MONTGOMERY COUNTY
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MONTGOMERY COUNTY
PLANNING COMMISSION
MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722 • FAX: 610-278-3941
WWW.MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 17, 2025

Mr. William Walker, Township Manager
Horsham Township
1025 Horsham Road
Horsham, Pennsylvania 19044

Re: MCPC #25-0231-001
Plan Name: 18 Park Road
(2 lots on approximately 4.1 acres)
Situate: Park Road (west)/south of County Line Road
Horsham Township

Dear Mr. Walker:

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 28, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicants, Nicola and Elvira Propato, propose to relocate the common property line between two adjacent parcels on Park Road that are both owned by the applicant. No construction on Parcel No.2 is proposed at this time and no changes are shown to the existing improvements on Parcel No.1. The properties are located in the township's R-1 Low-Density Residential zoning district.

According to a note on Sheet 1 of the site plan, the applicant is requesting the following variances from the township's zoning ordinance:

- From §230-52.B.(2) to allow a lot width of 101.5 feet on both Parcel No.1 and Parcel No. 2 where a minimum lot width of 175 feet is required
- From §230-52.B.(5)(a) to allow a front yard setback on Parcel No. 1 of 22.4 feet (existing dwelling) where a minimum front yard setback of 60 feet is required
- From §230-52.B.(5)(b) to allow a side yard setback on Parcel No. 1 of 12.9 feet (existing dwelling) where a minimum side yard setback of 30 feet is required
- From §230-52.B.(8) to allow a building envelope on Parcel No.2 of 5,660 square feet where a minimum building envelope of 8,000 square feet is required

According to a note on Sheet 1 of the site plan, the applicant is requesting the following waivers from the township's subdivision and land development ordinance:

- From §198-19.C.(2)(n) to limit existing features shown
- From §198-19.C.(2)(q)[7] to not provide delineation of wetland areas
- From §198-29.B.(2) to allow the residential lots to have a lot depth that is more than three times the lot width
- From §198-31.C.(3)(a) to not provide cartway widening, curbing and sidewalks
- From §198-34.A.(1) to not provide sidewalks
- From §198-34.B.(1) to not provide curbs

COMPREHENSIVE PLAN COMPLIANCE

This area of Horsham Township is shown as Semi-Rural Residential in the Future Land Use Plan of the Horsham Township Comprehensive Plan. Semi-Rural Residential areas are characterized by individual large single-family residential lots.

In addition, this area of the township is shown as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Suburban Residential Areas are residential areas which depend on automobiles for transportation and often have extensive landscaping on individual properties.

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 Horsham Township may wish to consider prior to final plan approval. Our review comments are as follows:

REVIEW COMMENTS

DRIVEWAY RELOCATION

Section 230-32 of the township's zoning ordinance establishes off-street parking requirements. Specific to residential parking, §230-32.A states that the required number of parking spaces per unit "shall be located on the same lot with the dwelling unit served by the parking space." Currently the dwelling on Parcel No. 1 is served by an asphalt driveway that, after the proposed subdivision takes effect, will be located entirely on Parcel No. 2. The proposed impervious coverage calculations for Parcel No. 1 on Sheet 1 of the site plan include 720 square feet for a "future driveway;" however, the location and design of the driveway is not shown on the site plan.

We suggest that the location of the future driveway on Parcel No. 1 be shown on the site plan, even it is not proposed to be constructed at this time, in order to ensure a feasible location and design for the driveway can be achieved given any other requirements (such as driveway spacing) or other constraints (such as utility locations).

LANDSCAPE PLAN

Section 198-39.B.(1)(a) of the township's subdivision and land development ordinance states that "all single-family residential dwellings shall provide street trees." It appears that there are a number of existing trees along the frontage of the properties that may qualify as credits towards the street tree requirement; however, more information may be needed to determine compliance. In addition, it would be helpful if the plans showed the proposed location of future driveways to serve both parcels to determine any potential impacts on the existing trees.

CONCLUSION

We wish to reiterate that MCPC generally supports the proposed lot line change; however, we believe that our suggested revisions will better achieve Horsham Township's planning objectives for residential 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 (#25-0231-001) on any plans submitted for final recording.

