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MONTGOMERY COUNTY • PO BOX 311
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 18, 2025

Ms. Marybeth Cody, Manager
Marlborough Township
6040 Upper Ridge Road
Green Lane, Pennsylvania 18054

Re: MCPC #25-0233-001
Plan Name: Valeriano Subdivision
(2 lots comprising about 0.6 acres)
Situate: Main Street (south)/west of Magazine Road
Marlborough Township

Dear Ms. Cody:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 29, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Horizon Engineering, is proposing a two-lot subdivision on Route 63 (Main Street), across from Magazine Road. The lot within the Village Commercial Zoning District (VC) in Marlborough Township. The existing lot is located on Main Street and has two existing buildings—one single-family detached home and one commercial building. The lot subdivision draws a new property line between the two existing buildings. The provided plan also includes details typical for a land development application, such as identifying a section of proposed new gravel parking in the rear of Lots 1 and 2.

COMPREHENSIVE PLAN COMPLIANCE

This area of the township is shown as Suburban Residential Area in the Future Land Use plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. This designation is for residential family homes, such as single-family detached homes, and less dense attached uses, as well as secondary uses such as small-scale supporting retail. The lots comply with this land use designation.

In addition, this area of Marlborough Township is shown as Retail/Office/Residential in the Future Land Use Plan of the Upper Perkiomen Valley Regional Comprehensive Plan. This land use designation is marked for extensions out of a borough downtown, and should be small-scale retail, office, or residential uses, and is

intended to create or enhance a historic "Main Street" character. The lots comply with this land use designation.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) cannot support the applicant's proposal at this time until the issues in this letter are addressed to the satisfaction of Marlborough Township. The issues are as follows:

1. The proposed subdivision creates a lot (Lot 1) which is smaller than the minimum lot size required by the VC Zoning District.

2. The impervious surface coverage limit for a property of this type in the VC zoning district is 75%. There are no calculations identifying the amount of impervious surface coverage on either of the lots.

3. The proposed subdivision application includes information typical to a land development proposal; however that information is incomplete. Therefore, it is unclear if this application is intended as both a subdivision and land development proposal. If so, it must be noted on plan and submitted as such. We have included comments on this fact in our review.

Should Marlborough Township choose to consider the submittal, then we would encourage the township and applicant to consider making specific changes noted in our review prior to final plat approval. If the applicant decides to move forward with this as a land development, we encourage the applicant to consider making specific changes as noted in our review, prior to final plan approval.

Our comments regarding the proposed subdivision are as follows:

REVIEW COMMENTS

SUBDIVISION REVIEW - ZONING ORDINANCE COMMENTS

Based on our review of the subdivision, we have identified the following comments related to the township's zoning ordinance that we recommend be addressed as part of future submissions:

A. <u>Dimensional Standards</u>:

1. The minimum lot area for a property in the Village Commercial district (VC) is 10,000 developable square feet. The township provides calculation instructions for identifying the developable area of a property in § 275-91(C). The plan includes a "net" area. According to the "net" area of Lot 1, Lot 1 would be nonconforming with this subdivision, as the new lot area is 9,377 square feet, less than the 10,000-square foot minimum.

2. There are no calculations identifying the amount of impervious surface coverage on either of the lots. It is unclear whether Lot 1 is within the 75% allowed of impervious surface coverage according to VC standards. Lot 1, which has the majority of impervious coverage, may not be conforming with this requirement, and Lot 2 has no calculations indicating its conformance. It is recommended that calculations be provided with this information.

B. Parking Facilities:

1. The proposed subdivision creates a nonconformity with regard to the front and rear parking in Lots 1 and 2. Section 275-111 states that parking area setbacks must be a minimum of 10 feet from each property line—the new proposed property line lies directly within two parking areas on the proposed plan, creating a nonconformity.

2. There is a proposed cross-access easement for parking in the rear of Lots 1 and 2, but there is not a proposed easement for the existing front parking. This front will be divided by the proposed subdivision, so it is recommended that a cross-access easement be provided for these parking spots. Additionally, no cross-access agreements were provided with this plan, which should be included for all proposed cross-access easements.

LAND DEVELOPMENT REVIEW - ZONING ORDINANCE COMMENTS

As the applicant has included additional information on the plan that is indicative of improvements, we have included some preliminary comments regarding the land development of the property. As this was not submitted as a land development, and is an incomplete application, we have not completed a full land development review. We have identified the following comments related to the township's zoning ordinance that we recommend be addressed as part of future submissions:

A. Parking Facilities. The plan indicates an existing rear parking lot, though aerial imagery (as of this review) does not show any rear parking. Any proposed parking must abide by the additional requirements for parking facilities in the zoning code (§ 275-111, Vehicular Access and Parking Facilities). It is recommended that the plan indicates compliance with these requirements, including compliance with all setbacks, landscaping requirements, and provision of cross-access easement agreements. Currently, it appears as though the existing buildings on Lots 1 and 2 lie within the required setback for the proposed cross-access easement.

