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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 26, 2024

Sara Jarrett-Eaton, Manager
Souderton Borough
31 West Summit Street
Souderton, PA 18964-1693

Re: MCPC #25-0038-001
Plan Name: 459 Lincoln Ave & 70 S. Fifth St. Subdivision
3 lots comprising 25,265 sq. ft.
Situate: SW corner of South 5th Street and Lincoln Ave
Souderton Borough

Dear Ms. Jarrett-Eaton:

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 February 19, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicants, Louis and Kelly Ann Farzetta, propose to subdivide a vacant lot and consolidate it with the two adjacent properties, single-family residential dwellings at 70 S 5th Street and 459 Lincoln Avenue. 70 S 5th Street will increase from 11,500 sq. ft. to 15,500 sq. ft. of gross lot area with the lot consolidation. 459 Lincoln Avenue will increase from 7,245 sq. ft. to 9,765 sq. ft. of gross lot area with the lot consolidation. The vacant lot currently contains a concrete driveway and detached garage that service the dwelling at 459 Lincoln Avenue. The properties are located in the borough's R-1 zoning district.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicants' 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. Please print the assigned MCPC number (#25-0038-001) on any plans submitted for final recording.

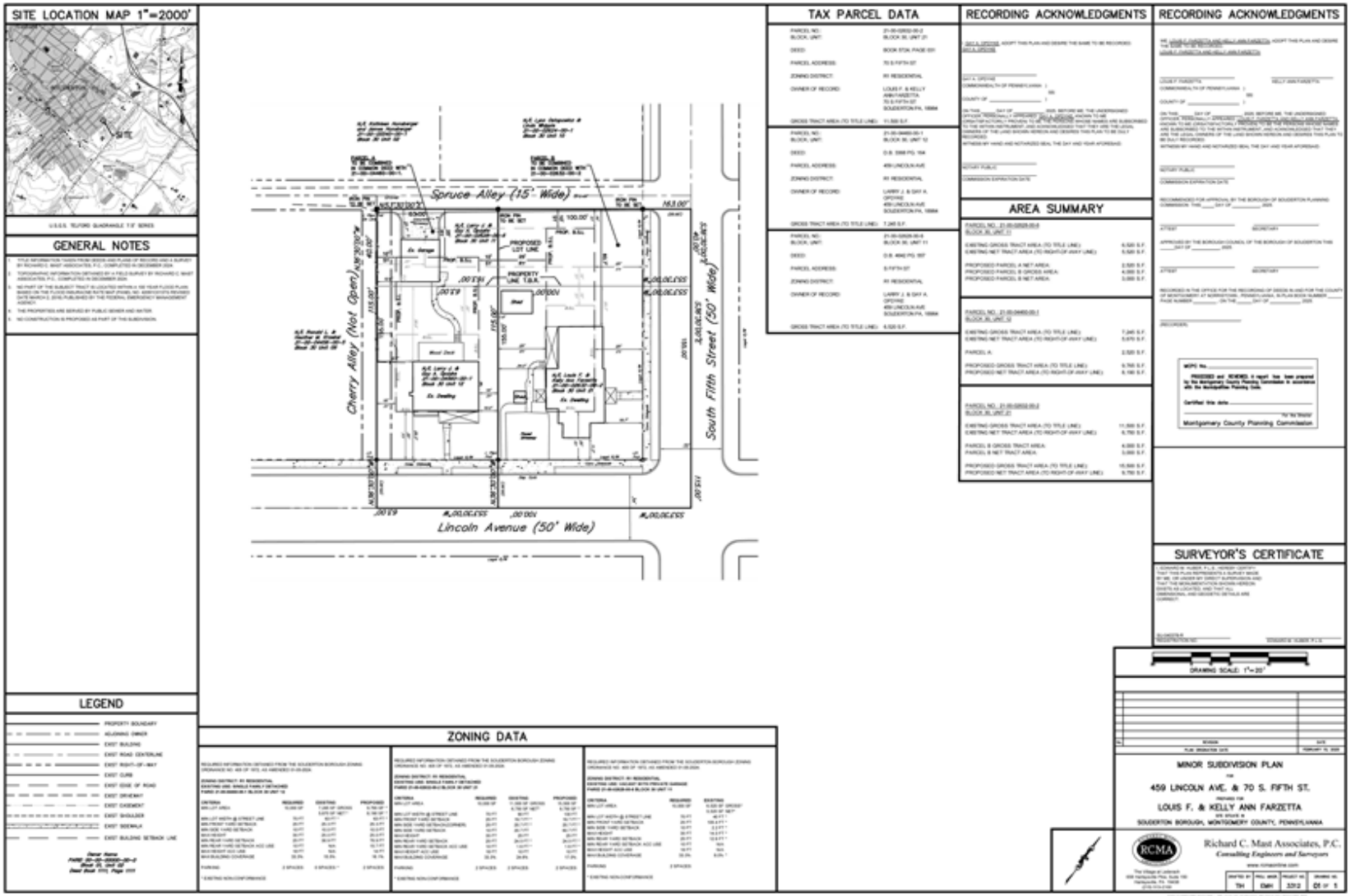
Sincerely,

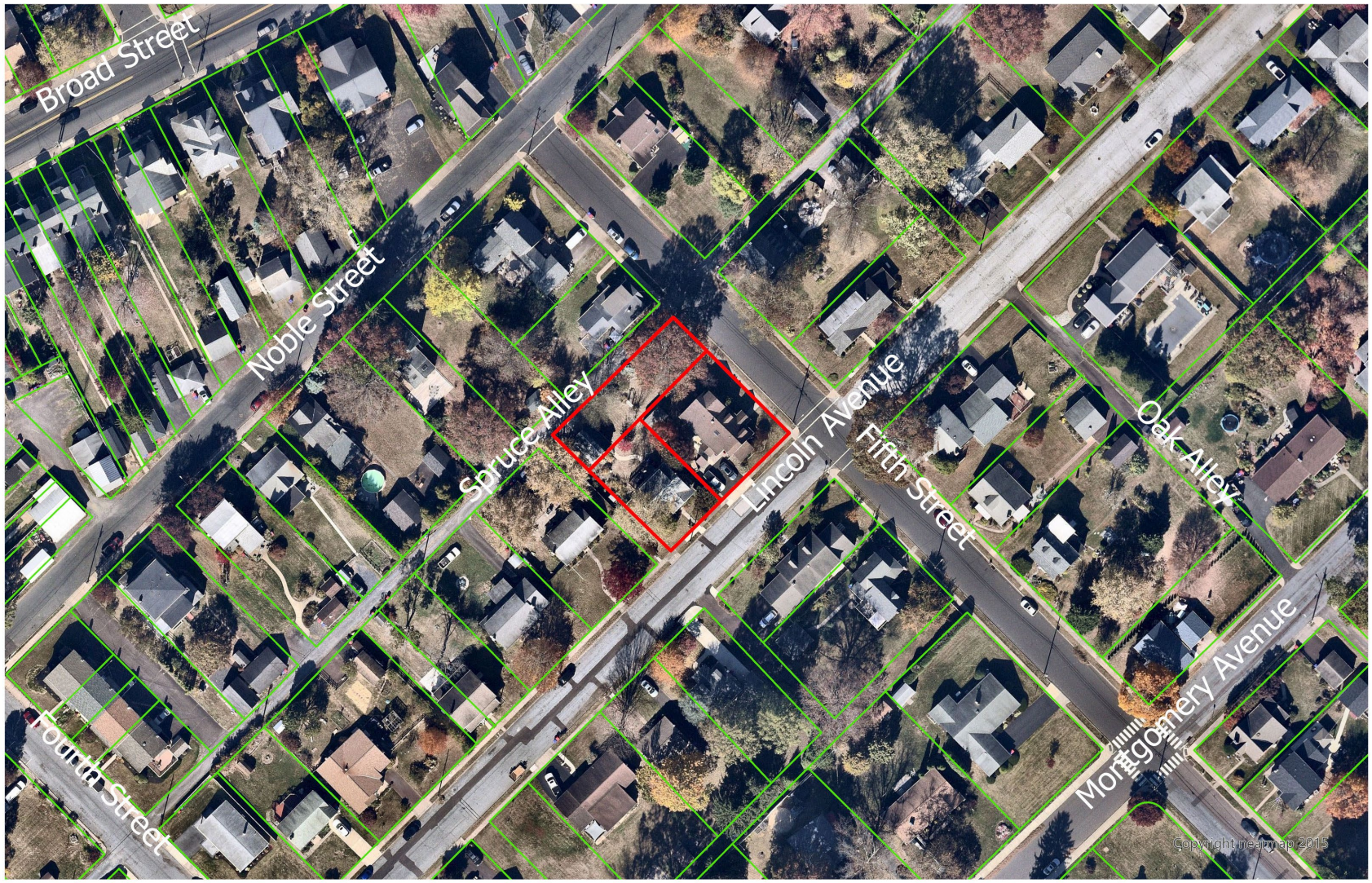
Matt Lubitz, BCO, Senior Planner
matt.lubitz@montgomerycountypa.gov – (610) 278-3738

c: Kelly Ann & Lou Farzetta, Applicant
Ed Huber, PLS, Chair, Municipal Planning Commission
Geoffrey Attanasio, P.E., Borough Engineer
John A. Torrente, Borough Solicitor

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

ATTACHMENTS A & B





459 Lincoln Ave & 70 S. Fifth St.
MCPC#250038001

Montgomery County Planning Commission

0 50 100 200 Feet

N

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