MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

MONTGOMERY COUNTY
PLANNING COMMISSION

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

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 8, 2025

Ms. Alice Eastmure, Township Manager
Skippack Township
4089 Heckler Road—Box 164
Skippack, Pennsylvania 19474

Re: MCPC #25-0141-001
Plan Name: 2101 Cressman Road
(1 lot comprising 7.88 acres)
Situate: 2101 Cressman 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 July 10, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant proposes to construct a 23,000-square foot industrial building, that includes a small office area, on an undeveloped and heavily wooded lot totaling 7.88 acres. Several BMPs, a bituminous paved yard, and a 17-space parking lot are among the improvements. The proposed use is noted as an industrial establishment being used for fence and iron works.

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. MCPC recommends that there is an operation and maintenance agreement established for the BMPs.

B. The vegetated filter strip should be naturalized and only include native plant species. It should also take measures to ensure there are measures taken for erosion in the filter strip itself. A rip rap or other BMP practices could be used to mitigate any potential erosion from the amount of water that will be exiting the outfall into the BMP.

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 (25-0141-001) on any plans submitted for final recording.

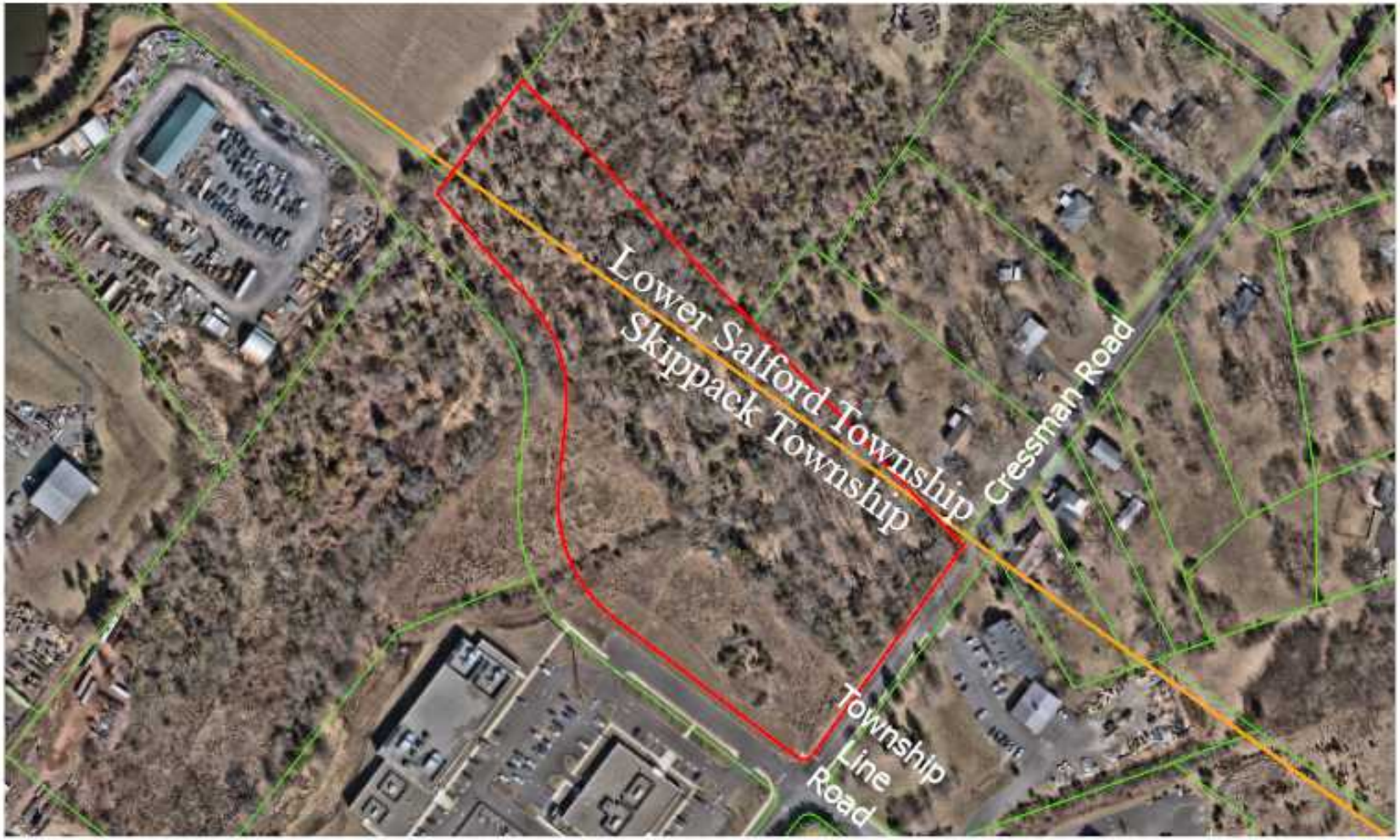
Sincerely,



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

c: Maverick Zane Holdings LLC, Applicant
Matthew Soffera, Gorski Engineering, Applicant's Representative
Paul Fox, Chairman, Township Supervisors

