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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 8, 2025

Mr. Joseph Czajkowski, Manager
Lower Salford Township
379 Main Street
Harleysville, Pennsylvania 19438-2391

Re: MCPC #22-0001-005
Plan Name: JPO Harleysville Tract
(26 dwelling units on 1 lot comprising approximately 9.15 acres)
Situate: 488 Harleysville Pike (cross street: Meetinghouse Road)
Lower Salford Township

Dear Mr. Czajkowski:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 7, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Orleans Conservatory Group Partners LP, is proposing a 26-unit attached residential development. The proposed development would have vehicular access from Harleysville Pike (Private Road A), as well as emergency access to Harleysville Pike. Proposed Private Road A would branch into two cul-de-sac streets. In addition to garage spaces, parallel parking spaces would be provided along Private Road A. The property contains a watercourse and wetland areas that would be surrounded by the common open space, preserving the natural features. The proposal includes two stormwater management facilities and an 8-foot-wide trail that would run along the eastern property line.

The property currently contains mature trees and an existing dwelling and accessory structures that would be demolished. The property is located in the R-4 Medium High Density Mixed Dwelling District and is served by public water and sewer.

We reviewed previously submitted proposals for this site in letters dated January 21, 2022, December 7, 2023, May 15, 2024, and September 9, 2024.

COMPREHENSIVE PLAN COMPLIANCE

The proposed land development is generally consistent with the county's comprehensive plan*, MONTCO 2040: A Shared Vision*, which designates the area as a Suburban Residential Area, a Designated Growth Potential Area. Suburban Residential Areas are residential areas that depend on automobiles for transportation and often have extensive landscaping on individual properties. The proposed subdivision is also generally consistent with the Indian Valley Regional Comprehensive Plan, as the property is located in the Future Land Use Map's Designated Growth area. The development aligns with the Regional Comprehensive Plan's initiative to ensure that future growth of greater densities is concentrated in designated areas

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

REVIEW COMMENTS

LANDSCAPING

A. Plant Schedule. We recommend that the plant schedule includes specific cultivars for the different species of proposed plant material so that the height of the plant is known and can be planned for. For example, different cultivars of Winterberries can grow to different heights, so it is important to know which cultivar is proposed to be planted.

B. Street Trees. We wish to reiterate the recommendation from our previous review letter that additional street trees be planted between driveways, where possible.

   The applicant is requesting a partial waiver from Section 142-42.E.3.D to plant trees throughout the property rather than along the interior private road frontages, as is required for street trees. With the double-wide driveways, there is little room for trees and other plantings, which could result in a development in need of greenery to soften the appearance of the buildings, driveways, and parked cars. While generous buffering is proposed along the property lines, there is limited landscaping internal to the site along the private roads and around the townhouses. Where there is space between driveways, the utility lines are shown down the middle of the softscape. We encourage the applicant to consider the location of the utilities and to make space for additional street trees. Additionally, to soften the appearance of the buildings and driveways, especially when trees are not feasible, we recommend planting more shrubs around the foundations of the townhouses.

C. Replacement Trees. The applicant is requesting a waiver from Section 142-42.C to plant fewer trees than is required for replacement trees to be planted on the site. We recommend planting additional trees on the site, such as around the townhouses and infiltration basin, and coordinating with the township to determine alternate locations to plant the rest of the required trees, as per Section 142-42.C(5).

D. Stormwater Basins and Wetland Area. While there may not be room for all of the replacement trees, there appears to be space around the stormwater basins where additional trees could be planted.

1. We recommend planting clusters of trees around stormwater basins. For example, we recommend that additional trees be planted around the Red Chokeberry (Aronia arbutifolia), at Infiltration Basin #2 to add shade and habitat value.

2. Six White Spruce (Picea glauca) are proposed to be planted along the edge of the wetland area near Infiltration Basin #2. In general, evergreens do not thrive in moist soil conditions. We recommend planting a tree that is more suitable for a wetland habitat, such as River Birch (Betula nigra 'Heritage'), Sweetbay Magnolia (Magnolia virginiana), or Bald Cyprus (Taxodium distichum), all of which are currently listed in the proposed plant schedule.

NATURAL FEATURES

A. Riparian Corridor Plantings. We recommend protecting the natural features on the property (wetlands and riparian corridors) both during construction and post-construction by designing and installing stormwater best management practices that protect the integrity of those resources. Based on the plans provided, it appears that Infiltration Basin #2 is graded close to the wetland area, which may impact the water quality if there is erosion of the slope during heavy rain events. We recommend the applicant include adding more riparian-edge plantings between that Infiltration Basin #2 and the riparian corridor.

PEDESTIAN CONNECTIVITY

A. Trail. The plan shows the 8-foot-wide trail extending to the northern property line and notes that the "trail connection on the adjacent property shall be completed" under a separate application. We commend the addition of the planned connection to the existing trail as it will provide pedestrian access to Alderfer Park and the township's trail network.

1. *Wayfinding Signage*. A blanket access easement is proposed to accommodate public access by pedestrians and cyclists to use the trail (General Site Plan Note 23, Sheet CS-100). We recommend that pedestrian- and cyclist-oriented wayfinding signage be installed to indicate the presence of the trail and to inform people that it is available for public use.

