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MONTGOMERY COUNTY
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 18, 2025

Ms. Anne W. Klepfer, Township Manager
Upper Hanover Township
1704 Pillsbury Road—Box 24
East Greenville, Pennsylvania 18041

Re: MCPC #25-0248-001
Plan Name: 1514 Pottstown Avenue
(1 lots comprising 0.42 acres)
Parcel ID: 25-0248-001
Situate: Pottstown Avenue and Perkiomen Street
Upper Hanover Township and Pennsburg Borough

Dear Ms. Klepfer:

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 December 2, 2025. We forward this letter as a report of our review.

BACKGROUND

The subject parcel straddles the border of Upper Hanover Township and Pennsburg Borough. The applicant, Giosuelo, LLC, has submitted to the township a sketch plan proposing a two-story, mixed-use building with 2,400 square feet of commercial space on the ground floor and two apartment units on the second floor. The zoning district is CB-Commercial Business, which permits a variety of commercial, office, and personal service uses; and apartments above any “otherwise permitted” use (Township Code §500-1501).

The applicant notes that currently on the parcel are two detached, single-family homes in a state of “disrepair,” circulation pathways, two sheds, and one access driveway with six-to-eight parking spaces. The applicant proposes to demolish and remove all existing structures and walkways prior to construction. The new development would provide a total of 14 parking spaces. General notes on the plan state that “all existing impervious areas not proposed as building, parking, circulation or walkway would be restored to lawn.”

The applicant requests a waiver from Upper Hanover Township regarding reduced size of parking stalls, and a variance regarding reduced parking setback. Certain zoning relief is also sought from Pennsburg Borough, the details of which are not relevant for the scope of this letter.

COMPREHENSIVE PLAN COMPLIANCE

COUNTY PLAN

Montco 2040 places the subject parcel within future land use designation of Community Mixed Use and Services, which represents "local community focal points that typically have a significant retail or institutional element with surrounding residential uses" (p. 82). "Primary" land uses named are:

- community and neighborhood shopping centers and retail uses in concentrated nodes
- professional offices, business offices, and other small-scale offices
- major institutions and other local services, such as day care centers
- higher density residential uses act[ing] as a transition from non-residential areas to residential areas

Secondary land uses named are "light industrial," "entertainment uses," and "medium density residential" (p. 82).

Because commercial or office spaces and medium density residential are among the land uses *Montco 2040* recommends for this site, we find the proposed development to be generally consistent with the County Plan.

REGIONAL PLAN

In the *Upper Perkiomen Valley Regional Comprehensive Plan* (Regional Plan), the subject parcel falls within the future land use designation of Commercial/Industrial Center (p. 162). The land uses envisioned for the Commercial/Industrial Center cater to "regional demand rather than local or neighborhood-level demand," and include "a mix of shopping centers and strip-style development, office parks, and light industrial operations, including manufacturing, processing, warehousing and distribution, and research and development" (p. 160). While the development proposed for the subject parcel is not characteristic of these uses, each future land use designation in the Regional Plan represents the maximum density and intensity of use permitted. The plan states that "it should be understood that any less intensive use . . . would also be appropriate" (p. 158). Because the proposal is a less intensive use than those allowable in the Commercial/Industrial Center, the proposal is generally consistent with the Regional Plan.

NEIGHBORING LAND USES

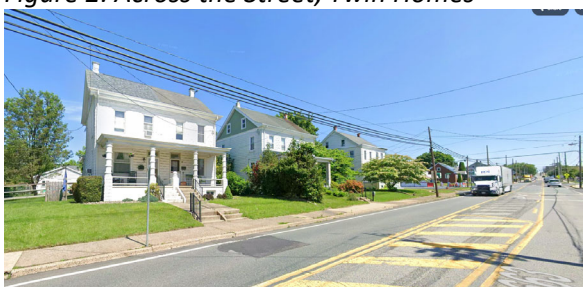
The Regional Plan, by allowing "any less intensive use" (subject to zoning) in each future land use designation, lends significant versatility in shaping the future of the Pottstown Ave (PA 663) corridor. Adjacent to the subject parcel is Pennsburg Shopping Center, an intense use with parking in front and large front setbacks (**Error! Reference source not found.**). Just across the street are twin homes with small front yards and minimal front setbacks (**Figure 2**). While these land uses are on the Pennsburg Borough side, it is important to look at this neighborhood corridor holistically, especially since Upper Hanover Township and Pennsburg Borough are part of a regional plan. In our review of the current proposal, we took these varied neighboring land uses into consideration.