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



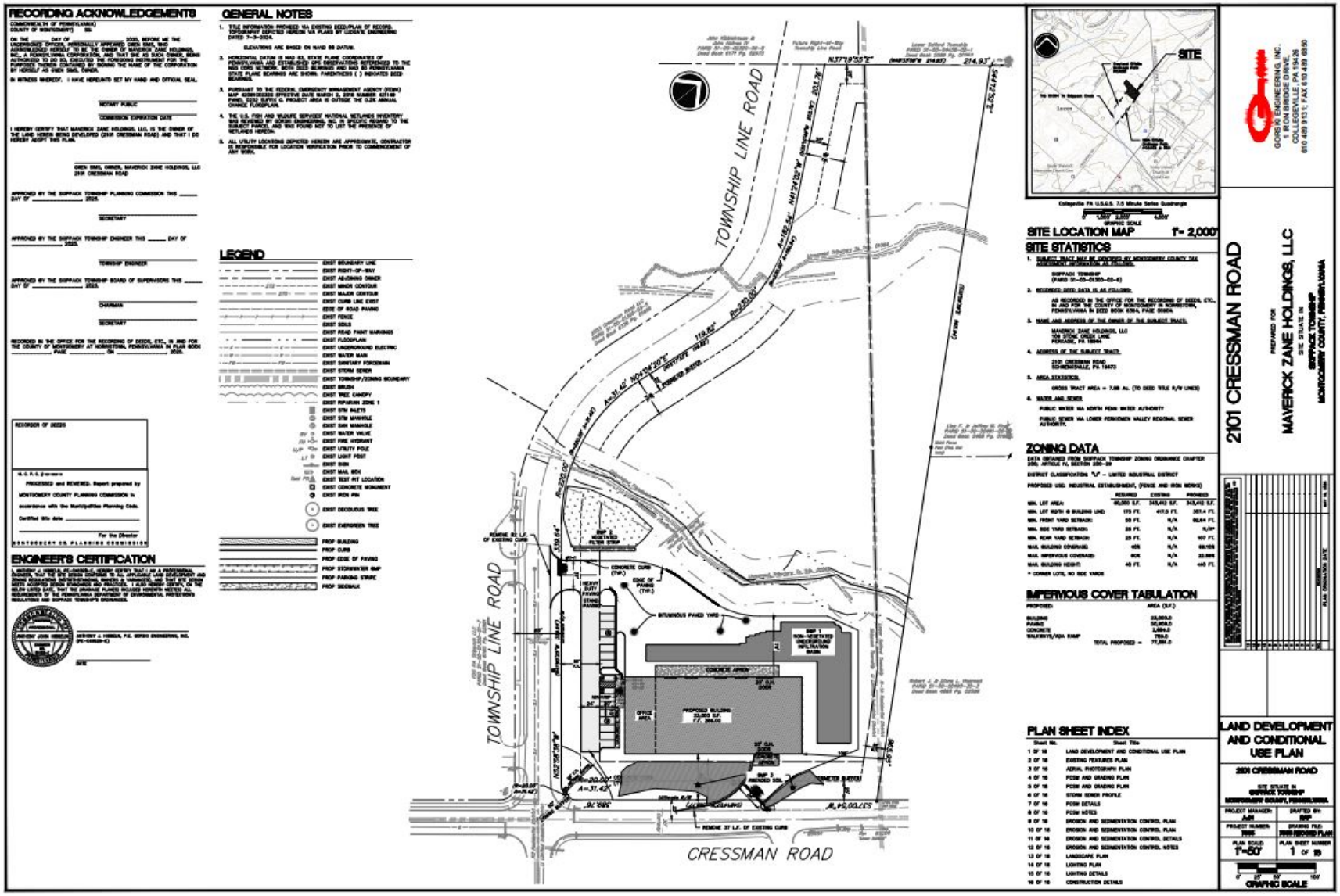
2101 Cressman Road
MCPC#250141001

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


RECORDING ACKNOWLEDGEMENTS
GENERAL NOTES
LEGEND
ENGINEER'S CERTIFICATION
TOWNSHIP LINE ROAD
CRESSMAN ROAD
SITE LOCATION MAP
1"= 2,000'
SITE STATISTICS
ZONING DATA
IMPERVIOUS COVER TABULATION
PLAN SHEET INDEX
2101 CRESSMAN ROAD
MAVERICK ZANE HOLDINGS, LLC
LAND DEVELOPMENT AND CONDITIONAL USE PLAN
GORSKI ENGINEERING, INC.
1 IRON BRIDGE DRIVE,
COLLEGEVILLE, PA 19426
610 489 9131; FAX 610 489 6830
GRAPHIC SCALE