B. Off-Street Parking Minimums. The cross-access easement to the rear of the properties should extend to the front of the property, to include the eight existing parking spots at the front of the property. The plan should indicate which parking spots will count toward the off-street parking minimums required by each property's proposed use.

LAND DEVELOPMENT REVIEW - SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Based on our preliminary review, we have identified the following comments related to the township's subdivision and land development ordinance (SALDO) that we recommend be addressed as part of future submissions:

A. Landscaping and Stormwater Management. Both landscaping and stormwater management plans are required for land development applications. On the current plan, there is no reference to proposed landscaping or stormwater management. For example, per the SALDO, landscaping is required in parking setback areas, buffer landscaping is required along property lines between nonresidential and residential use, among other landscaping requirements. Additionally, storm sewers are required in common parking areas, among other stormwater management requirements. All of these requirements should be indicated on separately attached landscaping and stormwater management plans.

B. Additional SALDO Requirements. There are additional SALDO requirements that are not included on the provided plan that should be considered in land development proposals. Lighting, driveway improvements, trash disposal locations, among other SALDO requirements should be included on a land development plan.

CONCLUSION

We believe that the proposed subdivision will create a number of nonconformities as noted in the above review, and that a land development proposal is needed to properly review this application. Prior to submittal, the applicant should consider resolving the issues specified in this review letter. We believe that our suggested revisions will better achieve Marlborough Township's planning objectives for the lot subdivision and development.

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 (#25-0233-001) on any plans submitted for final recording.

Sincerely,



Abby Cover, Community Planner
abby.cover@montgomreycountypa.gov - (610) 292-4530

c: Horizon Engineering
Mark Cappuccio, Eastburn and Gray, PC, Township Solicitor
Chad Camburn, Bursich Associates, Township Engineer

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



Valeriano Subdivision
MCPC#250233001

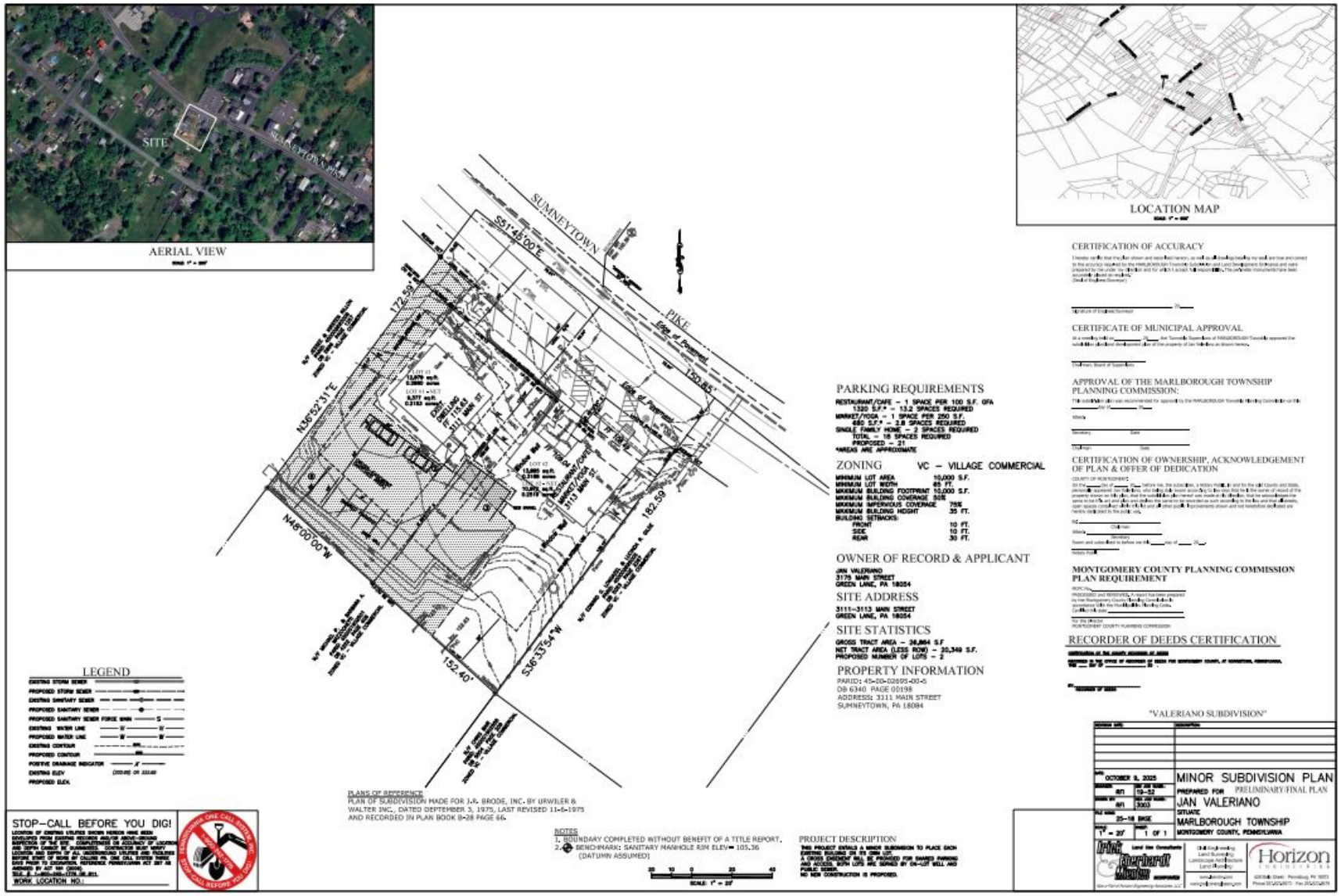
Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning

