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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

July 8, 2026

Mr. Joseph Czajkowski, Manager
Lower Salford Township
379 Main Street
Harleysville, Pennsylvania 19438-2391

Re: MCPC #25-0246-002
Plan Name: 379 Main Subdivision & PD Impound Garage
Parcel ID: 50-00-01387-00-3
(1 lot comprising .25 acres)
Situate: 379 Main Street (cross street: Kulp Road)
Lower Salford Township

Dear Mr. Czajkowski:

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

BACKGROUND

Lower Salford Township is proposing to build a 60-foot by 40-foot (2,400-square-foot) impound garage for the Lower Salford Township Police Department and an area reserved for future parking. The impound garage would be adjacent to an existing parking lot located on the township property between the Township Office Building (parcel 50-00-01387-00-3) and the Harleysville Fire Company (parcel 50-00-01390-00-9).

The proposal includes a subdivision and parcel consolidation for the area around the township building, which we reviewed in a previously submitted proposal in a letter dated December 4, 2025. The township complex consists of three parcels, two of which are in the VC Village Commercial District and one in the R-2 Residential District. Three parcels are proposed to be combined to become Lot 1, where the Township Building is located. An existing dwelling and accessory structures are located on the same parcel as the township building and are proposed to be subdivided from the township parcel to become a separate lot, identified on the plan as Lot 2. The existing driveway accessed from Kulp Road would have a 50-foot-wide right-of-way that would provide access proposed Lot 2.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan*, MONTCO 2040: A Shared Vision,* which shows the area as "Village Center." Village Centers are traditional village areas with a mix of retail, office, and residential uses, and usually have small separate buildings located close to each other. The proposal is also generally consistent with the Indian Valley Regional Comprehensive Plan, as it is located in a Village Conservation area on the Future Land Use map. New in-fill development should be compatible with the existing character and heritage of the village.

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 township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

PREVIOUS COMMENTS

We reviewed the previously submitted proposal for this site in a letter dated December 4, 2025. In our previous review letter for the subdivision and parcel consolidation, we did not provide any comments as we found no land use, transportation, design, or other issues that should have been addressed at the time, and the previous proposal did not include additional improvements to the property.

IMPOUND GARAGE

A. Landscaping. We recommend the township consider planting foundation landscaping to soften the appearance of the proposed garage, as per Section 142-42.G.(5). The subdivision plan does not show landscaping; therefore, we cannot provide specific comments regarding proposed landscaping. However, we do suggest that a landscape screen would help to protect the adjacent residential properties and the appearance of the township property.

B. Stormwater. The proposed impound garage would increase impervious coverage on the site. We recommend considering how additional stormwater runoff would be handled by the existing stormwater system. The township may want to consider integrating a rain garden to capture additional runoff, which would also add aesthetic and habitat value.

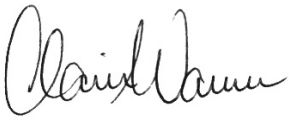
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Salford's planning objectives for development in the Harleysville area.

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 25-0246-002 on any plans submitted for final recording.

Sincerely,



Claire Warner, Principal Community Planner I
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Manus McHugh, Chair, Township Planning Commission
Michael Beuke, Director of Building and Zoning
Andrew Freimuth, Township Solicitor
Michele Fountain, P.E., Township Engineer
John Evarts, P.E., Township Engineer
Stephanie Butler, P.E., Township Traffic Engineer
Keith Bergman, Chair, Township Board of Supervisors
Patti Reimel, Codes Administrative Assistant
Holly Hosterman, Assistant to the Township Manager

