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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

April 21, 2025

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

Re: MCPC # 25-0057-001
Plan Name: 4315 Skippack Pike
1 lot comprising 1 acre
Situate: 4315 Skippack Pike
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 March 10, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant proposes to demolish all existing structures and redevelop a one acre parcel. The existing structures include an existing primary dwelling and an accessory building used as three apartments. Proposed are three new buildings: Building A containing 2,820 sf of commercial use on the first floor and three apartment units on the second floor, Building B containing 2,000 sf of commercial use, and Building C being used as a 2,000 sf garage/pole barn. Five foot wide sidewalks and a new parking lot are among the improvements.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Skippack Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

A. Stormwater Management – The property owner should be aware of a need to inspect the level spreader periodically to ensure it is functioning properly.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Skippack Township's planning objectives.

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 (*25-0057-001*) on any plans submitted for final recording.

Sincerely,



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

c: Janet Lynn Ventures, LLC
Justin Strahorn, WB Homes
Franco D'Angelo, Chairman

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

ATTACHMENTS A AND B



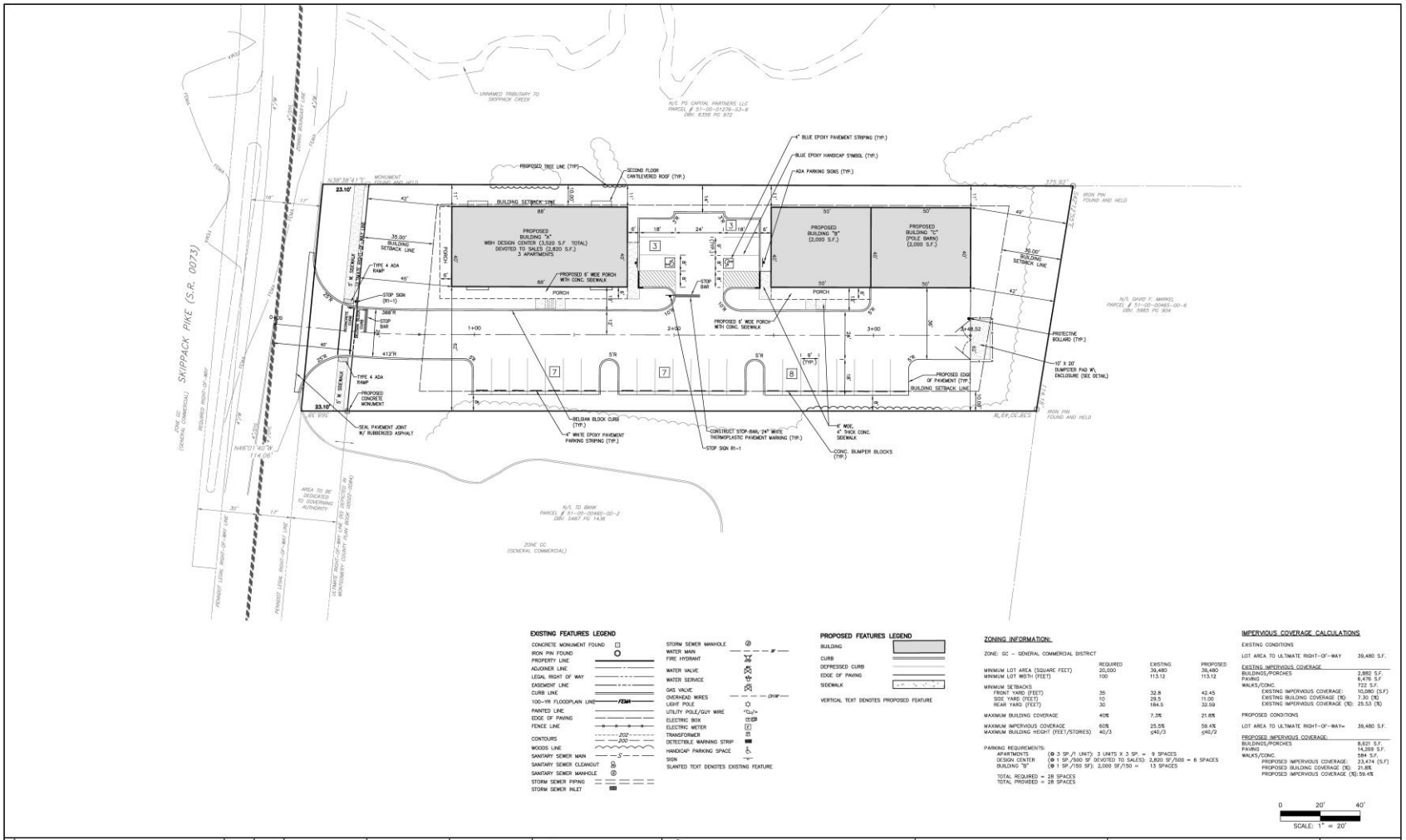
SBE Realty LP - Office Building
MCPC#250057001

Montgomery County Planning Commission

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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



NO.	REVISION	DATE	BY	SEAL:	SEAL:	MANAGER: NEF	CLIENT: JANET LYNN VENTURES, LLC, 404 SUMMEYTOWN PIKE, NORTH WALES, PA 19454	SUBJECT: SITE PLAN
						DESIGN: AJK; CHKD. BY	Bursich Associates, A DIVISION OF VAN CLEEF ENGINEERING	4315 SKIPPACK PIKE
						DRAFT: AJK; CHKD. BY	Bridges/Highways, Construction Inspection, Environmental; Geotechnical/Dams, Landscape Architecture, Local/Regional Planning; Municipal Engineering, Site Development; Surveying/Aerial Drones/GIS, Water/Wastewater	SKIPPACK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
						FILE: W&H-01; DATE: 2/11/2025	VAN CLEEF ENGINEERING ASSOCIATES, LLC	JOB NO. 248431-00
						NOTES; SCALE: 1" = 20'	101 GROVERS LANE, HILLSBOROUGH, NJ 08844; WEB: WWW.VANCLEEFENGINEERING.COM; CERT. OF AUTHORIZATION NO. 24GA28132300	SHEET NO. 2 OF 23
								DWG. NO. SI-01

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