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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

February 4, 2026

Mr. Geoffrey Grace, Director of Planning and Zoning
Upper Providence Township
P.O. Box 406
Oaks, Pennsylvania 19456

Re: MCPC #24-0102-002
Plan Name: 425 Mennonite Road
(9 lots comprising 11.15 acres)
Situate: Mennonite Road – cross street: Trappe Road
Upper Providence Township

Dear Mr. Grace:

We have reviewed the above-referenced subdivision/land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 8, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Moscariello Development LLC, proposes to subdivide 11.15 acres into 9 one-acre lots. This proposed subdivision is in the R-1 Residential Agricultural District. Two tax parcels make up 11.15 acres. The first property fronts on Mennonite Road and is 9.621 acres and has an existing 2-story frame dwelling with access to public water and sewer; the second property fronts on South Trappe Road and has well and septic. The previous land development submission had two entrances one on South Trappe Road and one on South Mennonite Road. This current submission now shows one entrance on South Mennonite Road and ends in a cul-de-sac adjacent to South Trappe Road.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this area on its Development Potential map as a Designated Growth Area – Developed Land, and on its Future Land Use map as Suburban Residential Area. As this request is for a nine-lot subdivision, the Montgomery County Planning Commission (MCPC) finds this project to be consistent with the goals and objectives established in the County's comprehensive plan.

The Upper Providence Township's *Comprehensive Plan Update 2024* Land Use Plan identifies the property to be subdivided as single-family detached, and on their future land use plan as single-family detached. MCPC believes that this project is consistent with the township's current zoning.

RECOMMENDATION / REVIEW COMMENTS

MCPC generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the applicant and Upper Providence Township may wish to consider prior to final plan approval Our comments are as follows:

STORMWATER MANAGEMENT

MCPC recommends that an Operations and Maintenance agreement be put in place, it looks like multiple properties will use these basins. Who is going to take care of these basins and does everyone know their responsibilities?

SITE DESIGN

1. Review of the Upper Providence Trails and Sidewalks Map (Current) shows that a proposed high priority trail will run directly along the SR 0113 side of this property. In order to support this future trail, the MCPC recommends the construction of a multi-use trail.

2. It appears that because there is no frontage for the final driveway to the rear flag Lot 7 that there may need to be an access easement with Lot 6 for that driveway.

LANDSCAPING

1. On the landscape plan the developer shows a Red Oak (Quercus Rubra) species which are especially susceptible to several fungal leaf diseases therefore we recommend not planting them at the present time. If they want an Oak species, then we recommend they go with a species in the White Oak grouping- Q. Phellos (Willow Oak), Q. Alba (White Oak), or Q. Bicolor (Swamp White Oak) to ensure a more vigorous and healthy tree planting.

2. We noticed one other issue with their landscape plan is that they are crediting an extensive number of trees along the property boundary. No tree protection plan is shown to preserve and ensure grade changes don't occur within the root zone. The landscape plan should show the tree protection fencing and the detail for this fence should also be provided on the sheet.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Upper Providence Township's planning objectives for this land 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 *#24-0102-002* on any plans submitted for final recording.

Sincerely,



Laureen G. Sendel-Grant, Principal Transportation Planner II
laureen.sendel-grant@montgomerycountypa.gov - 610-278-3734

c: Rick Moscariello, Moscariello Development LLC, Applicant
Christopher M. Daily, PE, Applicant's Representative
Tim Tieperman, Township Manager
Thomas Wright, Chair, Township Planning Commission

