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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

June 30, 2025

Mr. John Toner, Borough Manager
Schwenksville Borough
300 Main Street
Schwenksville, Pennsylvania 19473

Re: MCPC #25-0112-001
Plan Name: Moes Lot Line Change
(2 lots comprising 3.51 acres)
Situate: Maple Street (south)/Third Street (west)
Schwenksville Borough

Dear Mr. Toner:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 2, 2025. We forward this letter as a report of our review.

BACKGROUND

We have received a subdivision plan dated April 14, 2025 with latest revisions dated May 29, 2025. The applicant, Lori Moes, proposes a lot line adjustment affecting two adjacent parcels located at the intersection of Maple Street and Third Street, in the R-1 Residential zoning district. Original Parcel A measures 2.315 acres and is currently undeveloped, with no buildings in its boundaries. Original Parcel B measures 1.197 acres and has an existing house and several accessory structures. The proposed lot line changes entail a significant exchange of land area between the two parcels, greatly enlarging Original Parcel B while also giving 75 feet of street frontage to Original Parcel A. In its current shape, Original Parcel A is landlocked, lacking the 75 feet of street frontage required in the R-1 District. The existing structures on Original Parcel B are fully contained within the boomerang-shaped New Parcel B and are not intersected or separated by the proposed lot lines.

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 borough may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT

A. Existing Features – We recommend the applicant include the location of steep slopes, vegetation, nearby watercourses and other natural features listed in §147-13.D(5) and §147-13.D(6) which may be located on or near the site of this proposal. If this proposal qualifies as a minor subdivision, it may not be required to include all of this information. We defer to the borough zoning officer as to whether this information is required, but we recommend its inclusion to help assist in the evaluation of this proposal and the how natural resource protection standards may apply to the site.

B. Access Strip – The area being conveyed from Original Parcel A to New Parcel B (measuring roughly one acre in size) is connected to the developed portion of New Parcel B (also roughly one acre) by a narrow passage between property lines. Plans indicate this area of the proposed parcel to be only 26.2 feet in width, and the two halves of the proposed New Parcel B meet at an angle of approximately 33 degrees. While New Parcel B does not meet the definition of a rear lot as the existing home will be retained in the portion of the lot possessing street frontages, access to the undeveloped interior of the parcel for any reason may be subject to the same issues as those affecting rear lots and the dimensions and placements of their access strips. We recommend the borough and the applicant determine whether the access between the two halves of New Parcel B is affected by considerations such as grading, drainage, or tree preservation from §147-34.D Design standards for rear lots.

CONCLUSION

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

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.