B. Crosswalk. A crosswalk is proposed across Private Road A along Harleysville Pike. The crosswalk is shown on the plans at the widest part of the driveway entrance, which makes the crossing longer, and does not appear to be in alignment with the sidewalk. We recommend the crosswalk be located at the curb return, further down the neck of the driveway where it would be narrower to cross. This would also facilitate improved ADA curb ramp orientation and align better with the proposed sidewalk along Harleysville Pike.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Salford'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 (22-0001-005) on any plans submitted for final recording.

Sincerely,

Claire Warner, Principal Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Orleans Conservatory Group Partners LP, Applicant - mcarson@jporleans.com
ARNA Engineering, Inc., Applicant's Engineer - abhatt@arnaengineering.com
Manus McHugh, Chair, Township Planning Commission
Michael Beuke, Director of Building and Zoning
Andrew Freimuth, Township Solicitor
Michele Fountain, P.E., Township Engineer
John Evarts, P.E., Township Engineer
Stephanie Butler, P.E., Township Traffic Engineer
Keith Bergman, Chair, Township Board of Supervisors
Patti Reimel, Codes Administrative Assistant
Holly Hosterman, Assistant to the Township Manager

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



JPO Harleysville Tract
MCPC#220001005

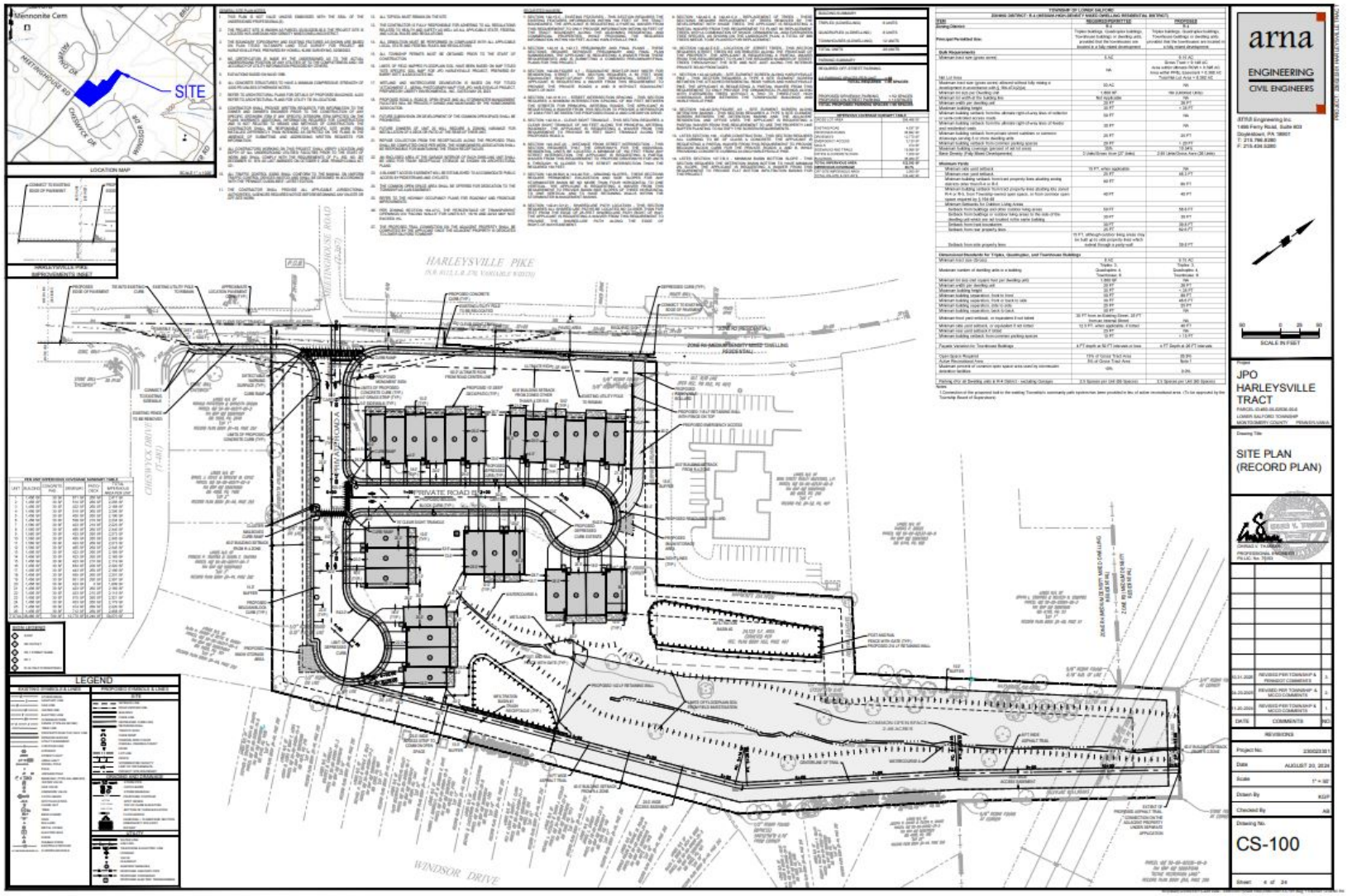
Montgomery County Planning Commission

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Aerial photography provided by Nearmap


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HARLEYSVILLE PIKE
WHITEHOUSE ROAD
CHESWICK DRIVE
WINDSOR DRIVE
PRIVATE ROAD B
LEGEND
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ENGINEERING
CIVIL ENGINEERS
JPO HARLEYSVILLE TRACT
SITE PLAN (RECORD PLAN)
CS-100