and interior landscaping requirements. While the proposed underground stormwater management system beneath the parking area may limit opportunities for traditional landscaping and tree planting, parking lot and interior landscaping serve important site design, environmental, and aesthetic functions. Landscaping helps reduce the visual impact of large expanses of pavement, provide shade, mitigate heat island effects, improve environmental quality, and enhance a development's overall appearance and pedestrian experience. Interior planting areas also help break up larger parking fields, define circulation patterns, and create a more comfortable and attractive environment for residents and visitors. Parking lot landscaping

standards aim to provide shade, reduce glare and visual impacts, improve site aesthetics, and lessen the environmental effects associated with extensive impervious coverage.

Given the constraints associated with the underground stormwater basin, the municipality may wish to explore whether alternative landscaping approaches, modified planting areas, structural soil systems, or strategic reductions in parking supply could create opportunities to incorporate additional landscaping on the site while still accommodating stormwater infrastructure. In some cases, eliminating a limited number of parking spaces may provide sufficient space to establish meaningful planting islands or landscaped areas that better advance the intent of the ordinance.

Additionally, the proposed building entrance appears to be oriented toward the rear parking area rather than the public street frontage. This design emphasizes vehicle access and arrival from the parking lot while reducing the building's visual and functional relationship to the street. The municipality may wish to consider whether additional pedestrian connections, entrance enhancements, landscaping, or architectural treatments could strengthen the building's presence along the street frontage and improve the development's contribution to the public realm and pedestrian environment. Similar planning guidance often encourages buildings to orient toward and engage the public street rather than turn inward toward parking areas.

The applicant is also requesting a waiver from the replacement tree requirements. While site-specific constraints, including the proposed building footprint, parking layout, and underground stormwater management facilities, may limit opportunities for replacement tree planting within the immediate development area, the municipality may wish to consider whether replacement trees could be accommodated elsewhere within the larger master-planned development. Because the subject parcel is part of a broader coordinated development, opportunities may exist to satisfy some or all replacement tree obligations in other areas of the overall site where adequate soil volume, growing conditions, and long-term protection can be provided. Such an approach may better achieve the intent of the ordinance by preserving the overall tree canopy, environmental benefits, and visual character of the larger development, even where physical constraints limit planting opportunities on the individual lot.

CONDITIONAL USE PLAN

- A. Master Plan Structure/Proposed New Development. As part of a larger master-planned project, the proposed apartment development should contribute to an integrated and interconnected development pattern that encourages walking between destinations. We note that the building's primary entrance faces the interior parking area, while the rear of the building fronts the public street. Although this arrangement may function adequately for site circulation, it appears to provide limited pedestrian connections between the building, the street frontage, adjacent access roads, and other portions of the master-planned development. As a result, pedestrians approaching from nearby buildings, open spaces, future development phases, or the public realm may be required to navigate parking areas and drive aisles to reach the primary entrance. Our office encourages municipal officials to evaluate opportunities to strengthen pedestrian connectivity through additional sidewalks, pathways, and building access points that better link the site to surrounding development areas and shared amenities. Enhanced pedestrian connections would create a more cohesive, walkable environment, reduce reliance on vehicular travel for short internal trips, and advance the master plan's vision of a unified development rather than a collection of independent building sites.

- B. Master Plan/Excess Parking. The proposed master plan includes approximately 100 parking spaces above the minimum parking requirement. To mitigate the impacts of land development from excessive parking and impervious surfaces, MCPC recommends aligning parking capacity with local zoning minimums. This surplus parking may present an opportunity to implement "green parking" strategies by reducing paved parking areas and replacing unnecessary impervious surfaces with landscaped areas, trees, bioretention facilities, open space, or other pervious treatments. Reducing excess parking can decrease stormwater runoff, improve groundwater infiltration, lessen heat island impacts, enhance site aesthetics, and reduce long-term maintenance costs while still accommodating anticipated parking demand. Township officials and the applicant should consider whether various portions of the parking lots can be eliminated to maximize pervious coverage and advance the development's environmental and design objectives. Reducing impervious parking areas and adding green infrastructure align with our sustainable parking and site design guidelines.

CONCLUSION

We reiterate that MCPC generally supports these applications; however, we recommend that municipal officials consider the issues raised in this letter.

Please note that the review comments and recommendations in this report are advisory to the municipality, and final disposition on 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 before 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 (26-0202-001) on any plans submitted for final recording.

Sincerely,



Kevin Chavous, ASLA, SITES AP, LEED AP, WELL AP, CNU-A, AICP CUD
Design Planner II
610.278.3731 e-mail kevin.chavous@montgomerycountypa.gov

c: 300 Brookside Residential, L.P., Applicant
Timothy Woodrow, Woodrow & Associates, Inc., Applicant's Engineer
Mimi Gleason, Township Manager
Craig Melograno, Chairman, Township Planning Commission
Neil Stein, Esq., Township Solicitor

Attachments: A) Aerial View of Site
B) Reduced Copy of Applicant's Plan



Ambler Yards
MCPC#260202001






PROJECT: **SEAL, SIGNED BY (SEEK)**

Pennsylvania 011

City: **Warren, Schuylkill**
 State: **PA**
 N.E.T. **1000000000**
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12/31/2018

State: **PA** License: **1000000000**

2018
PROFESSIONAL ENGINEER
PA
1000000000
12/31/2018

Scale: **1" = 100'**

RECORD PLAN - LAND DEVELOPMENT
AMBLER YARDS SITE
 (SEEK SIGNED BY (SEEK))

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Page: **1**
 Sheet: **5002 - Record**
 File: **18-0963-3**
 Date: **JULY 16, 2018**
 Scale: **2" = 20'**