MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 10, 2025

Ms. Alice Eastmure, Township Manager
Skippack Township
4089 Heckler Road—Box 164
Skippack, Pennsylvania 19474

Re: MCPC #16-0027-003
Plan Name: Biltmore Estates Lot 140
(1 lot comprising 2.38 acres)
Situate: Ashland Drive
Skippack Township

Dear Ms. Eastmure:

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 November 6, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant proposes to construct two multifamily buildings, each containing 24 apartment units, for a total of 48 units on a 2.38-acre tract at the intersection of Ashland Drive and Old Forty Foot Road. Additional improvements include 116 parking spaces on a surface lot with a single point of access off Ashland Drive across from Danbury Way.

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

REVIEW COMMENTS

LANDSCAPING

1. The buffer along Old Forty Foot Road should be enhanced with additional evergreen trees.
2. The basin is noted as a rain garden but there is no naturalization to it. It would be vastly improved with plantings and other larger plants suited for a managed release concept.
3. The one end cap island does not have any proposed trees on it. Planting one or two trees to mimic the other islands would help meet the green parking goal.
4. In the parking lot, one of the trees being proposed is a Red Maple. The idea of island trees is to help produce shade, however, Red Maples will produce very minimal shade. MCPC recommends a columnar or upright tree, like an October Glory, to create more shade in the parking lot.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Skippack 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 (16-0027-003) on any plans submitted for final recording.

Sincerely,

Stephen Zbyszinski, Senior Farmland Preservation Planner
stephen.zbyszinski@montgomerycountypa.gov - 610-278-5960

c: HTC Associates LLC, Applicant
Jason Korczak, Applicant's Representative
Paul Fox, Chairman, Township Supervisors