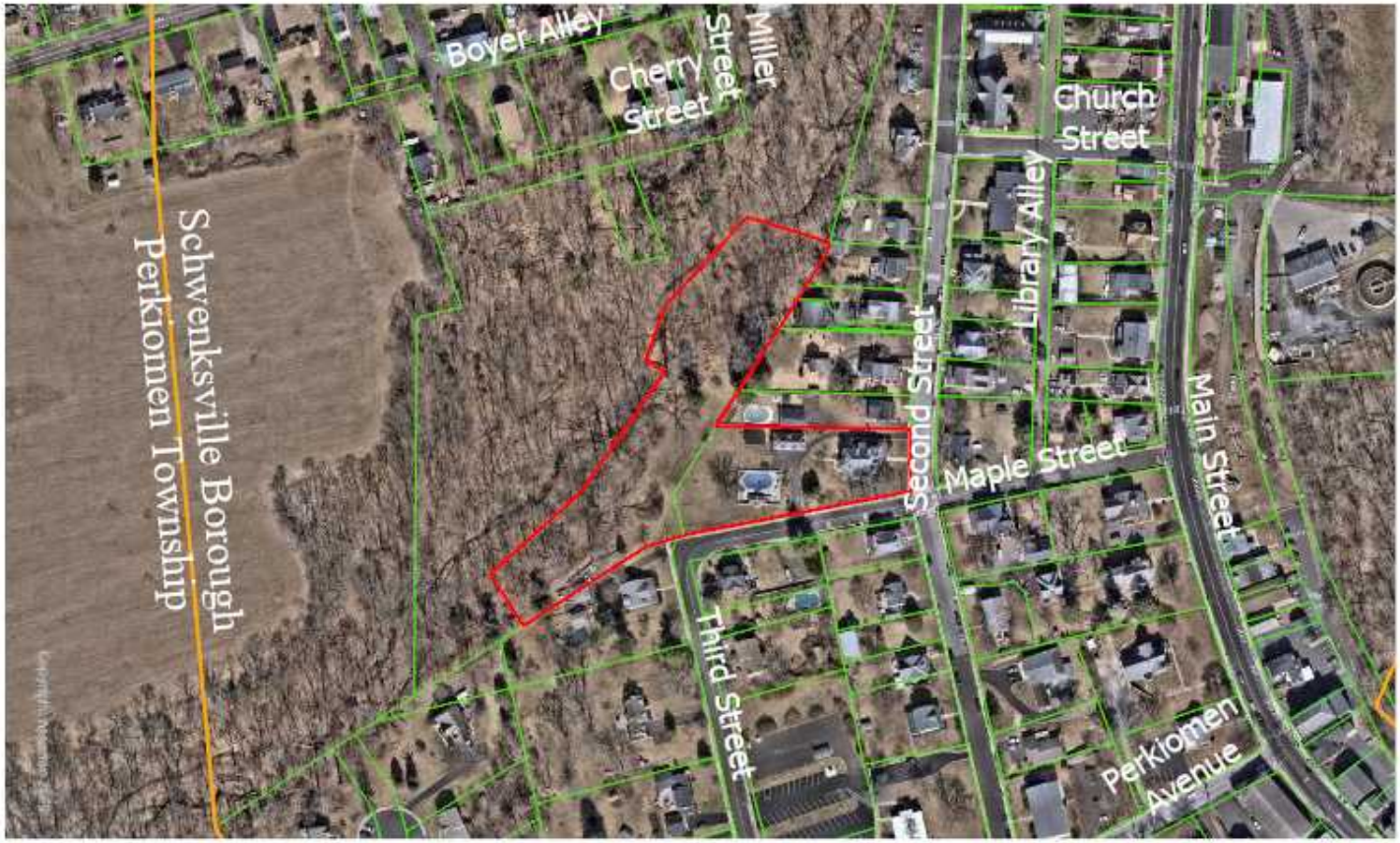
Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#25-0112-001) on any plans submitted for final recording.

Sincerely,

John Miklos, Senior Community Planner
john.miklos@montgomerycountypa.gov – (610) 278-3554

c: Lori Moes, Applicant
H. Gilbert Williams, Chair, Borough Planning Commission
Wendy McKenna, Borough Solicitor

