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MONTGOMERY COUNTY
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 9, 2025

SUBJECT: Tentative Sketch Plan Review – 604-608 Germantown Pike, Whitemarsh Township
MCPC #21-0192-003

TO: Mr. Charles L. Guttenplan, AICP, Director of Planning & Zoning

FROM: Tim Konetchy, Senior Community Planner, Montgomery County Planning Commission
Timothy.Konetchy@montgomerycountypa.gov - 610.292.4917

We have reviewed the above-referenced tentative sketch plan, as you requested on November 18, 2025. Please note MCPC has previously reviewed two proposals for this site -- 604-608 Germantown Pike, Whitemarsh Township -- under MCPC review #21-0912-001 (letter dated August 5, 2021) and review #21-0192-002 (letter dated November 26, 2024).

The applicant, 608 Germantown Pike Associates, LLC, has submitted a tentative sketch plan to significantly redevelop 606 and 608 Germantown Pike in Whitemarsh Township. The proposal provides for the construction of two 2,400-square foot (30' x 80') building additions to the rear of existing buildings located at 606 Germantown Pike and 608 Germantown Pike, each of which would include 11 dwelling units (apartments). The provided material does not specify if the proposed dwelling units will occupy only the proposed building additions, or if they will be located throughout the existing buildings as well. The submitted tentative sketch plan addresses vehicular access via a one-way entrance and egress, with the egress being located within a drive access easement located on 604 Germantown Pike. A 38-space surface parking lot is proposed to the rear of the lot, behind the existing and proposed buildings.

The property appears to be split between the VC-1 Village Commercial District and the B Residential District, with the rear portion of the parcel falling within the B District. Townhomes, apartments, and condominiums are permitted by Conditional Use in the VC-1 District. The lot area is roughly 1.23 acres and, with 22 proposed dwelling units, the proposed residential density is approximately 18 dwelling units per acre. The proposed residential density exceeds the maximum allowance for the VC-1 District and, as such, must pursue variance relief from the Township Zoning Hearing Board.

The Montgomery County Planning Commission (MCPC) has reviewed the sketch plan, and we present the following comments to serve as preliminary feedback based on the contents of that plan and the supporting documents provided alongside it. We encourage the applicant to consider the following comments as the land development process progresses as we believe that they will lead to an improved preliminary plan which better achieves the township's vision for residential development in the Village Commercial District. Please note that these comments are preliminary and are subject to change upon the submission of a preliminary plan. Our comments are as follows:

COMPREHENSIVE PLAN CONSISTENCY

The proposal is generally consistent with the future land use plan contained in the county's comprehensive plan, *Montco 2040: A Shared Vision* (2015). Montco 2040 defines this portion of Whitemarsh Township for future use as 'Suburban-Residential,' which promotes the lower density multifamily development that is consistent with character and type of housing found in the immediate neighborhood. The proposed multifamily development provided for in this preliminary sketch plan proposal appears consistent with land uses immediately across Germantown Pike (Westaway Apartments). Furthermore, the applicant's intent to retain existing buildings as part of this proposal will ensure that the established character of the community is not interrupted.

The proposal also appears to be generally consistent with the 2028 Future Land Use Plan recommendations contained in the *Whitemarsh Township Selective Comprehensive Plan Update* (2020). The future land use vision for this area is the 'Mixed-Use Corridor' Character Area, which promotes high-density, walkable development.

PROPOSED SITE LAYOUT

A. Overall Site Plan. We wish to commend the applicant for significantly revising the plan from our last review (MCPC #21-0192-001) to retain the existing buildings. Retention and reuse of existing buildings is a key aspect of the Village Commercial District. Additional details, which will be required should the applicant proceed with a preliminary land development plan, will be necessary to ensure that the proposed building and site design align with the township's vision for the Village Commercial District.