Sincerely,

Marley B Bice

Marley Bice, AICP, Community Planning Assistant Manager
610-278-3740 – marley.bice@montgomerycountypa.gov

c: Charles E. Shoemaker, Inc., Applicant's Representative
Michael Shinton, P.E., Township Director of Codes & Community Planning
David W. McCullough, Chrm., Horsham Township Planning Commission
Erik Garton, P.E. and Geoffrey Attanasio, P.E., Township Engineer
Mary C. Eberle and David A. Keightly, Jr., Esq., Township Solicitor

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

PLAN APPROVALS and CERTIFICATIONS:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:

On the ______ day of ______, 2025, A.D., before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in ______ County, personally appeared before me, NICOLA PROPATO and ELVIRA PROPATO, known to me to be (or satisfactorly proven to be), the persons whose names are subscribed above, who acknowledged this plan to be the official plan of property shown thereon, situated in Horsham Township, Montgomery County, Pennsylania, that all necessary approval of the plan has been obtained and is endorsed theron, and who desires this plan be recorded according to law..

Witness my hand and notaries seal the day and year aforesaid.

______ (Notary Public)

______ My Commission Expires

CERTIFICATION OF TRUE OWNERSHIP:

We, NICOLA PROPATO and ELVIRA PROPATO, are the owners of PARID: 36-00-09592-00-2 and PARID: 36-00-09589-00-5 situated in the Township of Horsham, County of Montgomery, Commonwealth of Pennsylvania, to be subdivided and developed and that we do hereby adopt this plan.

______ NICOLA PROPATO (owner) Date: ______

______ ELVIRA PROPATO (owner) Date: ______

REVIEWED BY THE TOWNSHIP ENGINEER:

This subdivision plan was reviewed by Gilmore & Associates, Inc., the appointed Township Engineer for Horsham Township on this ______ day of ______, 2025.

______ Township Engineer

APPROVAL BY THE HORSHAM TOWNSHIP PLANNING COMMISSION:

This subdivision plan was reviewed by the Horsham Township Planning Commission on this ______ day of ______, 2025.

______ Planning Commission Chairperson

APPROVAL BY THE HORSHAM TOWNSHIP COUNCIL:

This subdivision plan was approved by resolution of the Horsham Township Council on ______ day of ______, 2025.

______ President – Township Council

Attest: ______ Manager/Secretary

RECORDER OF DEEDS

Recorded this ______ day of ______ 2025, in the office for the recording of deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book No.______, Page______.

______ Recorder

MCPC No. 25-XXXX-XXX

PROCESSED and REVIEWED. Report prepared by **Montgomery County Planning Commission** in accordance with the Municipalities Planning Code.

Certified this date ______

______ For the Director

Montgomery County Planning Commission

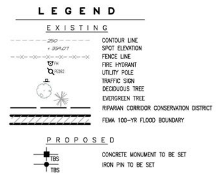
PROFESSIONAL SURVEYOR'S CERTIFICATION:

I, Gary A. Tilford, P.L.S., a Registered Professional Surveyor licensed in the Commonwealth of Pennsylvania, Surveyor No. SU-33144-E, do hereby certify to the best of my knowledge, the existing features, topography, and metes and bounds shown on this plan are in accordance with the minimum standards of practice for Professional Land Surveyors in the Commonwealth of Pennsylvania as adopted by the Pennsylvania Society of Land Surveyors July of 1996 (or as subsequently adopted), field surveys were performed under my immediate supervision during September 2025, and all monuments and/or lot pins shown, exist as indicated or shall be placed as shown and that all dimensional and geodetic details are correct.

SIGNATURE: GARY A. TILFORD, P.L.S.
PROFESSIONAL LAND SURVEYOR, SU-033144-E

DATE

COMMONWEALTH OF PENNSYLVANIA – REGISTERED PROFESSIONAL – GARY A. TILFORD – LAND SURVEYOR SU-033144-E

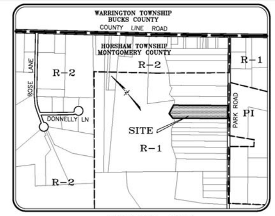


REFERENCE MATERIALS:

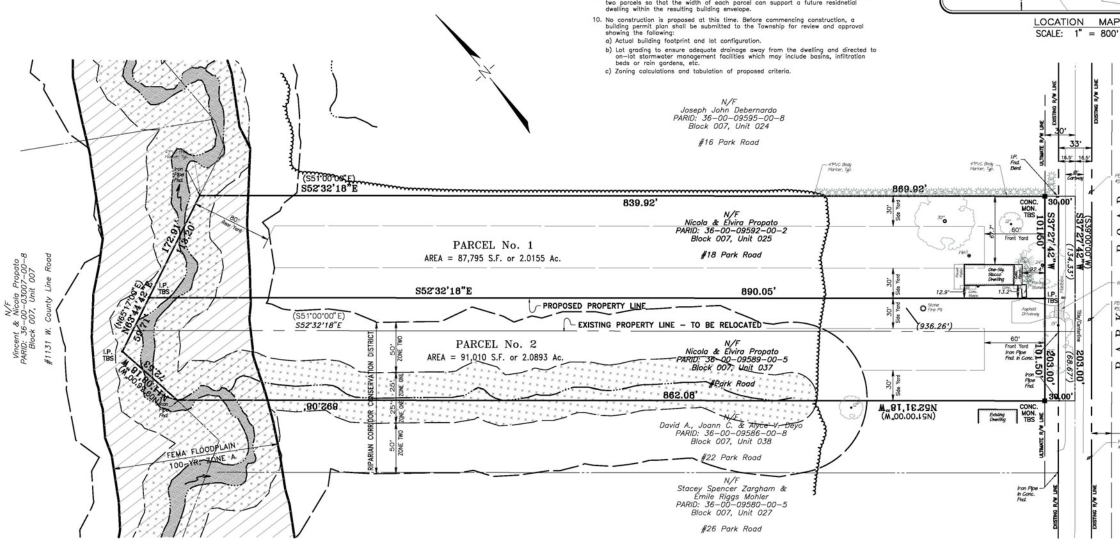
a) Sketch Plan prepared for Nicola & Elvira Propato by Kelly Engineers of Glen Mills PA, dated December 24, 2024.
b) Subdivision Plan prepare for Mary Henry by David A. Plum, RLS dated July 7, 1980, recorded in Plan Book A-41, Page 82.
c) Plan of Property made for Frank D. Strassacker by Charles E. Shoemaker, Inc. dated June 28, 1974 and last revised August 8, 1974, Dwg. No. HO-579.
d) Plan of Property made for C. Lewis Watson by Charles E. Shoemaker, Inc. dated February 1, 1965, Dwg. No. HO-418.

SUBDIVISION NOTES:

1. If any property shown on this plan is further subdivided, the woodland regulations contained in Section 230-49.F. of the Horsham Township Code shall be imposed retroactively and Council may require reforestation of the areas cleared.
2. Permanent concrete monuments to be set at all right-of-way corners or direction changes, at all exterior tract property corners that are not currently monumented. All proposed interior lot corners where concrete monuments are not set shall have iron pins set.
3. A minimum of three 9' x 20' all-weather parking spaces are required for each single-family dwelling unit.
4. The area between the title line and Township Ultimate Right-of-Way line is hereby offered for dedication to Horsham Township.
5. The installation of all proposed survey markers and monumentation must be certified by a licensed Professional Land Surveyor in the state of Pennsylvania.
6. Horsham Water and Sewer Authority has installed a force main connection along the north side of Park Road for future Parcel No. 2 grinder pump connection. Existing dwelling on Parcel No. 1 is currently connected to the public system.
7. Horsham Water and Sewer Authority has installed a water service line and curb stop along the north side of Park Road for future connection to vacant Parcel No. 2. The existing dwelling on Parcel No. 1 is currently connected to public water. The existing well is to remain for irrigation purposes only.
8. The purpose of this Lot Line Adjustment Plan is to move the lot line between these two parcels so that the width of each parcel can support a future residnetial dwelling within the resulting building envelope.
10. No construction is proposed at this time. Before commencing construction, a building permit plan shall be submitted to the Township for review and approval showing the following:
    a) Actual building footprint and lot configuration.
    b) Lot grading to ensure adequate drainage away from the dwelling and directed to on-lot stormwater management facilities which may include basins, infiltration beds or rain gardens, etc.
    c) Zoning calculations and tabulation of proposed criteria.