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



Moes Lot Line Change
MCPC#250112001

Montgomery County Planning Commission

0 100 200 400 Feet

N

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

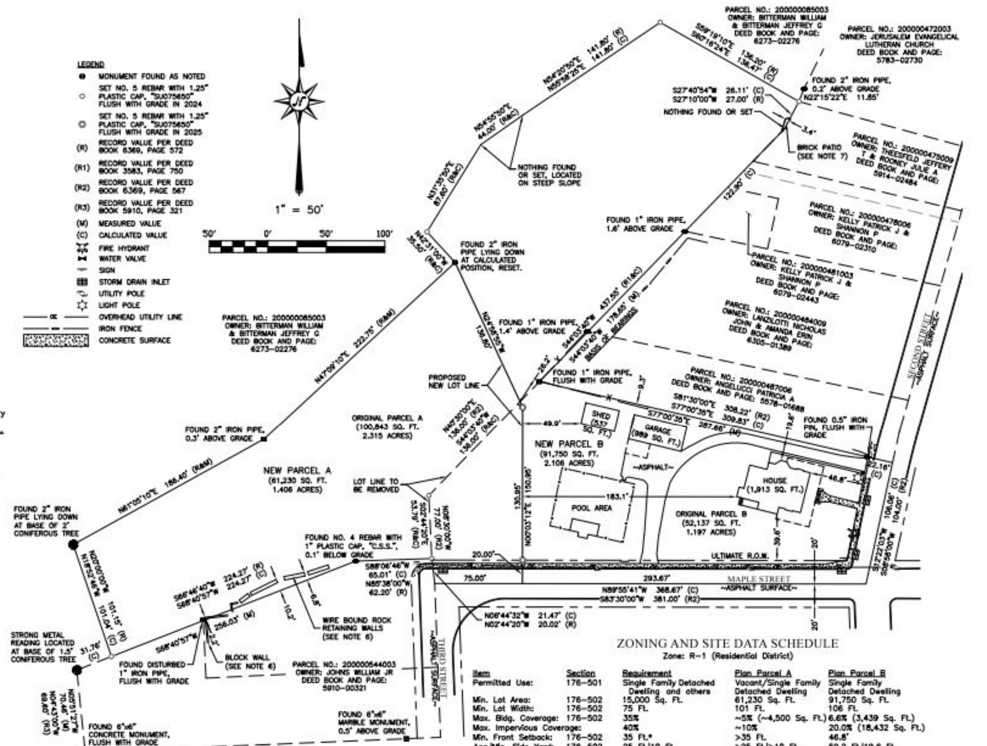
RECORD OF BOUDARY SURVEY/LOT LINE ADJUSTMENT

SITUATE IN THE BURROUGH OF SCHWENKSVILLE
COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA

NEW LEGAL DESCRIPTIONS

New Parcel A:
xxxxx

New Parcel B:
xxxxx



OWNER'S CERTIFICATE:

________________, undersigned, on behalf of Moes Commercial Properties LLC, has laid out upon its land situate in the Borough of Schwenksville, Montgomery County, PA, certain lots according to the accompanying plan which is intended to be recorded.

________________ ________________
Date Signed

COMMONWEALTH OF PENNSYLVANIA COUNTY OF MONTGOMERY

On this the ________ day of ________________, 2025 before me, a Notary Public for the Commonwealth of Pennsylvania, personally appeared ____________,

known to me (or satisfactorily proven) to be, ________________ of Moes Commercial Properties LLC, and that he/she as such authorized agent, acknowledges that he/she executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as

________________.

In witness whereof, I hereunto set my hand and official seal.

Notary Public: ________________

My commission expires on: ________________

BOROUGH COUNCIL:

Approved on this, the _______ day of ________________, 2025, by the Borough Council of Schwenksville Borough, Montgomery County, PA.

ATTEST:________________ Date Signed:________________
Signature, President

ATTEST:________________ Date Signed:________________
Signature, Secretary

BOROUGH ENGINEER:

Reviewed by the Township Engineer of Schwenksville Borough, Montgomery County, Pennsylvania

ATTEST:________________ Date Signed:________________
Borough Engineer

RECORDER OF DEEDS:

Recorded in the Montgomery County Court House in Norristown, Pennsylvania this ________ day of ________________, 2025 in Plan Book ________,

Page _______,

Recorder of Deeds:________________

MCPC No.:

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in ac-cordance with the Municipalities Planning Code.

Certified this date: ________________

____
For the Director

Montgomery County Planning Commission

ZONING AND SITE DATA SCHEDULE

Zone: R-1 (Residential District)