Figure 1: McDonald's and Pennsburg Shopping Ctenter



Google Maps Street View
https://maps.app.goo.gl/oE3pxYSL94zbCZdx9

Figure 2: Across the Street, Twin Homes



Google Maps Street View
https://maps.app.goo.gl/iSJgp7LHLaRtRsXd6

RECOMMENDATION AND COMMENTS

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. We present the following items for the applicant and township to consider:

SITE DESIGN

A. Parking and Setbacks. We recommend the applicant and township consider reducing the front setback to the code minimum, 35 feet (§500-1503C), and positioning the surface parking behind the building. A reduced front setback would complement the design character of the reduced front setbacks in **Figure 2**.

ACCESS AND CIRCULATION

A. Highway Occupancy Permit (HOP). Although an existing driveway onto PA 663 already exists on the subject parcel, a HOP may be required from PennDOT in order to improve the driveway. Please consult PennDOT regarding any necessary permits.

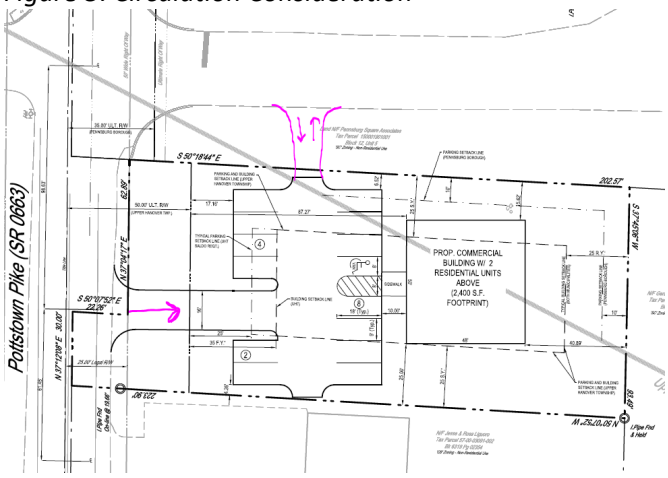
B. Cross Access. Consider coordinating with the shopping center to share access via the shopping center's driveway. This would create an additional access point to the proposed building (even if for emergency access only) and possibly open the door for revising the directionality of flow on the driveway from PA 663. A one-way ingress-only consideration is illustrated in **Figure 3**.

C. Sidewalks. We recommend sidewalks for this development. It appears none are shown on the sketch plan. Sidewalks are emphasized in both the County Plan and Regional Plan and supported by the Township's subdivision and land development ordinance (§425-410).

LANDSCAPING

A. Street Trees. We recommend street trees for this development on the frontage of PA 663 pursuant to §425-500D of the Township Code.

Figure 3: Circulation Consideration



CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; we believe that our suggested revisions will better achieve Upper Hanover Township's planning objectives. 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 (25-0248-001) on any plans submitted for final recording.

Sincerely,

Austin Mosby

Austin Mosby, AICP Candidate
County Planner II
Montgomery County Planning Commission
(610) 278-3529
austin.mosby@montgomerycountypa.gov

c: Giosuelo, LLC, Applicant
Daniel McKenna, Horizon Engineering, Applicant's Representative
Richard Fain, Chairperson, Township Planning Commission

