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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

August 4, 2026

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

Re: MCPC #26-0186-001
Plan Name: H&A Property and Allebach Property Lot Line Adjustment
(1 lot comprising approximately 2.5 acres)
Parcel ID: 50-000-2017-003 and 50-000-4351-009
Situate: Main Street (Cross Street: Clemens Road (north),
Quarry Road (east), and Stover Road (west))
Lower Salford Township

Dear Mr. Czajkowski:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 13, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, H&A Properties, Limited Partnership, is proposing a lot line adjustment to relocate the existing lot line between the H&A Property Meadowbrook Plaza (parcel no. 50-000-2017-003) and the adjacent Allebach Property (parcel no. 50-000-4351-009) to incorporate approximately 2.5 acres of the Allebach Property into the H&A Property.

The applicant's property, which currently consists of a shopping center with the Hennings Market and other commercial uses, and a parking lot with frontage along Main Street (S.R. 63). The property is located in the C-Commercial Zoning District. The adjacent property is in the MU Mixed-Use Zoning District and is currently undeveloped. The township is planning to preserve the undeveloped property as open space.

The proposed lot line adjustment is associated with another proposal for the 2.5 acres to be rezoned from MU Mixed Use to C Commercial. The applicant submitted the zoning ordinance and

map amendments, as well as a site plan proposal, which we reviewed in separate review letters dated August 4, 2026.

COMPREHENSIVE PLAN COMPLIANCE

A. Montco 2040. The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, the County's comprehensive plan, which shows the property within the Community Mixed-Use Future Land Use area, and surrounded by Suburban Residential. Community Mixed-Use Areas are local community focal points that typically have a significant retail or institutional element with surrounding residential uses.

B. Indian Valley Regional Comprehensive Plan. The proposal is also generally consistent with the Indian Valley Regional Comprehensive Plan which shows the area in the Designated Growth area, where development should be concentrated in order to preserve open space and rural character of surrounding areas.

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 issue that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

COORDINATED PLANNING

The township is planning to do a master plan for the preservation and open space use of the Allebach property. We recommend that the applicant and township coordinate their planning efforts to ensure that any future pedestrian connections between the properties are accommodated.

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 26-0186-001 on any plans submitted for final recording.

Sincerely,

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

c: H&A Properties, Limited Partnership, Applicant
Robert W. Gundlach, Jr., Esq. Applicant's Representative
Hannay Soisson, Esq., Applicant's Representative
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, Township Codes Administrative Assistant
Holly Hosterman, Assistant to the Township Manager

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

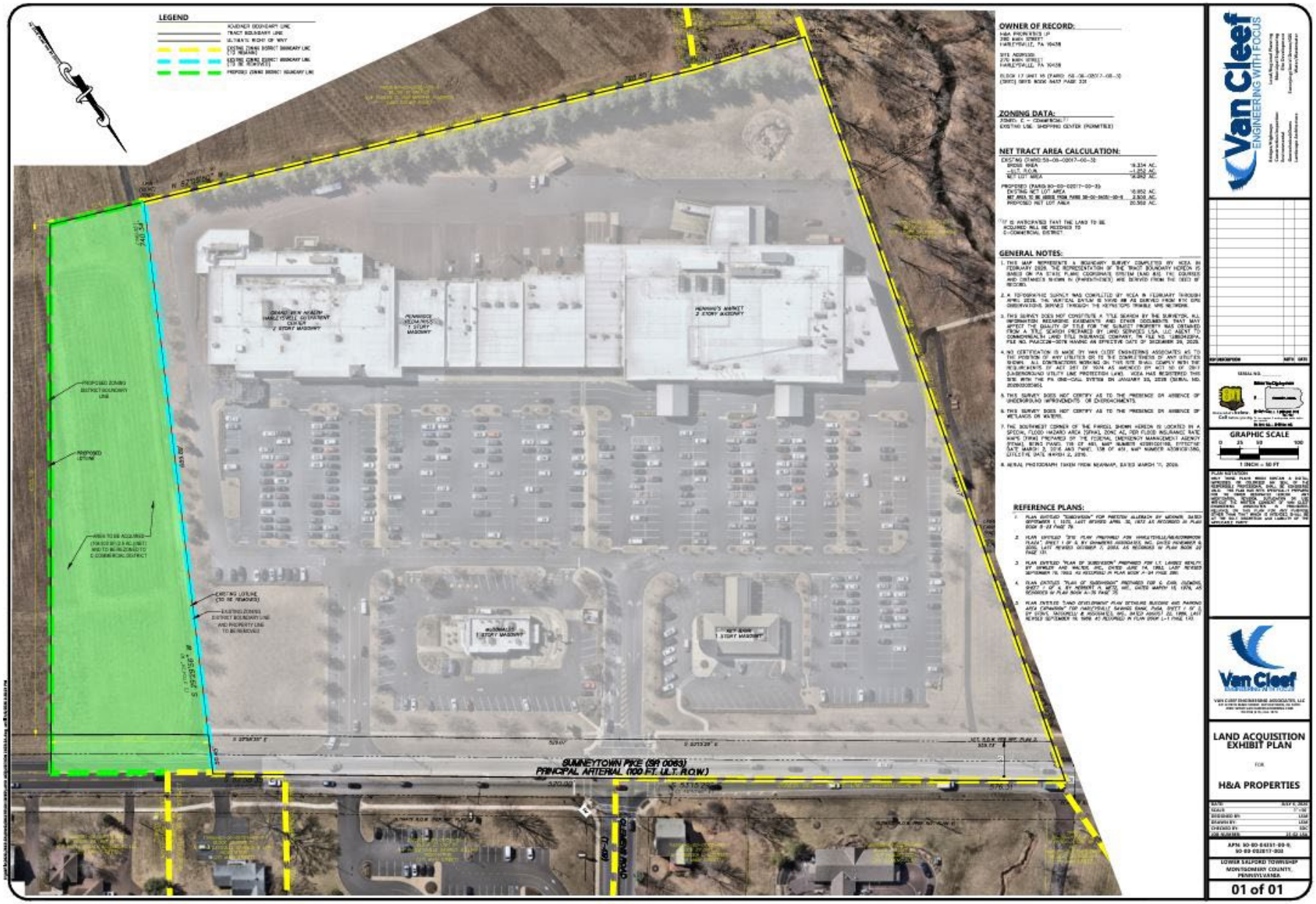


H&A Allebach Lot Line
MCPC#260186001

Montgomery County Planning Commission
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www.montcopa.org/plancom
Aerial photography provided by Nearmap

0 150 300 600 Feet

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LEGEND
OWNER OF RECORD:
ZONING DATA:
NET TRACT AREA CALCULATION:
GENERAL NOTES:
REFERENCE PLANS:
SUMNEYTOWN PIKE (SR 0063)
PRINCIPAL ARTERIAL (100 FT. ULT. R.O.W.)
GRAPHIC SCALE
LAND ACQUISITION EXHIBIT PLAN
H&A PROPERTIES
LOWER SALFORD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
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