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



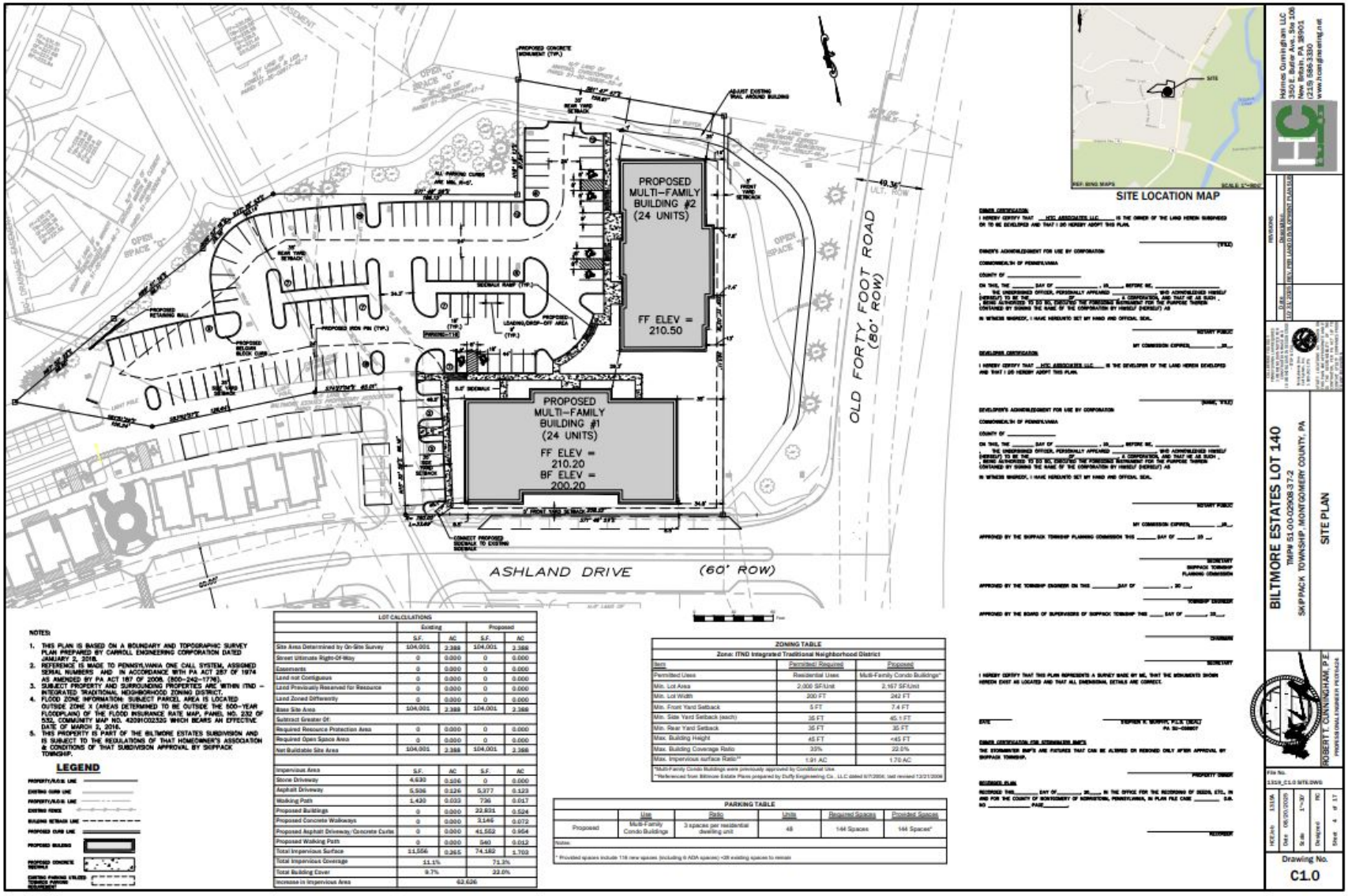
Biltmore Estates Lot 140
MCPC#160027003

Montgomery County Planning Commission

0 50 100 200 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/plancom
Aerial photography provided by Nearmap



NOTES:

1. THIS PLAN IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PLAN PREPARED BY CARROLL ENGINEERING CORPORATION DATED JANUARY 2, 2018.
2. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBERS AND IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 2006. (800-242-1776).
3. SUBJECT PROPERTY AND SURROUNDING PROPERTIES ARE WITHIN ITND - INTEGRATED TRADITIONAL NEIGHBORHOOD ZONING DISTRICT.
4. FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED OUTSIDE ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 232 OF 532, COMMUNITY MAP NO. 42091C0232G WHICH BEARS AN EFFECTIVE DATE OF MARCH 2, 2016.
5. THIS PROPERTY IS PART OF THE BILTMORE ESTATES SUBDIVISION AND IS SUBJECT TO THE REGULATIONS OF THAT HOMEOWNER'S ASSOCIATION & CONDITIONS OF THAT SUBDIVISION APPROVAL BY SKIPPACK TOWNSHIP.

LEGEND

PROPERTY/BLOCK LINE
EXISTING CURB LINE
PROPERTY/BLOCK LINE
EXISTING FENCE
BUILDING SETBACK LINE
PROPOSED CURB LINE
PROPOSED BUILDING
PROPOSED CONCRETE SIDEWALK
EXISTING PARKING STALES TO REMAIN PARKING ARRANGEMENT

LOT CALCULATIONS

	Existing		Proposed	
	S.F.	AC	S.F.	AC
Site Area Determined by On-Site Survey	104,001	2.388	104,001	2.388
Street Ultimate Right-Of-Way	0	0.000	0	0.000
Easements	0	0.000	0	0.000
Land not Contiguous	0	0.000	0	0.000
Land Previously Reserved for Resource	0	0.000	0	0.000
Land Zoned Differently	0	0.000	0	0.000
Base Site Area	104,001	2.388	104,001	2.388
Subtract Greater Of:				
Required Resource Protection Area	0	0.000	0	0.000
Required Open Space Area	0	0.000	0	0.000
Net Buildable Site Area	104,001	2.388	104,001	2.388
Impervious Area	S.F.	AC	S.F.	AC
Stone Driveway	4,630	0.106	0	0.000
Asphalt Driveway	5,506	0.126	5,377	0.123
Walking Path	1,420	0.033	726	0.017
Proposed Buildings	0	0.000	22,831	0.524
Proposed Concrete Walkways	0	0.000	3,146	0.072
Proposed Asphalt Driveway/ Concrete Curbs	0	0.000	41,552	0.954
Proposed Walking Path	0	0.000	540	0.012
Total Impervious Surface	11,556	0.265	74,182	1.703
Total Impervious Coverage	11.1%		71.3%	
Total Building Cover	9.7%		22.0%	
Increase in Impervious Area	62,626			

