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**MONTGOMERY COUNTY**
**PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 4, 2025

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

Re: MCPC #25-0246-001
Plan Name: 379 Main Street
(2 lots comprising approximately 7.54 acres)
Situate: 379 Main Street (cross street: Kulp Road)
Lower Salford Township

Dear Mr. Czajkowski:

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 November 24, 2025. We forward this letter as a report of our review.

## BACKGROUND

Lower Salford Township is proposing a parcel consolidation and subdivision for the area around the township building. The township complex consists of three parcels, two of which are in the VC Village Commercial District and one in the R-2 Residential District. The three parcels are connected by internal vehicular circulation which has access to Main Street (SR 63) and to Kulp Road through the Harleysville Community Fire Company property. An existing dwelling unit and accessory structures are located on the same parcel as the township building, labeled as Parcel 'A' on the existing conditions map. The township is proposing to consolidate Parcels A (500001387003), B (500001789501), and C (500001786108) to create Lot 1. Proposed Lot 2 would be subdivided from Lot 1, separating the dwelling and accessory buildings from the township buildings.

An existing access easement along the northern driveway on Kulp Road for 248 Kulp Road would be terminated, and the driveway is proposed to have a 50-foot right-of-way that would provide access proposed Lot 2.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the township's proposal without comment as we have not identified any significant land use, transportation, design, or other issues that should be addressed. Additionally, the proposal is generally consistent with the county's comprehensive plan, *MONTCO 2040: A Shared Vision*, which designates the area as a Designated Growth Potential Area. The portion of the property along Main Street (SR 63) is within the Village Center Future land use category, and the rear portion of the property that has frontage along Kulp Road is in the Suburban Residential future land use category.

## CONCLUSION

We wish to reiterate that MCPC generally supports the township's proposal.

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 (25-0246-001) on any plans submitted for final recording.

Sincerely,



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

c: Manus McHugh, Chair, Township Planning Commission
Michael Beuke, Director of Township 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



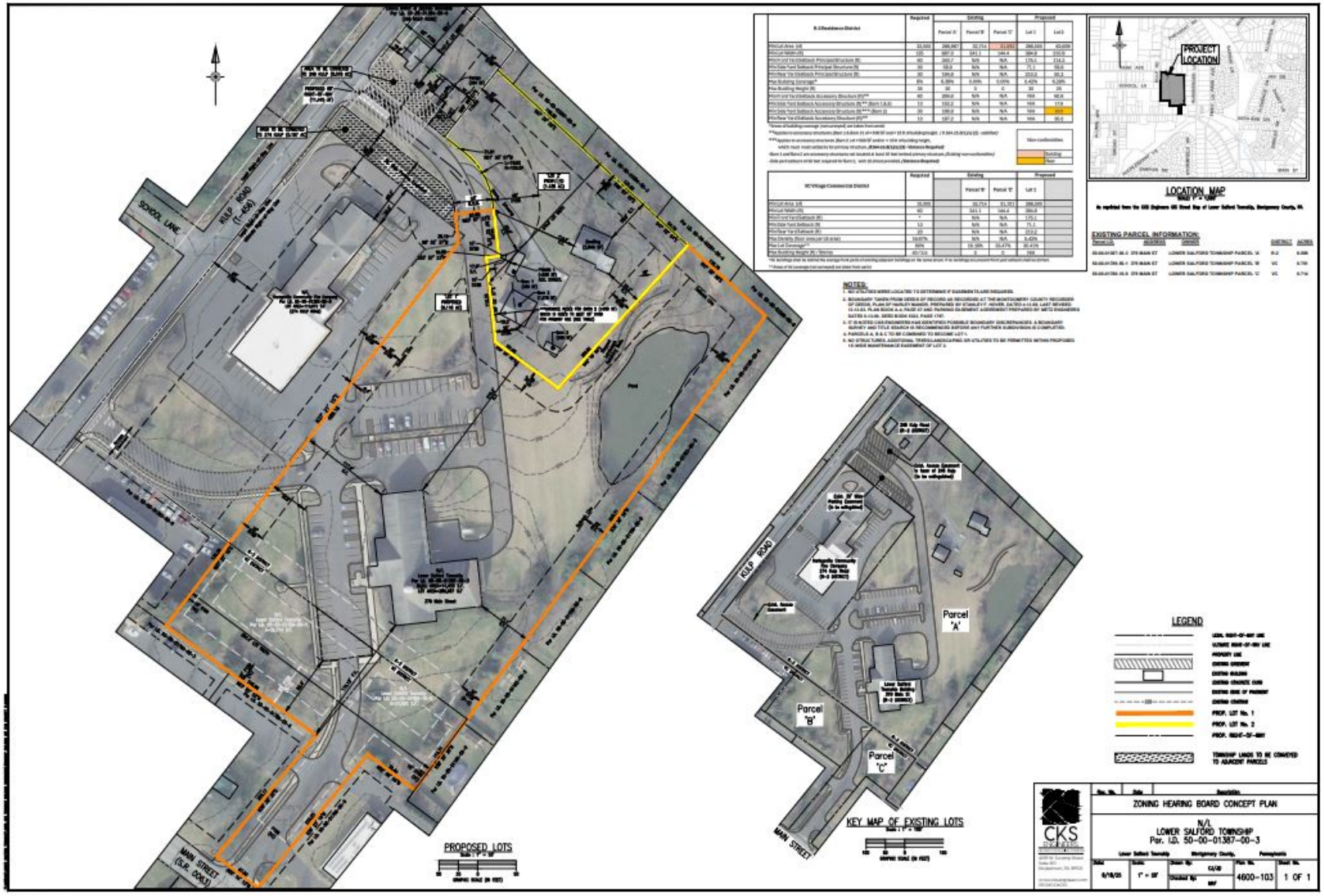

379 Main Street
MCPC#250246001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plancom
Aerial photography provided by Nearmap


SCHOOL LANE
KULP ROAD
MAIN STREET
PROPOSED LOTS
KEY MAP OF EXISTING LOTS
Parcel 'A'
Parcel 'B'
Parcel 'C'
PROJECT LOCATION
LOCATION MAP
EXISTING PARCEL INFORMATION:
NOTES:
LEGEND
ZONING HEARING BOARD CONCEPT PLAN
N/L
LOWER SALFORD TOWNSHIP
Par. I.D. 50-00-01387-00-3
CKS ENGINEERS
4600-103
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