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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

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
Huntingdon Valley, PA 19006-6234

Re: MCPC #24-0058-001
Plan Name: 22 Tomlinson Road
Situate: Tomlinson Road/Nandina Street
Lower Moreland Township

Dear Mr. Hoffman:

We have reviewed the above-referenced sketch plan as you requested on March 7, 2024. We forward this memo as a report of our ideas and recommendations.

BACKGROUND

The applicant, Zeon Real Estate LLC, proposes to subdivide an existing 1.35 acre parcel into three separate lots, one lot containing an existing building, and develop single family dwellings with associated infrastructure on the other lots. The site will be served by public water and sewer. The site is currently zoned RSD-4 Residential Single Detached Zoning District.

REVIEW COMMENTS

1. Lot 2 & 3 Driveways – The proposed driveways for Lots 2 & 3 appear to be very close. The Township should ensure that the distance between driveways and the sight lines are appropriate and safe.

2. Sidewalks – The Township should consider requiring sidewalks along the development to help continue the existing sidewalk network in the community.

CONCLUSION

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 MCPC #24-0058-001 on any plans submitted for final recording.

Sincerely,

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

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

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

ATTACHMENTS A & B



22 Tomlinson Road
MCPC#240058001

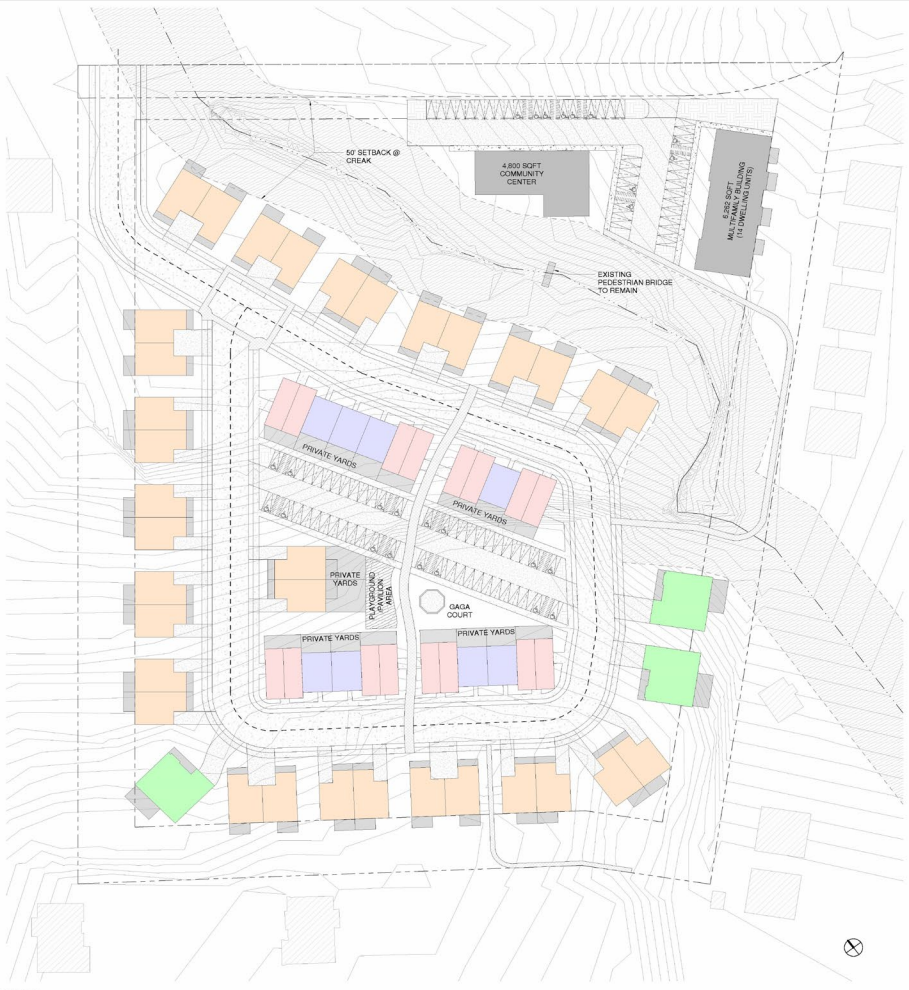
Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap

0 100 200 400 Feet

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SURFACE PARKING SCHEDULE	
TYPE	COUNT
COMMERCIAL ADA PARKING	10
COMMERCIAL PARKING	28
RESIDENTIAL ADA PARKING	16
RESIDENTIAL PARKING	37
Grand total: 91	

UNIT MATRIX	
UNIT TYPE	COUNT
TOTAL UNITS	88



1 SITE PLAN

KORE

KEVIN KORE,IKO

22 TOMLINSON RD

NO.	DESCRIPTION	DATE
1	PRELIMINARY SITE PLAN	4/11/2023
2	PRELIMINARY SITE PLAN	10/9/2023

SITE PLAN

SP.00