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Planning Commission

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Scott France, AICP
Executive Director

June 23, 2026

Mr. Charles L. Guttenplan, AICP
Director of Planning & Zoning
Whitmarsh Township
616 Germantown Pike
Lafayette Hill, Pennsylvania 19444

Re: MCPC #26-0147-001
Plan Name: 6301 Joshua Road
(2 lots comprising 5.3 acres)
Parcel ID: 65-00-06544-15-9
Address: 6301 Joshua Road
Whitemarsh Township

Dear Mr. Guttenplan:

We have reviewed the above-referenced minor subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 29, 2026. We forward this letter as a report of our review.

BACKGROUND

Darryl Field has submitted an application to subdivide an existing 5.3-acre parcel into two lots. Proposed Lot 1 would contain 136,809 square feet and would include an existing single-family dwelling and access driveway. Proposed Lot 2 would contain 95,413 square feet and would include an existing waterbody. No construction or other development is proposed as part of the application.

Both lots are located in the AAAA Residential District. Portions of each lot also fall within the Steep Slope Overlay District and Riparian Corridor Conservation Overlay District. The submitted materials do not clearly depict the extent of the Floodplain Conservation Overlay District.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

ZONING ORDINANCE COMPLIANCE

A. § 116-31. Access to Streets. § 116-31. of the Whitemarsh Township Zoning Ordinance requires that "Each and every lot hereinafter created by subdivision shall have frontage with a minimum width of 50 feet on a public or private street line..." Because the proposed private street frontage for proposed Lot 1 is less than 50 feet in width, a variance from § 116-31. may be required. The applicant is encouraged to pursue variance relief prior to pursuing preliminary plan approval.

B. § 116-31.1. Swimming Pools and Artificial Bodies of Water. The submitted material does not provide sufficient information to determine whether the existing waterbody on proposed Lot 2 is artificial or more than four feet deep. If so, compliance with § 116-31.1. is required. The applicant should provide additional information to the township to confirm whether this regulation applies.

C. Article XXII. Floodplain Conservation Overlay District. The site plan identifies soil types that qualify as "floodplain soils" and are therefore considered part of the Floodplain Conservation Overlay District. The applicant should revise the plans to show the full extent of the Floodplain Conservation Overlay District and demonstrate compliance with all applicable requirements of Article XXII.

D. Article XXL. Steep Slope Overlay District. Portions of both proposed lots appear to be located within the Steep Slope Overlay District. However, the submitted plan includes a note that relies on a prior definition of "steep slope," identifying slopes of 8% or greater rather than 15% or greater, as established by recent zoning ordinance amendments (Ord. No. 1049). The applicant should revise the plans to properly depict the location of steep slopes and, accordingly, the Steep Slope Overlay District. Based on the information provided, the proposal appears to comply with Article XXL.

E. Article XXXV. Riparian Corridor Conservation Overlay District. The Riparian Corridor Conservation Overlay District appears to terminate at the boundary of proposed Lot 2, although it likely extends into proposed Lot 1. The applicant should revise the plans to properly depict the extent of the Riparian Corridor Conservation Overlay District on proposed Lot 1.

JOSHUA ROAD BRIDGE OVER THE PENNSYLVANIA TURNPIKE

MCPC is aware of ongoing discussions between PennDOT and the Pennsylvania Turnpike Commission regarding the Joshua Road bridge over the Pennsylvania Turnpike, which is located in close proximity to the subject property. The township is encouraged to remain in communication with both agencies to determine if and how such work may affect eventual right-of-way limits, access and future use of the proposed lots (e.g., through construction easements or similar impacts). The applicant should be notified of any such impacts once they are identified.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; however, the applicability of and compliance with certain ordinance requirements as discussed in our review comments should be clarified before preliminary plan approval.

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 (#26-0147-001) on any plans submitted for final recording.

Sincerely,



Timothy Konetchy, AICP, Senior Community Planner
timothy.konetchy@montgomerycountypa.gov – 610-292-4917

c: Darryl Field, Applicant
Craig McAnally, Township Manager
Aaron Kostyk, Chair, Township Planning Commission
Krista Heinrich, PE, Township Engineer
Sean Kilkenny, Esq., Township Solicitor
Jessica Buck, District Manager, MCCD

