MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

Jamila H. Winder, Chair
Neil K. Makhija, Vice Chair
Thomas DiBello, Commissioner

www.montgomerycountypa.gov

Montgomery County
Planning Commission

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

June 15, 2026

Ms. Brianna Costira, Planning Administrator
Limerick Township
646 West Ridge Pike
Limerick, Pennsylvania 19468

Re: MCPC #26-0137-001
Plan Name: JRNY Church
(1 lot comprising 5.51 acres)
Parcel ID: 37-00-03139-00-1
Situate: Neiffer Road at Highland Road
Limerick Township

Dear Ms. Costira:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 19, 2026. We forward this letter as a report of our review.

BACKGROUND

Journey Church of PA Inc. has submitted a land development proposal to build an addition to the existing church and a second parking lot at 364 Neiffer Road. The proposal is on parcel 37-00-03139-00-1, a 5.51-acre lot located at the southern corner of the Neiffer Road and Highland Road intersection. The proposal includes a 10,288-square-foot addition to the existing church as well as a second parking lot containing 39 parking spaces, an entrance off of Highland Road, and an exit onto the existing driveway off of Highland Road. In addition, the proposal also includes a rain garden stormwater basin, an amended soils stormwater basin, an abandonment of an existing septic tank, and a new septic tank. The proposal is in the Residential and Agricultural (R-1) Base Zoning District.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision, the Montgomery County Planning Commission's 2015 comprehensive plan, includes this proposal in the Rural Resource Area on its development potential map and future land use map. The Rural Resource Area includes places where very little development should take place, with appropriate land uses for this area including farmland, single-family detached housing, low-intensity institutional uses, and rural villages.

In addition, the 2009 Limerick Township Comprehensive Plan includes these parcels in the Resource Conservation Area. The plan states that the Resource Conservation Area protects parts of the township that contain natural and agricultural resources, and the plan calls for limiting development, promoting farms, and preserving open space.

Because this development proposal is not for a new development, but rather an addition to an existing development, and because this existing land use is institutional, the Montgomery County Planning Commission (MCPC) finds this proposal to be consistent with the *Montco 2040* Comprehensive Plan and the 2009 Limerick Township Comprehensive Plan.

RECOMMENDATION

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

COMMENTS

PEDESTRIAN INFRASTRUCTURE

1. The proposal includes sidewalks that only partially surround the building, leaving places without sidewalks, including at the base of the stairs at the back of the proposed addition. To improve pedestrian circulation on the site, we recommend that the applicant install a sidewalk that goes around the entire building, including at the stairs. To accommodate this sidewalk, we also recommend that the applicant shifts the proposed parking lot further from the building.

2. The applicant should also add sidewalks along Neiffer Road and Highland Road, per Section 155-15(D) of the Limerick Township Subdivision and Land Development Ordinance. In addition, any crossings of driveways should have high-visibility crosswalks and properly aligned ADA ramps.

DRIVEWAY

The proposal includes two driveways on Highland Road, with one being one-way onto the site, and the other being one-way off the site. The one proposed to be one-way off the site currently exists as a two-way driveway. To improve circulation on the site, we recommend that the existing two-way driveway remains as is, and we question whether there is a need for a second driveway.

MANEUVERABILITY

The applicant’s maneuverability plan shows that delivery vans, garbage trucks, and emergency vehicles, especially fire trucks, cannot navigate the site without driving onto unpaved areas adjacent to the driveways on the site and adjacent to Highland Road, which is a township-owned roadway. When refining this proposal, Limerick Township and the applicant should ensure that these vehicles can navigate the site without driving off the paved areas.

STORMWATER MANAGEMENT

1. With the new addition to the building and a new parking lot, the impervious surface coverage of this site will increase. The applicant should ensure that the stormwater rain garden basin is designed to handle all stormwater flows from the site, especially during extreme storm events.

2. The proposal does not include any vegetation in the stormwater rain garden. Because it is a rain garden, and because there are no underground pipes in the rain garden that would conflict with vegetation, we recommend that the applicant add trees and shrubs to this rain garden.

3. The proposed level spreader will be located near the woods at the back of the site. Because of this proximity, the applicant should design the level spreader to not cause erosion to the woods.

SEPTIC SYSTEM

1. Because this proposal includes both a stormwater basin and a septic system, the applicant should ensure that there is a sufficient setback between the stormwater system and the septic system to prevent contamination.

2. The applicant should also ensure that there is a back up septic site in case the primary site fails.

3. The proposal does not denote any test pits in the vicinity of the septic tank. The applicant should conduct the test pits, and they should conduct these pits near the location of the septic site to ensure that the site is appropriate at its proposed location.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Limerick Township's planning objectives.

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 #26-0137-001 on any plans submitted for final recording.

Sincerely,

Russell Livolsi

Russell Livolsi, Transportation Planner I
Russell.Livolsi@montgomerycountypa.gov - 610-278-3638

c: Brian Madsen, Schock Group, LLC., Applicant's Engineer
Daniel Kerr, Township Manager
Greta Martin Washington, Dir., Township Community Planning
William DeGideo, Chrm., Township Planning Commission
Timothy Haas, Assistant Township Manager