Item	Section	Requirement	Plan Parcel A	Plan Parcel B
Permitted Use:	176-501	Single Family Detached Dwelling and others	Vacant/Single Family Detached Dwelling	Single Family Detached Dwelling
Min. Lot Area:	176-502	15,000 Sq. Ft.	61,230 Sq. Ft.	91,750 Sq. Ft.
Min. Lot Width:	176-502	75 Ft.	101 Ft.	106 Ft.
Max. Bldg. Coverage:	176-502	35%	~5% (~4,500 Sq. Ft.)	6.6% (3,439 Sq. Ft.)
Max. Impervious Coverage:		40%	~10%	20.0% (18,432 Sq. Ft.)
Min. Front Setback:	176-502	35 Ft.*	>35 Ft.	46.8'
Agg.|Min. Side Yard:	176-502	25 Ft.|10 Ft.	>25 Ft.|>10 Ft.	59.2 Ft.|19.6 Ft.
Min. Rear Setback:	176-502	50 Ft.	>50 Ft.	183.1 Ft.
Max. Building Height:	176-502	3 stories or 35 feet	<3 stories/35 Ft.	2 stories

*35 feet or the average of the two closest adjacent structures; setback applies to all street frontages of corner lots

Setbacks: Minimum setbacks required for principal structures. See Article XX: Supplementary Regulations, for allowed projections into setbacks and Article III: Use Regulations, for applicable minimum setbacks for accessory structures. Garage: Shall meet one of the four garage configurations in applicable Use Regulations.

APPLICANT DETAILS

Name: Moes Commercial Properties LLC
Address: 395 Man Street, Schwenksville, PA

PARCEL DETAILS

Original Parcel A:
Montgomery County Parcel No.: 200000490012
Address: Second Street, Schwenksville, Pennsylvania
Owner: MOES COMMERCIAL PROPERTIES LLC
Deed Book 6369, Page 572, Montgomery County Recorder of Deeds.

Original Parcel B:
Montgomery County Parcel No.: 200000490003
Address: 211 Second Street, Schwenksville, Pennsylvania
Owner: MOES COMMERCIAL PROPERTIES LLC
Deed Book 6369, Page 567, Montgomery County Recorder of Deeds.

SURVEYOR'S NOTES

1. The purpose of this drawing is to show the boundary of the parcels described hereon and to adjust the lot line between them. This survey was prepared for Moes Commercial Properties, LLC.

2. The fieldwork for this survey was completed on 10/16/2024.

3. Original Parcel A contains a calculated area of 100,843 square feet (2.315 acres) of land, more or less, including 1,524 square feet located within the ultimate R.O.W. Original Parcel B contains a calculated area of 52,137 square feet (1.197 acres) of land, more or less, including 7,675 square feet located within the Ultimate R.O.W.

4. This survey does not constitute a title search by Forth Land Surveying, Inc. to determine ownership or easements of record. A current title commitment was not provided at the time of survey.

5. Bearings are based on a portion of the easterly line of Parcel A as shown hereon, monumented on both ends with a 1" iron pipe and is assumed to bear S44°03'40"W a measured distance of 178.65 feet.

6. Wire bound rock walls and a landscaping block wall are located northwest of the southerly property line as approximately shown hereon.

7. A brick landscaping patio extends ~3.4' northwest of the property line as shown hereon.

SURVEYOR'S CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA } S.S
COUNTY OF MONTGOMERY }

I, Cameron Forth, a Pennsylvania Professional Land Surveyor, hereby certify that the property hereon described was surveyed under my supervision and that the plan drawn hereon is a representation of said survey, fieldwork completed 10/16/2024.

The plan of survey conforms to the current Standards of Practice for Professional Land Surveyors in the Commonwealth of Pennsylvania, Section E.

Dated at Perkiomen Township, Montgomery County, Pennsylvania 4/3/2025.

PRELIMINARY

____
Cameron Forth, P.L.S.
PA Professional Land Surveyor No. SU075650

DATE: 4/14/2025 REVISIONS

No.	Remarks	Date	By
1	Revised proposed lot line	4/18/25	CEF
2	Added signature blocks, zoning table	5/29/25	CEF

Field: CEF Drawn: CEF Checked: CEF

FORTH LAND SURVEYING
503 Centennial Street
Schwenksville, PA 19473
Phone: 610-400-9144
E-mail: PA@ForthLS.com
Website: www.ForthLS-PA.com

PROJECT No.: P-24013 SHEET 1 OF 1