Attachments: A) Aerial View of Site
B) Reduced Copy of Applicant's Site Plan

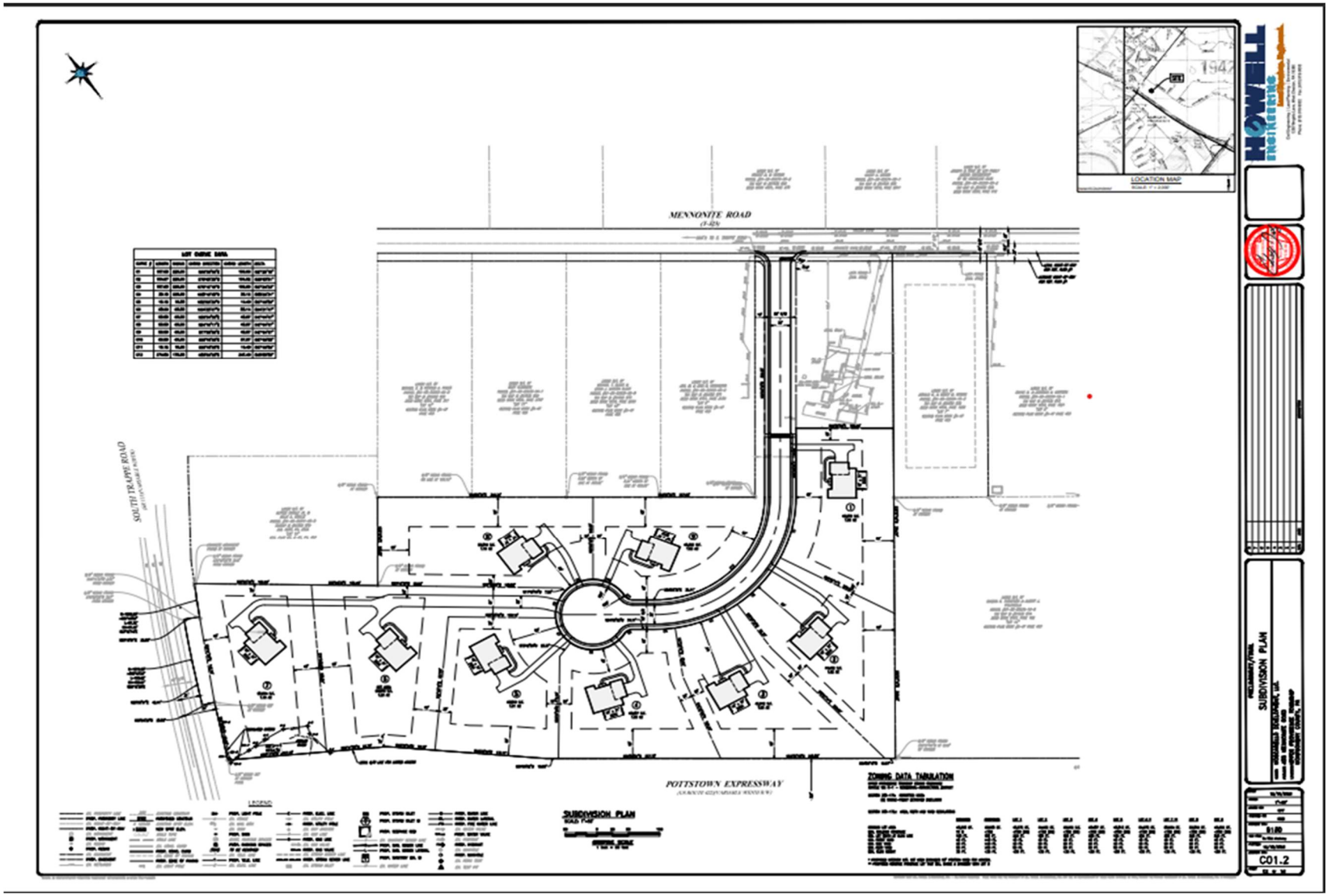


Mennonite Road Subdivision
MCPC#240102001

Montgomery County Planning Commission

0 100 200 400 Feet

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MENNONITE ROAD
SOUTH TRAPPE ROAD
POTTSTOWN EXPRESSWAY
LOCATION MAP
LOT CURVE DATA
LEGEND
SUBDIVISION PLAN
ZONING DATA TABULATION
SUBDIVISION PLAN
C01.2