B. Transportation Concerns:

1. Neither the proposed entrance nor egress driveway aligns with Westaway Drive, which is located across Germantown Pike from the proposed development site. Although the specific location and design will require coordination with and approval from PennDOT, as Germantown Pike is a PennDOT roadway, MCPC recommends that the applicant and township discuss if a single ingress/egress point can be provided that better aligns with Westaway Drive. If one-way ingress and egress are pursued, the nearest driveway (presently proposed for ingress) should align more closely with Westaway Drive.

2. Pedestrian accommodations are lacking in the submitted preliminary sketch plan. As presented, the existing buildings and proposed building additions do not connect to the sidewalk along Germantown Pike, the proposed sidewalk along the entrance driveway, or the proposed sidewalk connecting to the proposed parking area. The applicant is encouraged to revise their site plan to establish additional pedestrian connections throughout the site, which will make it easier for future residents to get from their apartments to Germantown Pike and to the proposed on-site parking area.

3. The 97 and 51 SEPTA bus routes stop immediately in front of 608 Germantown Pike. The applicant is encouraged to provide suitable amenities for transit users at this bus stop. The recommended bus stop treatment can be found within the Delaware Valley Regional Planning Commission's *SEPTA Bus Stop Design Guidelines (December 2019; 2nd Edition): https://www.dvrpc.org/reports/18029.pdf*.

ZONING ORDINANCE COMMENTS

A. § 116-291, of Article XXXVIII, Village Commercial District. The material provided in this submission does not include enough detail to determine if the proposal will comply with the various requirements of Section 291.B., Building Design. Future submissions should include additional detail on the design of the proposed buildings to assist the township in ensuring compliance.

B. § 116-292, of Article XXXVIII, Village Commercial District:

1. Section 116-292.A requires that all conditional uses provide a shared driveway with an adjacent property, shared parking, or both. The submitted tentative sketch plan does not appear to provide shared parking. It is not clear if the proposed drive easement for 604 Germantown Pike, which is also under the applicant's control, is intended to meet the requirement for a shared driveway. The applicant is encouraged to consider additional interconnection to adjacent properties outside their control, potentially via a designed location for future interconnection (i.e., a stub street).

2. Section 116-292.C requires the provision of no less than one tree (2.5-inch caliper) per 5 parking spaces in single bays and 2 trees for every 10 parking spaces in double bays. With 22 parking spaces in double bays, four trees would be required. With 16 parking spaces in single bays, an additional three trees would be required. It is unclear if the calculation of the requirement requires rounding up or down, so an additional two trees may be required if remainders are rounded up to the nearest whole number. The required trees are recommended to be planted within and surrounding the proposed parking area.

3. Section 116-292.D states that a maximum of eight dwelling units per acre are permitted in the VC District. With 22 dwelling units on between 1.23 acres, the maximum permissible residential density is exceeded in the submitted tentative sketch plan. This inconsistency may necessitate approval of a variance by the Whitemarsh Township Zoning Hearing Board.

C. § 116-294, of Article XXXVIII, Village Commercial District. The site plan should be revised to accommodate pedestrian connections (i.e., sidewalk) between the proposed multifamily buildings on both 606 and 608 Germantown Pike and the parking area, refuse area, and to sidewalk along Germantown Pike. These additional sections of sidewalk will likely require a recalculation of the proposed impervious surfacing.

D. § 116-118.3, of Article XXVI, Off-Street Parking and Loading. Section 118.3 requires the provision of two electric vehicle charging stations for new, expanded, or reconstructed parking areas with 20 to 50 parking spaces. The required electric vehicle charging stations must be publicly accessible, pursuant to Subsection D.(2).