Attachments: A. Aerial View of Site
B. Copy of Overall Site Plan



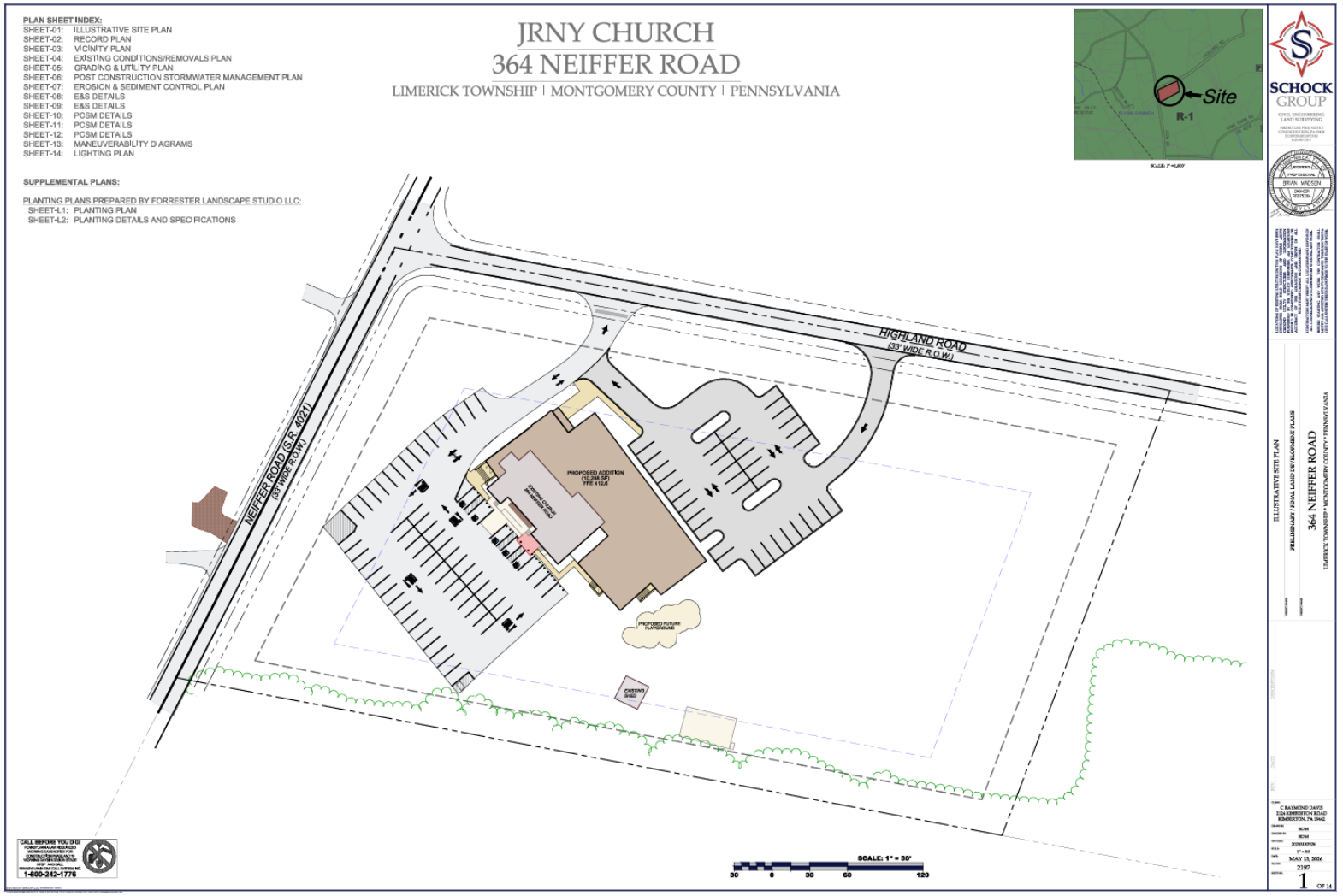
JRNY Church
MCPC #26-0137-001

Montgomery County Planning Commission

0 50 100 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19401-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial Imagery provided by Nearmap


PLAN SHEET INDEX:
SHEET-01: ILLUSTRATIVE SITE PLAN
SHEET-02: RECORD PLAN
SHEET-03: VICINITY PLAN
SHEET-04: EXISTING CONDITIONS/REMOVALS PLAN
SHEET-05: GRADING & UTILITY PLAN
SHEET-06: POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
SHEET-07: EROSION & SEDIMENT CONTROL PLAN
SHEET-08: E&S DETAILS
SHEET-09: E&S DETAILS
SHEET-10: PCSM DETAILS
SHEET-11: PCSM DETAILS
SHEET-12: PCSM DETAILS
SHEET-13: MANEUVERABILITY DIAGRAMS
SHEET-14: LIGHTING PLAN
SUPPLEMENTAL PLANS:
PLANTING PLANS PREPARED BY FORRESTER LANDSCAPE STUDIO LLC:
SHEET-L1: PLANTING PLAN
SHEET-L2: PLANTING DETAILS AND SPECIFICATIONS
JRNY CHURCH
364 NEIFFER ROAD
LIMERICK TOWNSHIP | MONTGOMERY COUNTY | PENNSYLVANIA
Site
R-1
SCALE: 1" = 800'
HIGHLAND ROAD
(33' WIDE R.O.W.)
NEIFFER ROAD (S.R. 4021)
(50' WIDE R.O.W.)
PROPOSED ADDITION
(10,284 SF)
FFE 412.6
EXISTING CHURCH
W/ BASEMENT
PROPOSED FUTURE
PLAYGROUND
EXISTING
SHED
SCALE: 1" = 30'
30 0 30 60 120
CALL BEFORE YOU DIG!
1-800-242-1776
SCHOCK
GROUP
BRIAN MADSEN
ENGINEER
PROFESSIONAL
ILLUSTRATIVE SITE PLAN
PRELIMINARY / FINAL LAND DEVELOPMENT PLANS
364 NEIFFER ROAD
LIMERICK TOWNSHIP • MONTGOMERY COUNTY • PENNSYLVANIA
C RAYMOND DAVIS
2124 KIMBERTON ROAD
KIMBERTON, PA 19442
MAY 15, 2026
2197
1
OF 14