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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
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610-278-3722
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 16, 2024

Christopher Hoffman, Township Manager
Lower Moreland Township
640 Red Lion Road

Re: MCPC #24-0056-001
Plan Name: Terrace Garden Forest Hills
Situate: Byberry Road/Philmont Avenue
Lower Moreland Township

Dear Mr. Hoffman:

We have reviewed the above-referenced land development application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested March 7, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, SCI Shared Resources LLC, c/o Scott Ladd, proposes improvements to the existing Forest Hills/Shalom Memorial Park Cemetery including 808 new burial plots along with a new concrete path, retaining walls, irrigation system, and drainage piping. The site is currently zoned SP-PRO Special Purpose/ Park, Recreation, and Open Space Zoning District.

CONCLUSION

We have not identified any significant land use, transportation, design, or other issues that should be addressed in this amendment. Therefore, we have no substantive comments.

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 (#24-0056-001) on any plans submitted for final recording.

Sincerely,

Jon A. Lesher, Environmental Planning Assistant Manager
610-278-3750 – Jon.Lesher@montgomerycountypa.gov

c: Timothy P. Woodrow, P.E., Lower Moreland Township Engineer
John B. Rice, Esq., Lower Moreland Township Solicitor
Andrew Frey, Chair, Lower Moreland Township Planning Commission

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

ATTACHMENTS A & B

Aerial – Terrace Garden Forest Hill*, Lower Moreland Township*



Terrace Garden Forest Hills
MCPC#240056001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plancom
Aerial photography provided by Nearmap

0 250 500 1,000 Feet

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Site Plan – Terrace Garden Forest Hill*, Lower Moreland Township*