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

The application material provided to MCPC includes a statement that no waivers are being requested from the requirements of the Township Subdivision and Land Development Ordinance; however, MCPC has identified several sections of the Subdivision and Land Development Ordinance that do not appear to be met by the submitted tentative sketch plan. Should the applicant choose to proceed with a preliminary plan, the application must either come into compliance with the identified issues or request waiver relief from each inconsistency. Please note that the regulations discussed below are not exhaustive, but rather a list of discrepancies that may alter the ultimate site layout. Our comments regarding compliance with the Subdivision and Land Development Ordinance are as follows:

A. § 105-39 of Article V, Design Standards. Section 105-39 requires that a minimum of one tree for every two parking spaces be provided in order to provide shade to parked vehicles. This section also requires that no less than 10% of a parking lot facility be devoted to landscaping. These requirements do not appear to have been met in the submitted tentative sketch plan.

B. § 105-41 of Article V, Design Standards. Section 105-41 requires that a stormwater management plan be prepared for a land development. The submitted tentative sketch plan does not appear to allocate any space

for stormwater management facilities. The applicant is encouraged to begin exploring how stormwater management will be accommodated on site, as this may necessitate modification of the proposed layout.

C. § 105-48 of Article V, Design Standards. Section 105-48 requires the installation of street trees along existing and proposed streets where suitable street trees do not exist. With a SEPTA bus stop immediately in front of the proposed development site, we recommend that street trees be planted in a manner that would offer shade to those waiting for the bus.

D. § 105-54 of Article V, Design Standards. Section 105-54 requires the provision of open space suitable for recreation, including lawn, natural areas, and recreation areas. The applicant is encouraged to accommodate usable recreation space for residents on the property, which may include lawn, seating, and picnic areas. The green space behind the proposed refuse area may be suitable for the provision of such. Future submissions should indicate where such facilities will be provided.

E. § 105-56.1 of Article V, Design Standards. The provided tentative sketch plan does not include enough detail to confirm if the requirements of Section 105-56.1, Additional Design Standards for the VC-1 and VC-2 Village Commercial Districts, are met. Future submissions should include additional details to address if/how these requirements will be met.

1. Subsection A requires the submission of architectural drawings for evaluation of the proposed principal building expansion, including building elevation and colored renderings. Suitable documentation has not been provided.

2. Subsection B requires that parking areas be split into parking areas of no more than 20 spaces, while the proposal includes a 22-space parking area and a row of 16 parking space (these may be considered one parking area or two, depending on interpretation).

3. Subsection C requires that future shared access be provided for, which is not accommodated on the submitted tentative sketch plan.

4. Subsection G requires that a 6-foot-wide sidewalk be provided along the street line and primary accessways. The submitted tentative sketch plan lacks sidewalks on both sides of the proposed egress driveway and along one side of the proposed entrance driveway.

5. Subsection H requires that crosswalks be provided at all driveway intersections. Crosswalks are not provided for in the submitted tentative sketch plan.

6. Subsection I requires that street lighting be provided; however, no details on such has been provided.

7. Subsection J requires that landscape buffering be provided. The submitted tentative sketch plan does not include detail on proposed landscaping.

BIKE MONTCO: THE BICYCLE PLAN FOR MONTGOMERY COUNTY (2018)

The development site is located on Germantown Pike, which is identified in *Bike Montco : The Bicycle Plan for Montgomery County* as a 'Principal Arterial' route connecting Butler Pike, the City of Philadelphia, and the nearby Wissahickon Valley Park (pg. 71). The plan, adopted by the Montgomery County Board of Commissioners in June 2018, seeks to improve bicycle mobility, connectivity, and safety throughout the county. The township and applicant are encouraged to discuss if bicycle infrastructure can be accommodated as part of this proposal, whether that be through on-site infrastructure (i.e., bicycle storage and/or maintenance facilities) or through on-street signage or pavement markings (e.g., sharrows, "share the road" signage, etc.).

PENNDOT HIGHWAY OCCUPANCY PERMIT REQUIRED

Germantown Pike is a PennDOT roadway and, as such, a PennDOT highway occupancy permit will be required for any work within the right-of-way. The township and applicant are encouraged to begin coordination with PennDOT early on in the process to ensure that ingress/egress points are properly planned for and to avoid future revisions. We have copied PennDOT staff on this letter.