ZONING TABLE

Zone: ITND Integrated Traditional Neighborhood District

Item	Permitted/ Required	Proposed
Permitted Uses	Residential Uses	Multi-Family Condo Buildings*
Min. Lot Area	2,000 SF/Unit	2,167 SF/Unit
Min. Lot Width	200 FT	240 FT
Min. Front Yard Setback	5 FT	7.4 FT
Min. Side Yard Setback (each)	35 FT	45.1 FT
Min. Rear Yard Setback	35 FT	35 FT
Max. Building Height	45 FT	<45 FT
Max. Building Coverage Ratio	35%	22.5%
Max. Impervious surface Ratio**	1.91 AC	1.70 AC

*Multi-Family Condo Buildings were previously approved by Conditional Use
**Referenced from Biltmore Estate Plans prepared by Duffy Engineering Co., LLC dated 8/7/2006, last revised 12/21/2006

PARKING TABLE

	Use	Ratio	Units	Required Spaces	Provided Spaces
Proposed	Multi-Family Condo Buildings	3 spaces per residential dwelling unit	48	144 Spaces	144 Spaces*

Notes:
* Provided spaces include 118 new spaces (including 6 ADA spaces) +26 existing spaces to remain

OWNER CERTIFICATION.
I HEREBY CERTIFY THAT ___NYC ASSOCIATES, LLC___ IS THE OWNER OF THE LAND HEREIN SUBDIVIDED OR TO BE DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.
_____ (TITLE)

OWNER'S ACKNOWLEDGEMENT FOR USE BY CORPORATION
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____
ON THIS, THE _____ DAY OF _____, 19___, BEFORE ME, _____
THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF _____, A CORPORATION, AND THAT HE AS SUCH _____, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF/HERSELF AS
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.
_____ NOTARY PUBLIC
MY COMMISSION EXPIRES _____, 19___

DEVELOPER CERTIFICATION.
I HEREBY CERTIFY THAT ___NYC ASSOCIATES, LLC___ IS THE DEVELOPER OF THE LAND HEREIN DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.
_____ [NAME, TITLE]

DEVELOPER'S ACKNOWLEDGEMENT FOR USE BY CORPORATION
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____
ON THIS, THE _____ DAY OF _____, 19___, BEFORE ME, _____
THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF _____, A CORPORATION, AND THAT HE AS SUCH _____, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF/HERSELF AS
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.
_____ NOTARY PUBLIC
MY COMMISSION EXPIRES _____, 19___

APPROVED BY THE SKIPPACK TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 19___
_____ SECRETARY SKIPPACK TOWNSHIP PLANNING COMMISSION

APPROVED BY THE TOWNSHIP ENGINEER ON THIS _____ DAY OF _____, 19___
_____ TOWNSHIP ENGINEER

APPROVED BY THE BOARD OF SUPERVISORS OF SKIPPACK TOWNSHIP THIS _____ DAY OF _____, 19___
_____ CHAIRMAN
_____ SECRETARY

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREIN EXIST AS LOCATED AND THAT ALL DIMENSIONAL DETAILS ARE CORRECT.
DATE _____ _____ STEPHEN K. SCHMITT, P.L.S. (SEAL) PA SU-038007

OWNER CERTIFICATION FOR STORMWATER BMP'S
THE STORMWATER BMP'S ARE FEATURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY SKIPPACK TOWNSHIP.
_____ PROPERTY OWNER

RECORDING PLAN
RECORDED THIS _____ DAY OF _____, 20___, IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA, IN PLAN FILE CASE _____ D.B. NO _____ PAGE _____
_____ RECORDER

Holmes Cunningham LLC
350 E. Butler Ave., Ste 106
New Britain, PA 18901
(215) 345-5300
www.holmesplanning.net

ROBERT T. CUNNINGHAM, P.E.
PROFESSIONAL ENGINEER PE 076434

File No. 1319_C1.0 SITE.DWG
HCE Job 1319A
Date 08/20/2025
Scale 1"=30'
Designed RC
Sheet 4 of 17