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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
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610-278-3722
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 5, 2025

Mr. Christopher Hoffman, Township Manager
Lower Moreland Township
640 Red Lion Road
Huntingdon Valley, Pennsylvania 19006-6234

Re: MCPC #25-0173-001
Plan Name: Valley Road Subdivision
(2 lots/2 dus comprising 2.01 acres)
Situate: 2261 Valley Road
Lower Moreland Township

Dear Mr. Hoffman:

We have reviewed the above-referenced subdivision and land development plans in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 22, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Triumph Construction Group, LLC, Newtown PA has submitted for review a subdivision and land development plan that proposes to subdivide a 2.082-acre tract into 2 new residential lots and construct 2 single-family detached homes on the lots. The development tract is Tax Parcel #41-000916-30-03 and is situated in the township's RSD-2 Residential Single Detached-2 District. The plan states that both lots will be serviced by public water and on-lot sewer.

The plan proposes the 2 new lots: Lot #1 is shown as a 43,277-square foot lot and Lot #2 is proposed as a 39,575-square foot lot. The existing dwelling and related improvements on the development tract will be demolished. According to the applicant's Zoning Code compliance chart both lots address the dimensional lot and building requirements for the RSD-2 Zoning District.

COMMENT & RECOMMENDATION

We generally support the proposed subdivision and land development for this tract. During our review, we have not identified any significant land use, transportation, design, or other issues that should be addressed in consideration of this proposal. Therefore, we have no substantive comments. Nevertheless, the

municipal staff should ensure that the proposal meets all appropriate municipal land use regulations and other codes prior to granting approval.

CONCLUSION

Please be aware that the MCPC number #25-0173-001 has been set aside for the applicant's plan. If any subsequent plans are submitted for final recording, this MCPC number should appear on the applicant sheets within the plans in the box reserved for the seal of this agency.

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.

Sincerely,

Barry W. Jeffries

Barry W Jeffries, ASLA, Senior Design Planner
barry.jeffrie@montgomerycountypa.gov – 610-278-3444

c: Triumph Construction Group, LLC, Applicant
Andrew Frey, Chrm., Township Planning Commission
John Rice, Township Solicitor
Timothy Woodrow, Township Engineer

Attachments: Aerial of Site
Reduced Copy of Applicant's Plan



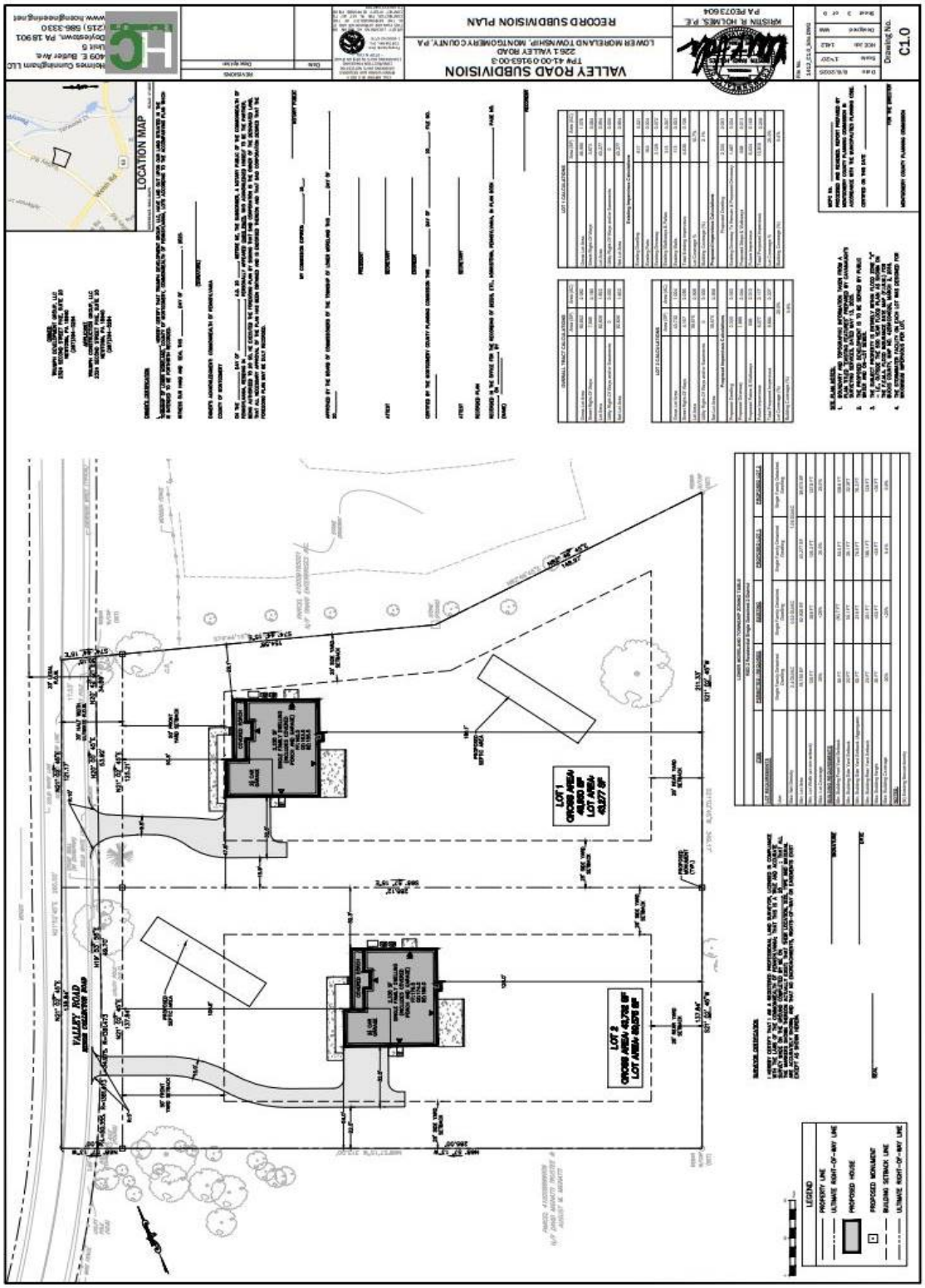
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Montgomery County Planning Commission

Montgomery County Courthouse • Planning Commission
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(o) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning
Aerial photography provided by Nearmap

2261 Valley Road Subdivision
MCPC#250173001


VALLEY ROAD SUBDIVISION
RECORD SUBDIVISION PLAN
LOWER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PA
2301 VALLEY ROAD
TPN 41-00-09363-00-3
LOCATION MAP
LOT 1
GROSS AREA 40,850 SF
LOT AREA 40,277 SF
LOT 2
GROSS AREA 40,706 SF
LOT AREA 39,976 SF
VALLEY ROAD
LEGEND
PROPERTY LINE
ULTIMATE RIGHT-OF-WAY LINE
PROPOSED HOUSE
PROPOSED MONUMENT
BUILDING SETBACK LINE
ULTIMATE RIGHT-OF-WAY LINE
C1.0