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MONTGOMERY COUNTY
PLANNING COMMISSION

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

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 16, 2025

Alice Eastmure, Township Manager
Skippack Township
4089 Heckler Road
P.O. Box 164
Skippack, PA 19474

Re: MCPC # 24-0269-001
Plan Name: Basile Residence
2 lots comprising 6.28 acres
Situate: 4050 Mill Road
Skippack Township

Dear Ms. Eastmure:

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 10, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant proposes to subdivide their current lot into two. The new lot will be used for an additional single family dwelling.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal.

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 (*24-0269-001*) on any plans submitted for final recording.

Sincerely,



Stephen Zbyszinski, Senior Farmland Preservation Planner
Stephen.zbyszinski@montgomerycountypa.gov , 610-278-5960

c: Susan and Thomas Basile
S.T.A Engineering
Franco D'Angelo, Chairman

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

ATTACHMENT(S) A AND B



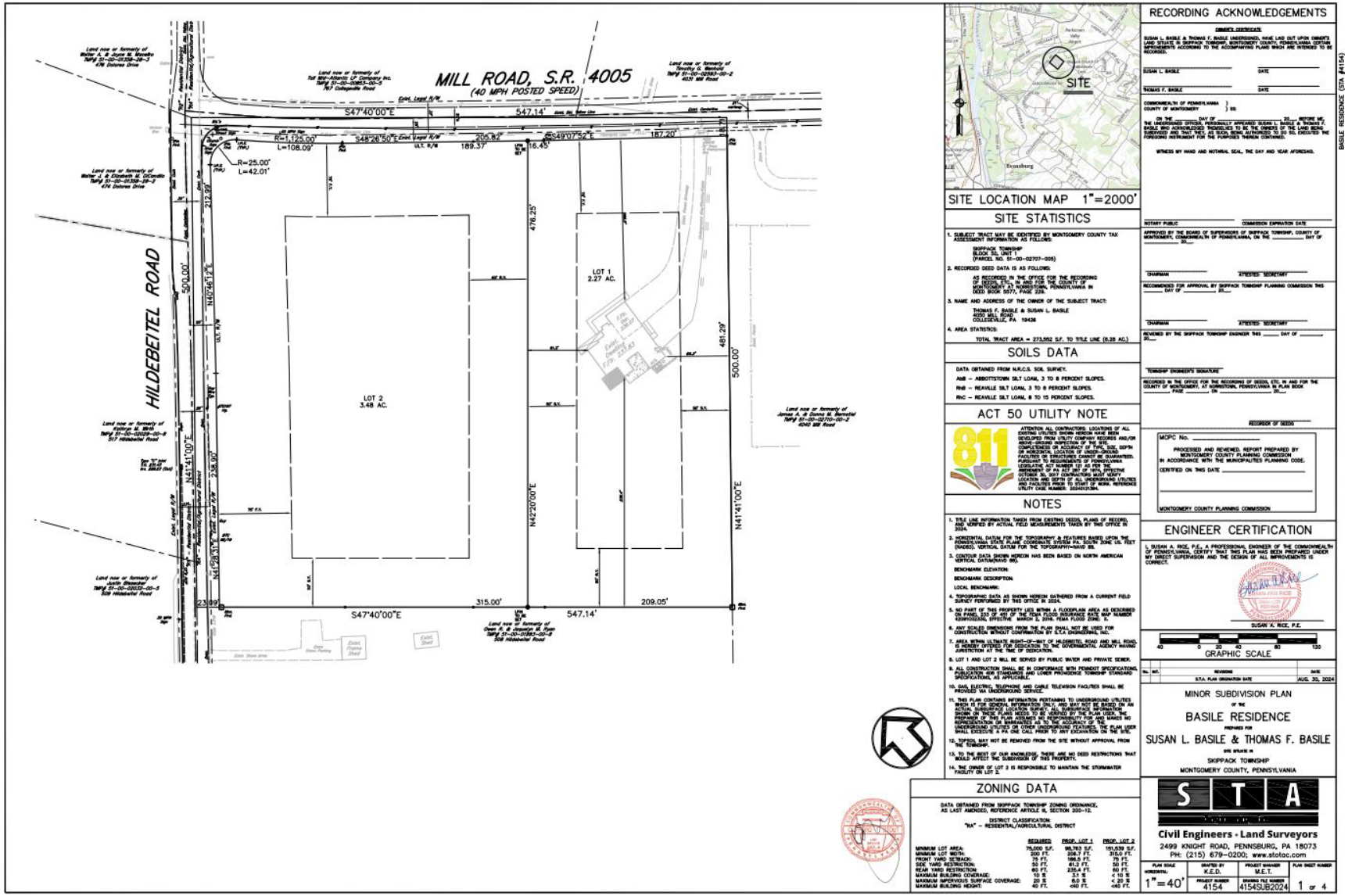
Basile Residence
MCPC#240269001

Montgomery County Planning Commission

0 100 200 400 Feet

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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


MILL ROAD, S.R. 4005
(40 MPH POSTED SPEED)
HILDEBEITEL ROAD
LOT 1
2.27 AC.
LOT 2
3.48 AC.
S47°40'00"E
547.14'
N41°41'00"E
500.00'
N42°20'00"E
315.00'
209.05'
SITE
SITE LOCATION MAP 1"=2000'
SITE STATISTICS
SOILS DATA
ACT 50 UTILITY NOTE
NOTES
ZONING DATA
RECORDING ACKNOWLEDGEMENTS
ENGINEER CERTIFICATION
GRAPHIC SCALE
MINOR SUBDIVISION PLAN
BASILE RESIDENCE
SUSAN L. BASILE & THOMAS F. BASILE
SKIPPACK TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
Civil Engineers · Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
Ph: (215) 679-0200; www.statac.com
1"=40'
4154
4154SUB2024
1 or 4