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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 11, 2025

Mr. Eric Traub, Manager
Whitpain Township
960 Wentz Road
Blue Bell, Pennsylvania 19422

Re: MCPC #25-0153-001
Plan Name: Orpneck Property
(1 lot comprising 4.59 acres)
Situate: Skippack Pike/North Wales Road
Whitpain Township

Dear Mr. Traub:

We have reviewed the above-referenced land development in accordance with Section (502) Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 9, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicants, Michael Orpneck and Joan Lettieri, are proposing to subdivide their 4.59-acre property at 1961 Skippack Pike into 6 lots, including 4 lots for the construction of single-family detached dwellings. The remaining two lots will consist of deed-restricted open space and an existing Colonial/Georgia style stone house (ca. 1860s). The applicant is developing the site under the Open Space Design Option in the R-7 zoning district, which permits smaller lot sizes (min. 6,000 square feet) than the standard R-7 requirements, with at least 50% of the land preserved as deed-restricted open space.

In July, the applicant was granted a variance to allow for more than 2.5 units per developable acre (2.68).

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040*: *A Shared Vision*. The property is in the Suburban Residential future land use designation, which consists of suburban nodes along major roads. The proposal also aligns with Whitpain Township's Agricultural and Wooded land use designation.

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

REVIEW COMMENTS

ACCESS

Per the sketch plan, Sam Lane will be extended from the Deer Hollow subdivision to accommodate the four single-family lots on the Orpneck property. The hammer head turnaround on the Deer Hollow subdivision will be replaced with six parking spaces. Because the proposal alters a preexisting private street on an adjacent property, the applicant should coordinate with the Deer Hollow Community Association to ensure all due diligence is met.

STORMWATER

The concept plan shows a stormwater facility adjacent to the existing home. It is unclear who will manage this as the single-family homes are built. The applicant should clarify the responsible party(ies) and submit a stormwater operations and maintenance plan to the Township.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Whitpain 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 (25-0153-001) on any plans submitted for final recording.

Sincerely,

David Greenberg

David Greenberg, Senior County Planner
610-278-3741 – david.greenberg@montgomerycountypa.gov

c: Michael Orpneck & Joan Lettieri, Applicants
Edward Hughes, Esq., Applicants' Representative
Kenneth Corti, Chair, Township Planning Commission
James Blanche, Township Engineer
Michael P. Clarke, Esq., Township Solicitor

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



Orpneck Property
MCPC#250153001

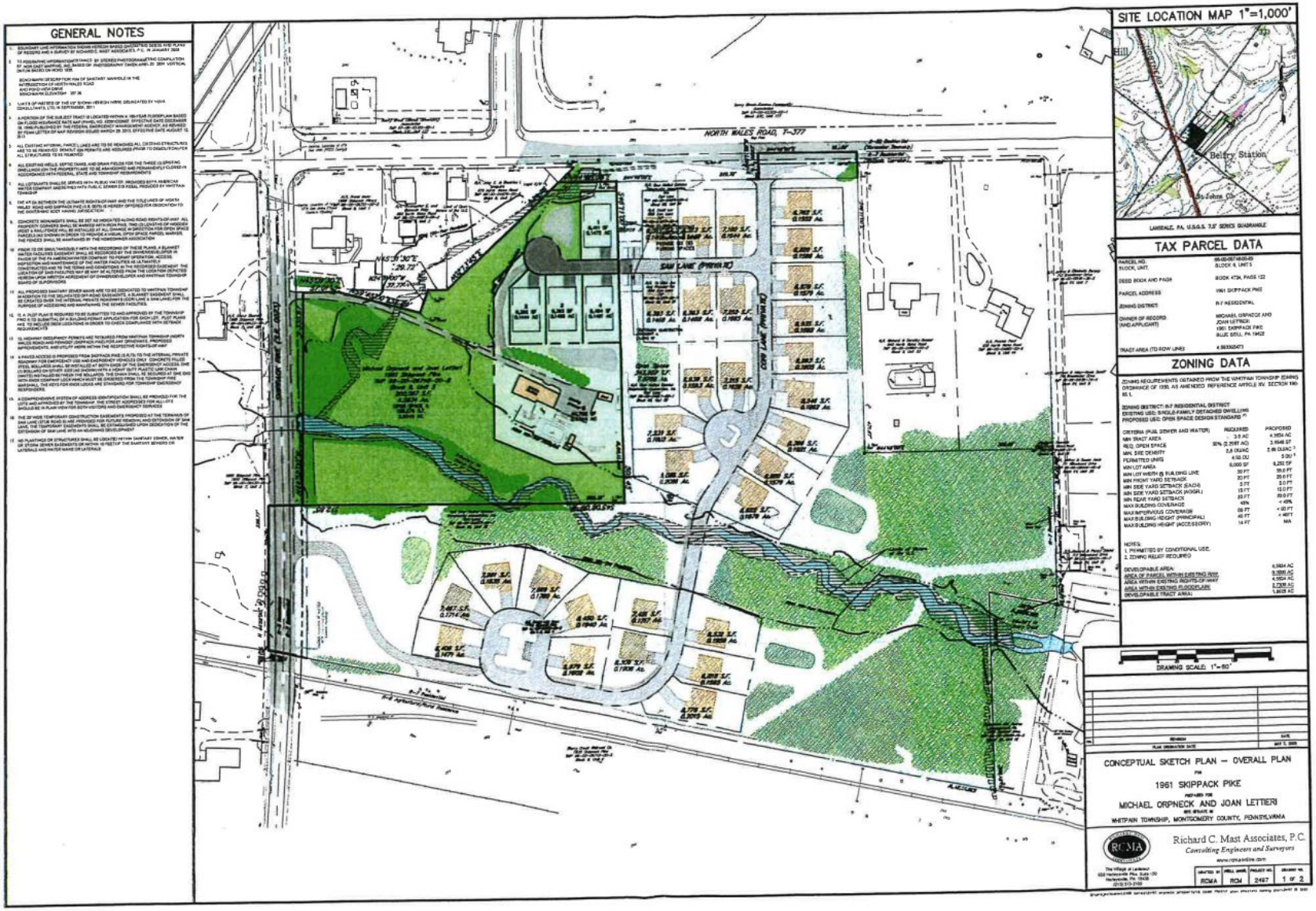
Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plancom

Aerial photography provided by Nearmap


GENERAL NOTES
SITE LOCATION MAP 1"=1,000'
Belfry Station
St. Johns Ch
TAX PARCEL DATA
ZONING DATA
NORTH WALES ROAD, T-377
SAW LANE (PRIVATE)
DRAWING SCALE: 1"=80'
CONCEPTUAL SKETCH PLAN – OVERALL PLAN
1961 SKIPPACK PIKE
MICHAEL ORPNECK AND JOAN LETTIERI
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
Richard C. Mast Associates, P.C.
Consulting Engineers and Surveyors