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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 27, 2025

Mr. Charles L. Guttenplan, AICP
Director of Planning & Zoning Officer
Whitmarsh Township
616 Germantown Pike
Lafayette Hill, Pennsylvania 19444

Re: MCPC #25-0123-001
Plan Name: Erdenheim Farm Subdivision
(3 lots comprising 113 acres)
Situate: 800 Stenton Avenue (Tax ID #65-00-111-44-00-5)
Whitemarsh Township

Dear Mr. Guttenplan:

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 16, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Joseph Zaldo, proposes the subdivision of an existing 113-acre tract of land into three parcels of land. This tract is part of the Erdenheim Farm property, which is located in the eastern portion of the township and straddles the Wissahickon Creek. Parcels 1, 2, and 3 are proposed to be 31.05 acres, 17.39 acres, and 64.54 acres, respectively. Parcels 1 and 3 are undeveloped. Lot 2 contains several notable features: two single-family dwellings, a barn, a horse stall, and a cemetery. There is no proposed land development as part of this proposal.

COMPREHENSIVE PLAN COMPLIANCE

Whitemarsh Township's future land use plan contained in the 2020 *Selective Comprehensive Plan Update* identifies this area as the Conservation District Residential character area. The Conservation District Residential character area seeks to prevent over-development by promoting open space preservation and larger lot sizes. Additionally, the tract is identified in the county's 2015 Comprehensive Plan, *Montco 2040: A Shared Vision*, as Open Space within the future land use plan. This designation also promotes minimal development and the conservation of open space. The proposed subdivision seems to be generally consistent with both the township and county comprehensive plans.

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 item that the applicant and municipality may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

CONSERVATION EASEMENT

This property is currently subject to a conservation easement held by the Natural Lands Trust. It is the recommendation of MCPC that the applicant coordinate with the Natural Lands Trust to ensure compliance with the terms of the easement, including but not limited to, proportional allocation of reserved rights and if an amendment to the easement is required to maintain compliance.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that coordinating with the Natural Lands Trust on conservation easement compliance will help to ensure that Whitemarsh Township's planning objectives for open space conservation are met.

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. Please print the assigned MCPC number (25-0123-001) on any future review requests related to this proposal.

Sincerely,

Timothy Konetchy

Timothy Konetchy, Senior Community Planner
timothy.konetchy@montgomerycountypa.gov – 610-292-4917

c: Joseph Zadlo, Applicant
Craig McAnally, Township Manager
Aaron Kostyk, Chair, Township Planning Commission
Krista Heinrich, PE, Township Engineer
David Sander, Esq., Township Solicitor
Jessica Buck, District Manager, MCCD
John Gallagher, PE, PennDOT
Fran Hanney, PE, PennDOT