CONCLUSION

MCPC wishes to convey our desire to assist the township as they continue to review and consider this proposal. MCPC recommends that the township work with the applicant to address the identified issues included in our review comments. Please note that the review comments and recommendations contained in this report are advisory to the municipality. Please also note that MCPC must be afforded the opportunity to review any subsequent submissions for preliminary land development plan review, pursuant to Section 502 of the Municipalities Planning Code.

c: J.B. Reibstein, Applicant
Timothy P. Woodrow, PE, Woodrow & Associates, Inc., Applicant's Representative
Craig McAnally, Township Manager
David Sander, Esq., Township Solicitor
Krista Heinrich, PE, Township Engineer
Aaron Kostyk, Chairman, Township Planning Commission
John Gallagher, PennDOT
Mirlene Saintval, PennDOT
Fran Hanney, P.E., PennDOT District 6-0

Attachments: A. Aerial Image of Site
B. Applicant's Submitted Sketch Plan



604-608 Germantown Pike
MCPC#210192003

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/planning
Aerial photography provided by Nearmap



GENERAL PLAN NOTES

EXISTING FEATURES and SURVEY NOTES:

1. A metes and bounds survey has NOT been performed by Woodrow & Associates, Inc. The Boundary information shown was prepared without the benefit of a Title Report and was prepared from documents of record. This property may be subject to additional rights of others that might be listed in a title report. Bearings shown reflect a rotation from Deed Bearing Basis to match Pennsylvania South Zone 3702, State Plane Coordinate Bearing Basis.
2. A topographic and existing features survey has NOT been performed for this site by Woodrow & Assoc., Inc. Site information shown was prepared from public data, per note #3 below.

   Vertical datum references provided by the PA Spacial Data Access system (PASDA). PAMAP data is based on NAVD88 vertical datum. Site Benchmark: NAVD88 vertical datum. Site Vertical Datum using Topcon Trimble Live Virtual Network System.
3. This plan was prepared utilizing the following references:
   a. Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
   b. Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (http://websoilsurvey.nrcs.usda.gov/app/) unless otherwise noted.
   c. Aerial imagery used for base plan references provided by NearMap, Inc. Imagery from flight dated June 15, 2024, updated February 22, 2025.
4. There has been NO field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils at the time of this site survey.
5. This site is located within Flood Plain Zone 'X' (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091C0330G, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
6. All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 121 of 2008. Before digging, call 811 or 1-800-242-1776 or visit PA One Call's Keystone 811 (does not include state holidays or weekends). Dial 811-1-1 or go to www.paonecall.org.
7. Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied representation that such conditions do not exist between explored locations. Accordingly, utility information on these plans is diagrammatic in nature and not to be used for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
8. Legal right(s)-of-way width are per deed reference, recorded plan, and PennDOT Highway data. Ultimate right(s)-of-way width are derived from Municipal Ordinances.
9. Subject property is zoned "VC-1" Village Commercial District as noted on the official Zoning Map.
10.

DEVELOPMENT NOTES:

11. The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
12. Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
13. Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lawns or suitable low ground cover.
14. Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
15. Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Municipality, and as such, are subject to the regulations contained in the Municipal Ordinances. The Municipality and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.