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



1514 Pottstown Avenue
MCPC#250248001

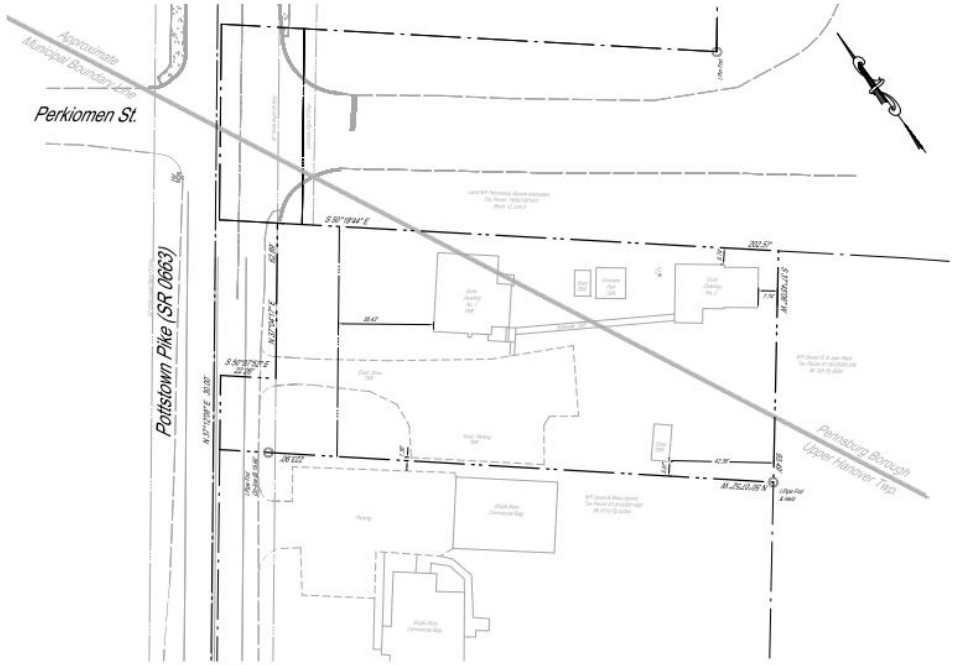
Montgomery County Planning Commission

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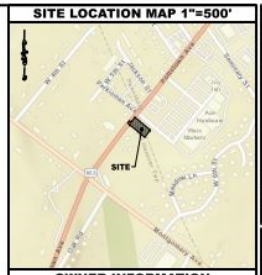
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Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning

Aerial photography provided by Nearmap



SITE LOCATION MAP 1"=500'



OWNER INFORMATION

THE SUBJECT PARCEL IS IDENTIFIED BY THIS FOLLOWING INFORMATION AS RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, MONTGOMERY COUNTY COURTHOUSE IN NORRISTOWN, PENNSYLVANIA.

TOWNSHIP: UPPER HANOVER | COUNTY: MONTGOMERY

PARCEL NO.	BLOCK-UNIT	DEED BOOK-PAGE	PARCEL AREA
37-00-03994-008	39-1	6379-2390	0.42 Ac.
		TOTAL TRACT AREA:	0.42 Ac. (BY SURVEY)

APPLICANT & OWNER:
GIOSUELO LLC
1001 6th LANE
PENNSBURG, PA 18073-1821

SITE ADDRESS:
154 POTTSTOWN AVE
PENNSBURG, PA 18073

GENERAL NOTES

1. BOUNDARY LINE, ADJOINING PARCEL OWNERS AND EXISTING FEATURES TAKEN FROM TAX INFORMATION, DEEDS OF RECORD AND A GROUND SURVEY PERFORMED BY HORIZON ENGINEERING ASSOCIATES, LLC IN MARCH OF 2024. NO TOPOGRAPHIC SURVEY HAS YET BEEN PERFORMED.
2. THERE ARE NO WETLANDS OR WATERS OF THE COMMONWEALTH LOCATED ON THE SITE.
3. THERE IS NO FLOODPLAIN LOCATED WITHIN THE SITE LIMITS BASED ON FEMA NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 42091C0191G, EFFECTIVE MARCH 2, 2016.
4. PROPERTY CURRENTLY CONSISTS OF TWO (2) SINGLE FAMILY RESIDENTIAL DWELLINGS IN A STATE OF DISREPAIR, CIRCULATION PATHWAYS, TWO (2) SHEDS, ACCESS DRIVEWAY AND 6 TO 8 PARKING SPACES.
5. IT IS PROPOSED TO DEMOLISH / REMOVE THE TWO (2) SINGLE FAMILY DWELLINGS, TWO (2) SHEDS AND EXISTING WALKWAYS. PARKING AND CIRCULATION AROUND THE SITE WILL BE RECONFIGURED TO ACCOMMODATE FOURTEEN (14) PARKING SPOTS. ALL EXISTING IMPERVIOUS AREAS NOT PROPOSED AS BUILDING, PARKING, CIRCULATION OR WALKWAY SHALL BE RESTORED TO LAWN.
6. THIS PLAN HAS BEEN PREPARED FOR PRESENTATION TO UPPER HANOVER TOWNSHIP AND PENNSBURG BOROUGH FOR THE PURPOSE OF CONFIRMATION / EVALUATION OF ZONING RELIEF NEEDED TO PROCEED WITH THE PLAN.

Note: These plans are not to be used for construction unless the plans are signed and sealed by a professional engineer employed by Horizon Engineering Associates, LLC. Horizon Engineering Associates, LLC shall assume no liability for construction performed from plans not containing this stamp.

Horizon Engineering
Civil Engineers | Land Surveyors | Landscape Architects

ZONING SKETCH PLAN | EXISTING CONDITIONS
RESIDENTIAL LAND DEVELOPMENT
prepared for
GIOSUELO, LLC
UPPER HANOVER & PENNSBURG BOROUGH, MONTGOMERY COUNTY, PA.

PROJECT MANAGER	CDS
DRAWING FILENAME	SH1_MDSv.8
PLAN ORIGINAL DATE	11-20-2025
PLAN SCALE	1"=50'
PROJECT NUMBER	2680
SHEET NUMBER	02 OF 02