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

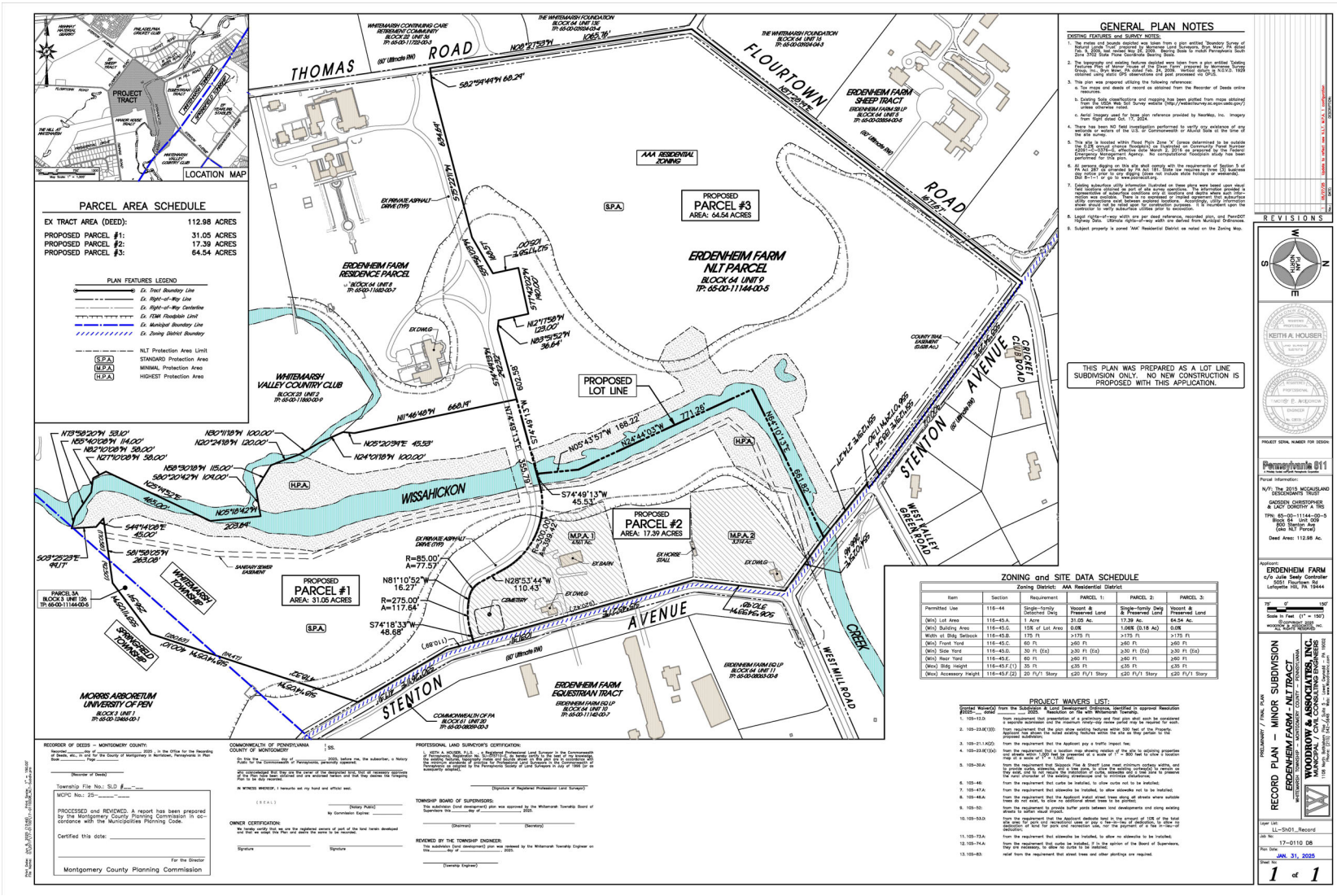


Joseph Zaldo
MCPC#250123001

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

0 350 700 1,400 Feet

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LOCATION MAP
PARCEL AREA SCHEDULE
EX TRACT AREA (DEED): 112.98 ACRES
PROPOSED PARCEL #1: 31.05 ACRES
PROPOSED PARCEL #2: 17.39 ACRES
PROPOSED PARCEL #3: 64.54 ACRES
PLAN FEATURES LEGEND
GENERAL PLAN NOTES
THIS PLAN WAS PREPARED AS A LOT LINE SUBDIVISION ONLY. NO NEW CONSTRUCTION IS PROPOSED WITH THIS APPLICATION.
ZONING and SITE DATA SCHEDULE
PROJECT WAIVERS LIST:
THOMAS ROAD
FLOURTOWN ROAD
BETHAY ROAD
STENTON AVENUE
WEST MILL ROAD
WISSAHICKON CREEK
PROPOSED PARCEL #1
PROPOSED PARCEL #2
PROPOSED PARCEL #3
PROPOSED LOT LINE
ERDENHEIM FARM RESIDENCE PARCEL
ERDENHEIM FARM NLT PARCEL
ERDENHEIM FARM SHEEP TRACT
ERDENHEIM FARM EQUESTRIAN TRACT
WHITEMARSH VALLEY COUNTRY CLUB
MORRIS ARBORETUM UNIVERSITY OF PEN
RECORD PLAN – MINOR SUBDIVISION
ERDENHEIM FARM - NLT TRACT
WOODROW & ASSOCIATES, INC.