Aerial photography provided by Nearmap


AERIAL VIEW
SITE
SUMNEYTOWN PIKE
LOCATION MAP
SUMNEYTOWN PIKE
S51°45'00"E
172.59'
150.85'
N36°53'31"E
N45°00'00"W
182.59'
S36°33'54"W
152.40'
PARKING REQUIREMENTS
RESTAURANT/CAFE – 1 SPACE PER 100 S.F. GFA
1320 S.F.* = 13.2 SPACES REQUIRED
MARKET/FOOD – 1 SPACE PER 250 S.F.
650 S.F.* = 2.6 SPACES REQUIRED
SINGLE FAMILY HOME – 2 SPACES REQUIRED
TOTAL = 18 SPACES REQUIRED
PROPOSED = 21
*AREAS ARE APPROXIMATE
ZONING VC – VILLAGE COMMERCIAL
MINIMUM LOT AREA 10,000 S.F.
MINIMUM LOT WIDTH 80 FT.
MAXIMUM BUILDING FOOTPRINT 10,000 S.F.
MAXIMUM BUILDING COVERAGE 30%
MAXIMUM IMPERVIOUS COVERAGE 75%
MAXIMUM BUILDING HEIGHT 35 FT.
BUILDING SETBACKS:
FRONT 10 FT.
SIDE 10 FT.
REAR 30 FT.
OWNER OF RECORD & APPLICANT
JAN VALERIANO
3175 MAIN STREET
GREEN LANE, PA 18054
SITE ADDRESS
3111-3113 MAIN STREET
GREEN LANE, PA 18054
SITE STATISTICS
GROSS TRACT AREA – 36,864 S.F.
NET TRACT AREA (LESS ROW) – 30,349 S.F.
PROPOSED NUMBER OF LOTS – 2
PROPERTY INFORMATION
PARID: 45-00-02695-00-5
DB 6340 PAGE 00198
ADDRESS: 3111 MAIN STREET
SUMNEYTOWN, PA 18084
CERTIFICATION OF ACCURACY
CERTIFICATE OF MUNICIPAL APPROVAL
APPROVAL OF THE MARLBOROUGH TOWNSHIP PLANNING COMMISSION:
CERTIFICATION OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN & OFFER OF DEDICATION
MONTGOMERY COUNTY PLANNING COMMISSION PLAN REQUIREMENT
RECORDER OF DEEDS CERTIFICATION
LEGEND
EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
PROPOSED SANITARY SEWER FORCE MAIN
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING CONTOUR
PROPOSED CONTOUR
POSITIVE DRAINAGE INDICATOR
EXISTING ELEV
PROPOSED ELEV.
PLANS OF REFERENCE
PLAN OF SUBDIVISION MADE FOR J.A. BRODE, INC. BY URWILER & WALTER INC., DATED DEPTEMBER 3, 1975, LAST REVISED 11-6-1975 AND RECORDED IN PLAN BOOK B-28 PAGE 66.
NOTES
1. BOUNDARY COMPLETED WITHOUT BENEFIT OF A TITLE REPORT.
2. BENCHMARK: SANITARY MANHOLE RIM ELEV= 105.36 (DATUMN ASSUMED)
SCALE: 1" = 20'
PROJECT DESCRIPTION
THIS PROJECT ENTAILS A MINOR SUBDIVISION TO PLACE EACH EXISTING BUILDING ON ITS OWN LOT.
A CROSS EASEMENT WILL BE PROVIDED FOR SHARED PARKING AND ACCESS. BOTH LOTS ARE SERVED BY ON-LOT WELL AND PUBLIC SEWER.
NO NEW CONSTRUCTION IS PROPOSED.
STOP–CALL BEFORE YOU DIG!
WORK LOCATION NO.:
"VALERIANO SUBDIVISION"
OCTOBER 9, 2025
MINOR SUBDIVISION PLAN
PREPARED FOR PRELIMINARY/FINAL PLAN
JAN VALERIANO
SITUATE
MARLBOROUGH TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
1" = 20'
1 OF 1
Horizon