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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 22, 2025

Mr. Henry Sekawungu, Director of Planning and Zoning
Cheltenham Township
8230 Old York Road
Elkins Park, Pennsylvania 19027

Re: MCPC # 25-0203-001
Plan Name: Church Road between Limekiln Pike and Waverly Road
(1 lot comprising 1.31 acres)
Situate: 2053, 2059, and 2063 Church Road
Cheltenham Township

Dear Mr. Sekawungu:

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 September 25, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant wishes to consolidate parcels 310006439001 (0.37 acres), 310006442007 (0.31 acres), and 310006445004 (0.63 acres) into one parcel of 1.31 acres. These lots are currently held in common ownership by Arcadia University and contain single-family detached dwellings at 2053 Church Road, 2059 Church Road, and 2063 Church Road. No site improvements are proposed. The parcels are located within the R-2 Residential Zoning District. No changes to the use are proposed.

Montgomery County Planning Commission notes that Arcadia University has also proposed a lot consolidation of the two parcels including 2009 and 2005 Church Road, and 782, 776, 772, 764, and 754 Limekiln Pike.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant‘s proposal. Our comments are as follows:

REVIEW COMMENTS

REQUIREMENTS

A. Minor Plan Requirements. Although this plan qualifies as a minor plan under the township's Subdivision and Land Development Ordinance §260-20.A.(1), the applicant is still required to submit all of the required information for a preliminary plan per §260-20.B.(1). The applicant does not appear to have included a full existing features plan with existing vegetation and soil types. The applicant may need a waiver from this requirement.

B. Street Trees. The applicant is required to comply with the street tree requirements of §260-48 or request a waiver from this requirement. Due to the existing trees on the property, the applicant may not need a waiver but should still demonstrate compliance.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal. 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 (*25-0204-001*) on any plans submitted for final recording.

Sincerely,

Adam Schantz, Community Planner
Adam.Schantz@MontgomeryCountyPA.gov – 610-278-3887

c: Harold Lichtman, Applicant's Representative
Alyson Elliott, Township Manager
Thomas Cross, Chair, Township Planning Commission
Roger A. Phillips, P.E., Township Engineer
Edward Diasio, Township Solicitor
Chloe Mohr, AICP, Principal Planner, Montgomery County Planning Commission

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



Consolidation of Three Lots along
Church Road owned by Arcadia University
MCPC#250203001

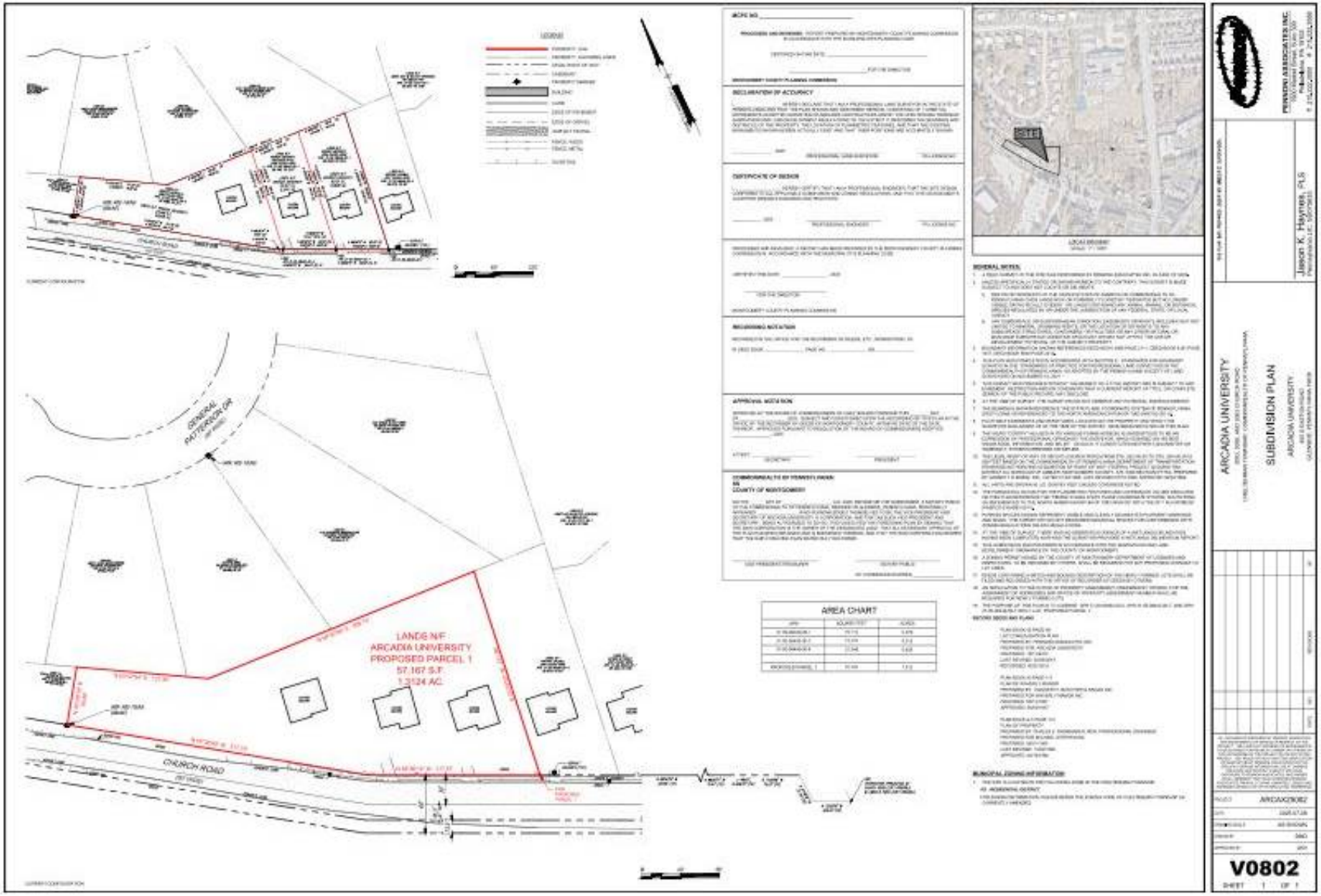
Montgomery
County
Planning
Commission

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www.montcopa.org/planning

Aerial photography provided by Nearmap


GENERAL PATTERSON DR
CHURCH ROAD
LANDS N/F
ARCADIA UNIVERSITY
PROPOSED PARCEL 1
57,167 S.F.
1.3124 AC.
AREA CHART
ARCADIA UNIVERSITY
SUBDIVISION PLAN
Jason K. Haynes, PLS
V0802