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



631 Joshua Road
MCPC#260147001

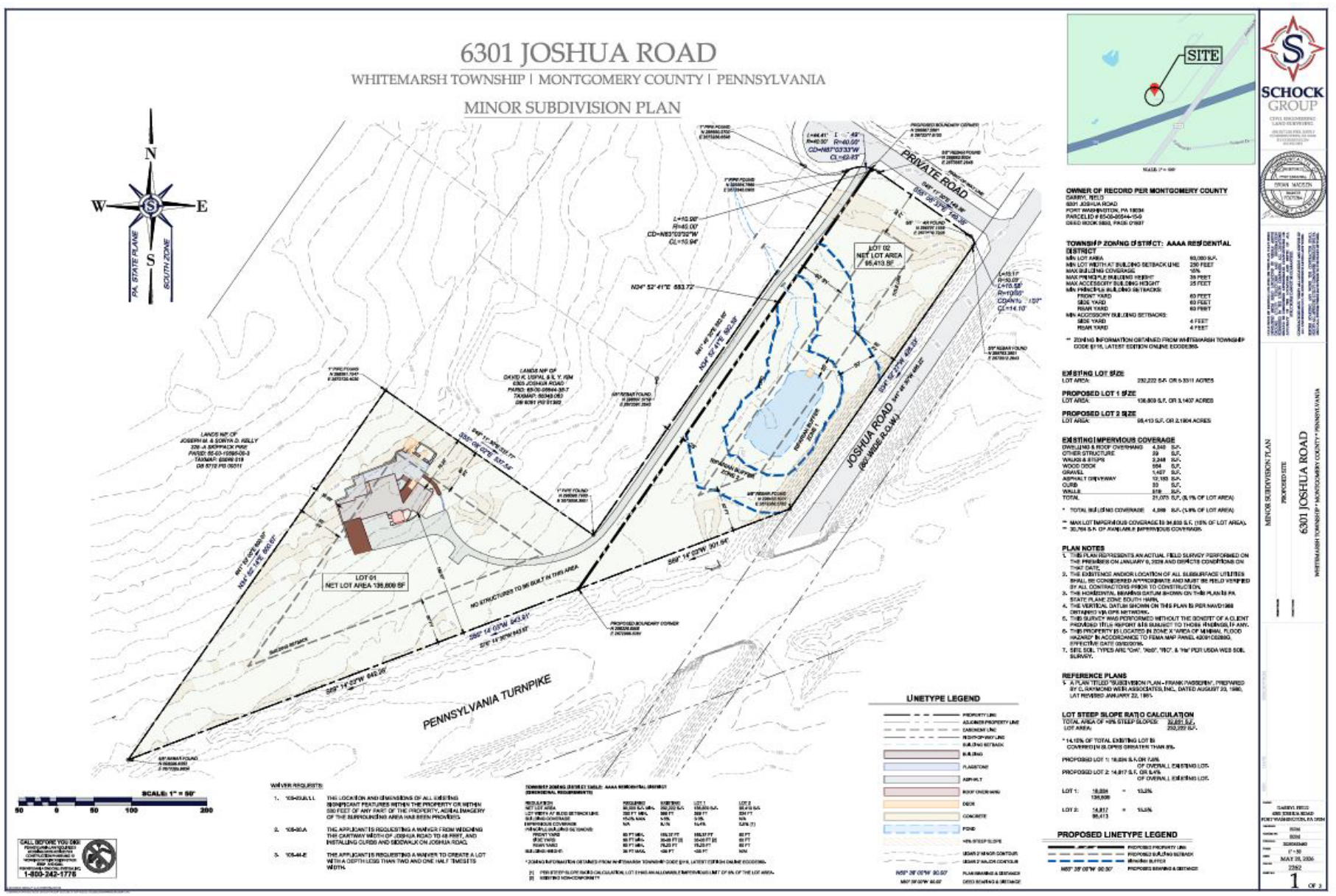
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Aerial photography provided by Nearmap


6301 JOSHUA ROAD
WHITEMARSH TOWNSHIP | MONTGOMERY COUNTY | PENNSYLVANIA
MINOR SUBDIVISION PLAN
SITE
SCHOCK GROUP
PRIVATE ROAD
JOSHUA ROAD
PENNSYLVANIA TURNPIKE
LOT 01
NET LOT AREA 136,809 SF
LOT 02
NET LOT AREA
95,413 SF
OWNER OF RECORD PER MONTGOMERY COUNTY
TOWNSHIP ZONING DISTRICT: AAAA RESIDENTIAL DISTRICT
EXISTING LOT SIZE
PROPOSED LOT 1 SIZE
PROPOSED LOT 2 SIZE
EXISTING IMPERVIOUS COVERAGE
PLAN NOTES
REFERENCE PLANS
LOT STEEP SLOPE RATIO CALCULATION
LINETYPE LEGEND
PROPOSED LINETYPE LEGEND
WAIVER REQUESTS:
SCALE: 1" = 50'
CALL BEFORE YOU DIG!
1-800-242-1776
6301 JOSHUA ROAD
MINOR SUBDIVISION PLAN
PROPOSED SITE
MAY 28, 2026
1 OF 3