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

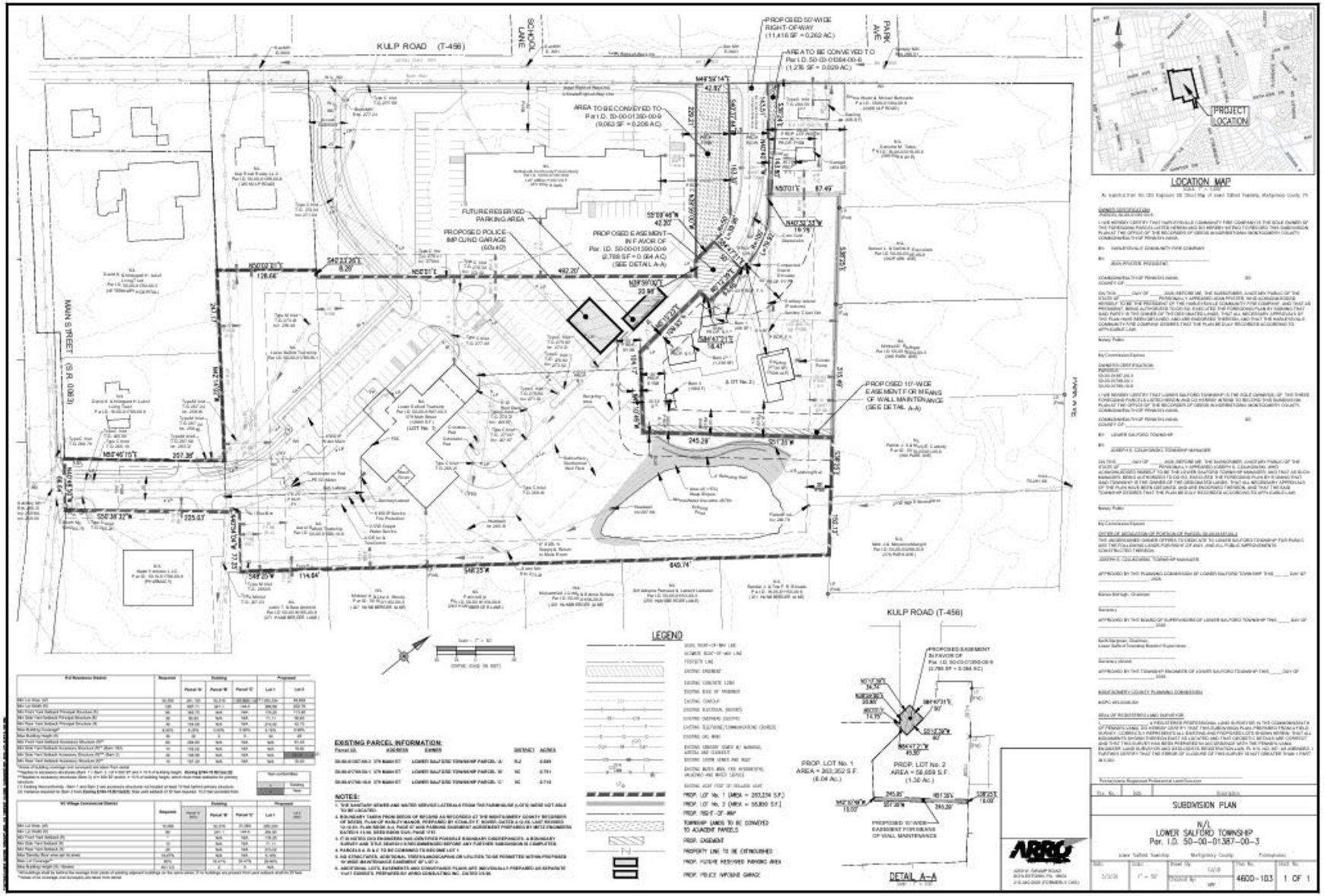


379 Main Subdivision and
PD Impound Garage
MCPC#250246002

Montgomery
County
Planning
Commission

0 100 200 400 Feet

N


KULP ROAD (T-456)
SCHOOL LANE
PARK AVE
MAIN STREET (SR 0031)
PROPOSED 50'-WIDE RIGHT-OF-WAY (11,416 SF = 0.262 AC)
AREA TO BE CONVEYED TO Par I.D. 50-00-01684-00-6 (1,236 SF = 0.029 AC.)
AREA TO BE CONVEYED TO Par I.D. 50-00-01380-00-9 (9,063 SF = 0.208 AC)
FUTURE RESERVED PARKING AREA
PROPOSED POLICE BARN/GARAGE (60'x40')
PROPOSED EASEMENT IN FAVOR OF Par. I.D. 50-00-01390-00-6 (2,788 SF = 0.064 AC) (SEE DETAIL A-A)
PROPOSED 10'-WIDE EASEMENT FOR MEANS OF WALL MAINTENANCE (SEE DETAIL A-A)
LOCATION MAP
PROJECT LOCATION
LEGEND
EXISTING PARCEL INFORMATION:
NOTES:
DETAIL A-A
PROP. LOT No. 1 AREA = 263,352 S.F. (6.04 Ac.)
PROP. LOT No. 2 AREA = 56,659 S.F. (1.30 Ac.)
PROPOSED 10'-WIDE EASEMENT FOR MEANS OF WALL MAINTENANCE
SUBDIVISION PLAN
LOWER SALFORD TOWNSHIP
Par. I.D. 50-00-01387-00-3
Montgomery County
4600-103 1 OF 1