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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

June 30, 2026

Mr. Henry Sekawungu, Director of Planning,
Zoning and Code Enforcement
Towamencin Township
1090 Troxel Road
Lansdale, Pennsylvania 19446

Re: MCPC #21-0012-004
Plan Name: Belfair Square Final Plan Revision
(9 lots comprising 3.94 acres)
ID 530009628003, 530009624007, 530007336009,
530009616006, 530009620002, 530009612001,
530002028007, 530009608005
Situate: Welsh Road between Grist Mill Road and Vernon Court
Towamencin Township

Dear Mr. Sekuwungu:

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 June 2, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Caracausa Acquisitions LP, is proposing to construct 16 townhomes on 3.94 acres along Welsh Road between Grist Mill Road and Vernon Court. The site consists of multiple parcels, including a .66-acre parcel at the southwest corner that will be open space. The property is in the Residential Business and Professional Overlay District and is zoned MRC – Mixed Residential Cluster which permits R-5 Townhomes by right.

This final plan is a revision. The original plan consisted of four quadplexes on the corners of the property with open space and parking in the center.

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040*: *A Shared Vision*. The property is in the Suburban Residential future land use designation, which allows less dense single-family detached homes as a primary use. It also falls within Towamencin Residential and Wooded land use designations.

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 adopting this ordinance. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPE PLAN

This submission did not include a landscape plan, making it difficult for MCPC to conduct a thorough review of the proposal. It is our understanding that a landscape plan will be included in the next submission; we look forward to reviewing the next submission to provide further feedback that the landscape plan may yield.

STORMWATER MANAGEMENT

The applicant should ensure there is an operation and maintenance agreement in place for the stormwater management infrastructure so that inspections are regularly conducted. In addition, the plan shows a 4-foot walking path from the development to the open space area; the County recommends allowing vehicular access to the area to allow for efficient operational maintenance of the stormwater infrastructure.

EASEMENT ACCESS

The plan shows a proposed sanitary easement that appears to be running under the decks of some of the houses; the County recommends making the easement location clearer and clarifying the width. The applicant should also ensure that the easement will not be adversely impacted by the residential construction.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal, but we believe that our suggested revisions will better accomplish Towamencin Township’s planning objectives. Please print the assigned MCPC number *21-0012-004* on any plans submitted for final recording.

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 adopt this proposal, Section 502 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

David Greenberg

David Greenberg, Senior County Planner
(610)-278-3741 – david.greenberg@montgomerycountypa.gov

c: Dave Caracausa, Applicant
Alex Hughes, The Crossroads Group LLC, Applicant's Engineer
David Kraynik, Township Manager
Robert Iannozzi, Township Solicitor
Mary Stover, Township Engineer
Brett MacKay, Township Planning Commission Chair

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



Belfair Square Final Plan Revision
MCPC#210012004

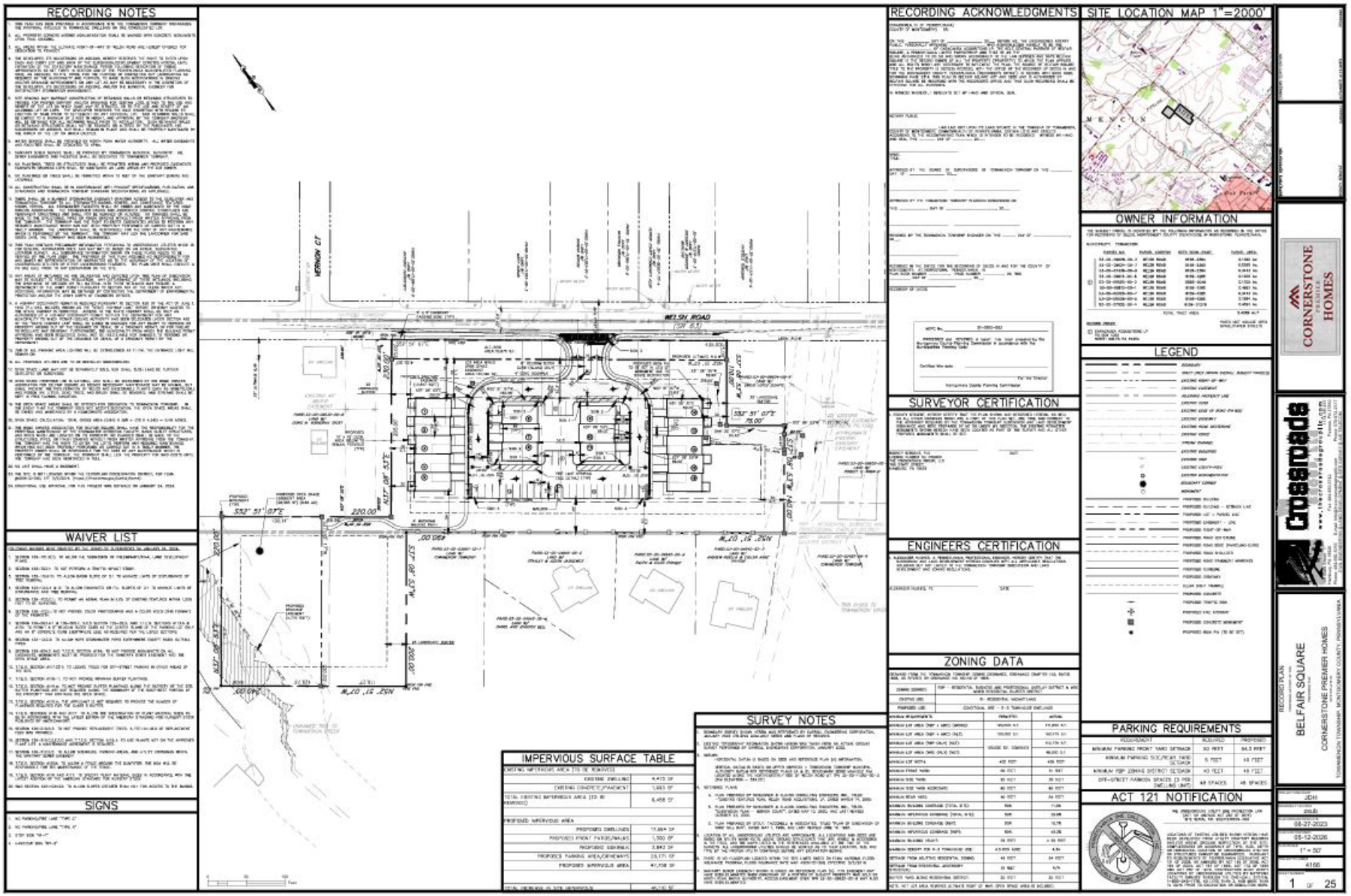
Montgomery County Planning Commission

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Aerial photography provided by Nearmap


RECORDING NOTES
WAIVER LIST
SIGNS
WELSH ROAD
(SR 63)
HERRON CT
IMPERVIOUS SURFACE TABLE
SURVEY NOTES
RECORDING ACKNOWLEDGMENTS
SURVEYOR CERTIFICATION
ENGINEERS CERTIFICATION
ZONING DATA
SITE LOCATION MAP 1"=2000'
OWNER INFORMATION
LEGEND
PARKING REQUIREMENTS
ACT 121 NOTIFICATION
RECORD PLAN
BELFAIR SQUARE
CORNERSTONE PREMIER HOMES
CORNERSTONE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
CORNERSTONE PREMIER HOMES
Crossroads
JDH
08-27-2025
05-12-2026
1" = 50'
4166
1 OF 25