ZONING and SITE DATA SCHEDULE

Zoning District: VC-1 VILLAGE COMMERCIAL DISTRICT

Item	Section	Requirement	PLAN PROVIDED
Permitted Use	116-290.B	(1) Apartments	APARTMENTS
(Max) Density	116-292.D	8 DU/Acre	17.9 DU/Acre [V] 22 Units
(Max) Bldg Footprint	116-294.2	8,000 Sq. Ft. [1]	<10,000 Sq. Ft.
(Max) Bldg Height	116-294.4	3 Stories / 42 Ft.	3 Stories / <42 Ft. (EX)
(Max) Bldg Front Façade Width	116-294.5	75 Ft.	<75 Ft.
(Max) Bldg Coverage	116-294.6	40 %	14.2± % (7,600 Sq. Ft.)
(Max) Impervious Coverage	116-294.7	65 %	59.7± % (32,000 Sq. Ft.)
(Min) Vegetated Open Space	116-294.9	35 %	40.3± %
(Min) Lot Width @ BSL	116-294.10	100 Ft.	116± Ft. (EX)
(Min) Street Frontage	116-294.11	50 Ft.	116± Ft. (EX)
(Min) Bldg Separation	116-294.12	15 Ft. [1]	> 15 Ft.
(Min) Front Yard	116-295 [2]	50-50% of Bldg Façade w/in 10 Ft. of Ult RW	25.6± Ft. (EX)
(Min) Side/Rear Yard	116-295 [2]	25 Ft. [3] 5 Ft.	>25 Ft. > 5 Ft.
Required Parking Quantity	116-184.A	1.5 Spaces per Dwlg Unit (Apartment Use)	1.7 Space / Dwlg Unit 38 Space Provided

[1] Requirement for Uses provided by Conditional Use.
[2] For Lots 2 Acres or Less
[3] 25 Ft. Adjacent to Residential – 5 Ft. All other cases

[V] VARIANCE REQUIRED

CONCEPT LAYOUT STATISTICS

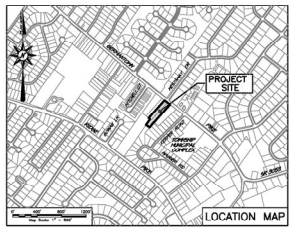
TRACT AREA:	1.23± Acres
TOTAL DWLG UNITS:	22 UNITS
TRACT BUILDING COVERAGE:	14.2± %
TRACT IMPERVIOUS COVERAGE:	53.0± %
PARKING SPACES:	38 SPACES

PROJECT SOILS DATA

Soils Type	Slopes:	Depth to Restrictive Features	Depth to Water Table	Hydrologic Soil Group
UmrB Urban land–Glenelg complex	0 to 8 percent	60–120" to Lithic Bedrock	More than 80"	B

PLAN FEATURES LEGEND

Ex. Tract Boundary Line
Ex. Right-of-Way Line
Ex. Right-of-Way Centerline
Ex. Zoning District Boundary
Ex. Topographic Contour
Ex. Storm Sewer Piping
Ex. Sanitary Main / Lateral
Ex. Gas Main / Service
Ex. Water Main / Service
Ex. Overhead Wires
Ex. Fence Line
Ex. Woodlands Dripline



REVISIONS

No.	DATE	DESCRIPTION
3	11/04/25	LAYOUT REVISED, LOT 4 ACCESS DRIVE TO BUT GERMANTOWN PK
2	10/28/25	ADDED ZONING & SITE DATA SCHEDULE
1	10/24/25	ADDED LOCATION MAP

P.E. SEAL

PROJECT SERIAL NUMBER FOR DESIGN:

Pennsylvania 811
It's Easy, Free, and Safe to Call Pennsylvania Excavator

Parcel Information:
N/F: 608 GERMANTOWN PIKE ASSOCIATES LLC
TP: 65-00-04578-00-9
Block 34 Unit 29
608 Germantown Pike
TP: 65-00-04578-00-9
Block 34 Unit 30
608 Germantown Pike
Combined Deed Area:
53,606± Sq. Ft.
1.23± Acres

Applicant:
608 GERMANTOWN PIKE ASSOCIATES LLC

15' 0' 30'
Scale in Feet (1" = 30')

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CONCEPT LAYOUT "E3"

DEVELOPMENT STUDY EXHIBIT
608 & 608 GERMANTOWN PIKE
WHITEMARSH TOWNSHIP – MONTGOMERY COUNTY – PENNSYLVANIA

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Layer List: Exh_CPT-E3
Job No: 25-0401 D
Plan Date: OCT. 31, 2025
Sheet No: 1 of 1