LOCATION MAP
SCALE: 1" = 800'



ZONE: 'R-1' RESIDENTIAL						
	Z.O. SEC. NO.	REQUIRED	EXISTING		PROPOSED	
			PARID: 36-00-09592-00-2 PARCEL No. 1	PARID: 36-00-09589-00-5 PARCEL No. 2	PARID: 36-00-09592-00-2 PARCEL No. 1	PARID: 36-00-09589-00-5 PARCEL No. 2
LOT USE	230-51.D.		Single Family Detached	Vacant	Single Family Detached	Single Family Detached
LOT AREA, Min. DEVELOPABLE AREA	230-52.B.(1)	60,000 S.F.	121,311 S.F. (Gross) 94,046 S.F.	63,585 S.F. (Gross) 12,824 S.F.	87,795 S.F. (Net) 77,820 S.F.	91,010 S.F. (Net) 29,024 S.F.
LOT WIDTH @ BSBL, Min.	230-52.B.(2)	175 FT.	134.33 FT. *	68.67 FT. *	101.50 FT. [V]	101.50 FT. [V]
BUILDING COVERAGE, Max.	230-52.B.(3)	10 % [1]	1.3 % (1,183 S.F.)	0.0 % (0 S.F.)	1.5 % (1,183 S.F.)	0.0 % (0 S.F.)
LOT COVERAGE, Max.	230-52.B.(4)	20 % [1]	2.4 % (2,209 S.F.)	0.0 % (0 S.F.)	3.0 % (2,320 S.F.)	0.0 % (0 S.F.)
BUILDING SETBACKS: FRONT YARD, Min.	230-52.B.(5)(a)	60 FT.	22.4 FT. *	60 FT.	22.4 FT. [V]	60 FT.
SIDE YARD, Min.	230-52.B.(5)(b)	30 FT.	45.8 FT.	30 FT.	12.9 FT. [V]	30 FT.
REAR YARD, Min.	230-52.B.(5)(c)	80 FT.	711 FT.	80 FT.	711 FT.	80 FT.
PRINCIPAL HEIGHT, Max.	230-52.B.(6)	35 FT.	17.0 FT.	<35 FT.	17.0 FT.	<35 FT.
CONTIGUOUS ENVELOPE, Min.	230-52.B.(8)	8,000 S.F.	52,651 S.F.	1,071 S.F. *	29,383 S.F.	5,660 S.F. [V]

* INDICATES EXISTING NON-CONFORMING CONDITION
[V] ZONING VARIANCE RELIEF REQUIRED
[1] OF THE DEVELOPABLE SITE AREA

PARCEL No. 1 — PARID: 36-00-09592-00-2 — EXISTING IMPERVIOUS COVER:

DWELLING	1,016 S.F.
FRONT PORCH	167 S.F.
REAR PATIO	233 S.F.
DRIVEWAY	639 S.F.
CONC./WALKS/MISC.	154 S.F.
TOTAL	**2,209 S.F.**

PARCEL No. 2 — PARID: 36-00-09589-00-5 — EXISTING IMPERVIOUS COVER:

DWELLING	0 S.F.
FRONT PORCH	0 S.F.
PATIO	0 S.F.
DRIVEWAY	0 S.F.
CONCRETE/MISC.	0 S.F.
TOTAL	**0 S.F.**

PARCEL No. 1 — PARID: 36-00-09592-00-2 — PROPOSED IMPERVIOUS COVER:

DWELLING	1,016 S.F.
FRONT PORCH	167 S.F.
REAR PATIO	300 S.F.
FUTURE DRIVEWAY	720 S.F.
CONC./WALKS/MISC.	184 S.F.
TOTAL	**2,320 S.F.**

PARCEL No. 2 — PARID: 36-00-09589-00-5 — PROPOSED IMPERVIOUS COVER:

DWELLING	0 S.F.
FRONT PORCH	0 S.F.
DRIVEWAY	0 S.F.
CONC./WALKS/MISC.	0 S.F.
TOTAL	**0 S.F.**

PROPERTY DATA:

PARID: 36-00-09592-00-2
Site Area: (Title Line) 121,311 S.F. or 2.7849 Acres
Owner: Nicola & Elvira Propato
Site Address: 18 Park Road, Ambler, PA 19002
Block/Unit No.: 007-025
Deed Book/Page No.: 5220-02414
Zoning District: 'R-1' Low Density Residential

PARID: 36-00-09589-00-5
Site Area: (Title Line) 63,585 S.F. or 1.4597 Acres
Owner: Nicola & Elvira Propato
Site Address: Park Road, Ambler, PA 19002
Block/Unit No.: 007-037
Deed Book/Page No.: 5220-02414
Zoning District: 'R-1' Low Density Residential

ZONING VARIANCES:

1. 230-52.B(2), LOT WIDTH:
   Both Parcel No. 1 and Parcel No. 2 are proposed with a lot width of 101.50 feet, which is less than the required 175 foot lot width at the building line.
2. 230-52.B(5)(a), FRONT YARD SETBACK:
   The front yard setback to the existing dwelling on Parcel No. 1 is 22.4 feet, which is less than the requiired 60 foot setback to ultimate R/W line.
3. 230-52.B(5)(b), SIDE YARD SETBACK:
   The side yard setback to the existing dwelling on Parcel No. 1 is 12.9 feet, which is less than the required 30 foot setback.
4. 230-52.B(8), CONTIGUOUS BUILDING ENVELOPE:
   The proposed building envelope exclusive of the riparian corridor conservation district on Parcel No. 2 is 5,660 S.F., which is less than the required 8,000 S.F.

WAIVERS REQUESTED:

1. 198-29.B.(2), LOT DEPTH:
   Waiver from the requirement that residential lots shall not be less than one nor more than three times the lot width. Parcel No.1 = 8.5/1 and Parcel No. 2 = 8.6/1.
2. 198-31.C.(3)(a), STREET STANDARDS
   Waiver from the requirement to provide 40 foot cartway width, curb and sidewalk along a collector street (Park Road).
3. 198-34.A.(1), SIDEWALKS:
   Waiver from the requirement to install sidewalk along Park Road.
4. 198-34.B.(1), CURB:
   Waiver from the requirement to install curbing along Park Road.
5. 198-19.C.(2)(n), EXISTING FEATURES:
   Waiver from the requirement to provide all structures, features and utilities within 400 feet of the subject properties.
6. 198-19.C.(2)(q)[7], WETLAND AND WETLAND TRANSITION AREAS:
   Waiver from the requirement to provide delineation of wetland areas.

NOTES

1. Boundary information derived from deeds description and Sketch Plan prepared by Kelly Engineering of Glen Mills, PA dated December 24, 2024. Boundary and topographic surveys were performed by Charles E. Shoemaker, Inc. during September 2025. This plan was prepared without the benifit of a title report. Metes and Bounds shown rotated (–)01°32'18" by CES, Inc. to the State Plane Coordinate System (NAD 83). Bearings and distances shown in (Parentheses) are derived from deed discription.
2. Topographical elevations and countours obtained from on-site surveys and Pennsylvania Spatial Data Access (PASDA) based on NAVD 1988 Datum.
3. Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities.
   Pennsylvania One Call Systems, Inc., phone No. 1-800-242-1776
4. Parcel No. 1 is served by public water and public sanitary sewer disposal by the HORSHAM WATER AND SEWER AUTHORITY. The Authority previously installed a lateral valve box assembly and water service line to a curb stop for Parcel No. 2.
5. The Western portion of the site area is designated within Zone A, areas determined to be impacted by the 100-Year Flood Plain without base flood elevations as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 281 of 451, Map No. 42091C0281G, effective March 2, 2016.
6. Soil classification mapped by the United States Department of Agriculture National Resources Conservation Service Web Soil Survey of Montgomery County, PA, Version 19, September 5, 2024.
   Bo – Bowmansville-Knauers silt loams, Alluvial
   CfB – Chalfont silt loam, 3 to 8 percent slopes
   LeB – Lawrenceville silt loam, 3 to 8 percent slopes
   ReB – Readington silt loam, 3 to 8 percent slopes
7. The Zoning Code was adopted 11-29-1995 by Ordinance No. 1143 and was last amended 02-28-2007 by Ordinance No. 2007-3. The Subdivision and Land Development Code was adopted on 06-17-1976 by Ordinance No. 4006, amended in its entirety on 12-8-1999 by Ordinance No. 4017, and was last amended on 10-9-2002 by Ordinance No. 4019.

CES
RECORD OWNER
NICOLA & ELVIRA PROPATO
85 CHESTNUT LANE
NORTH WALES, PA 19454
215-416-3697

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

SCALE 1" = 50'

DATE	NO	REVISION	BY

FINAL MINOR SUBDIVISION

LOT LINE ADJUSTMENT PLAN
OF
18 PARK ROAD
PREPARED FOR
NICOLA & ELVIRA PROPATO
HORSHAM TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: OCTOBER 24, 2025
DWG NO. HO-4482
JOB NO. 27525
SHEET NO. 1 OF 2



18 Park Road
MCPC#250231001

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/planning

Aerial photography provided by Nearmap