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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

August 7, 2026

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

Re: MCPC #26-0139-002
Plan Name: 85 Township Line Road
(1 lot comprising 13.46 acres)
Parcel ID: 50-00-04423-00-9
Situate: Township Line Road (Cross Street: Store Road (west)/Old Forty Foot Road (east))
Lower Salford Township

Dear Mr. Czajkowski:

We have reviewed the above-referenced subdivision plan in accordance with Section 502, and the zoning ordinance amendment in accordance with Section 609, of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 15, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Hallmark Building Group, has submitted a sketch plan for a 13-unit residential subdivision to be located at the northeast corner of the intersection of Township Line Road and Store Road. The submission includes a zoning ordinance amendment to the R-1A Zoning District to permit a Regional Township Improvement (RTI) Development and associated development standards.

The sketch plan proposes a cluster-style development with all lots, including one flag lot, being accessed by a cul-de-sac from the realigned Store Road. The proposed development includes the realignment of Store Road to create a four-way intersection with Township Line Road. A paved path is proposed along Store Road.

The property is in the R-1A Residence Zoning District, and the proposed Regional Township Improvement development would be required to meet the R-1 Cluster District standards, with

modifications. The property is currently undeveloped and is not served by public sewer. We reviewed previously submitted plans for this site in a letter dated June 17, 2026.

COMPREHENSIVE PLAN COMPLIANCE

A. Indian Valley Regional Comprehensive Plan. The proposal is generally consistent with the Indian Valley Regional Comprehensive Plan which shows the property in the "Rural Resource Area" future land use category. Rural Resource Areas consist of open land with a rural appearance that includes farms, small woodlands, some low-density residential homes, and rural villages.

B. Montco2040. The proposal is also generally consistent with the county's comprehensive plan, *MONTCO 2040: A Shared Vision,* which shows the area as Rural Resource. These rural areas primarily consist of farms, scattered low-density homes, and villages, and should have very limited new development.

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

GENERAL COMMENTS

A. Regional Township Improvement (RTI). The proposed RTI Development use would be based on whether a developer proposes to develop a tract of land that also includes the installation of a regional township improvement, which could include road realignment or regional stormwater management facilities. Due to the local roads and surrounding land uses, we feel that the proposal and the intersection alignment feel local in nature, and we question whether this proposal qualifies as regionally significant, and if the intersection alignment is, in fact, necessary in this area. If the township wants the road to be realigned and is comfortable with defining the proposal as regionally significant, we suggest that both the proposed sketch plan and the proposed zoning amendments be considered for the potential impact on other properties in the R-1A District.

B. Cluster Zoning. We recommend the applicant clarify the type of use and terminology used on the sketch plan and zoning ordinance amendment submission materials. For example, the applicant is proposing that the RTI Development use would adhere to the provisions of the R-1 Cluster District, while on the sketch plan the proposed use is R-1 Cluster. The use should be written as RTI Development. We suggest that the applicant and township coordinate to determine the best use and use standards for the site.

ZONING ORDINANCE AMENDMENT

The proposed zoning text amendment was written to allow this development in the R-1A District. The text amendment states that RTI Developments may adhere to the R-1 Cluster Districts standards and include provisions that exclude it from certain requirements that would otherwise be required of residential developments in the R-1 Cluster District.

We recommend that the township consider the implications of the proposed text amendments, as they could be applied to several properties in the R-1A Zoning District. There are several locations of staggered intersections within the R1-A District that could potentially qualify as a RTI Development if an intersection is proposed to be realigned.

A. Development Standards. Based on the zoning amendment, a RTI Development could adhere to the R-1 Cluster District standards. In addition, the proposed amendment also includes modifications to the R-1 Cluster District standards. We recommend the township consider if the following proposed modifications would meet the goals of the R-1A District.

   1. *Common Open Space*. The required common open space shall be a minimum of 40% of the gross tract area and may include the development's storm water management facilities. The R-1 Cluster District currently requires at least 60% of the tract to be open space. The township's general provisions for common open space limit the stormwater detention facilities to 10% of common open space (§ 164-22.F). The proposed modification could result in less common open space for cluster-style developments.

   2. *Neighborhood Open Space*. The modifications would allow for Neighborhood Open Space Standards to not be required when centralized open space is not part of the development. We feel that there should be some amount of common neighborhood open space, especially in a cluster style development that is intended to preserve open space and may leave individual lots with less private open space.

   3. *Tree Replacement*. The text amendment would exclude the RTI Development from the tree replacement requirements in the SALDO. We recommend that there should be some provisions for tree replacement for all developments. If replacement of all trees removed is not feasible on the site, the applicant could pay a fee in lieu or plant trees elsewhere in the township.

SKETCH PLAN

The applicant has proposed sketch plans that adhere to R-1 Cluster District requirements, as well as the modified proposed standards in the submitted ordinance amendment, as reviewed in the zoning comments above.

A. Transportation. The property has frontage along Township Line Road, the border with Skippack Township, and is approximately one-half mile from the Village of Skippack. We encourage any new development within walking and biking distance of the commercial activity in Skippack and to plan for future residents traveling in a variety of modes to access the village center.

1. *Road Realignment Safety*. We recommend the township consider how the intersection realignment would result in a safter intersection and safer Township Line Road overall. Other traffic calming and safety improvements should be considered for the intersection design. We recommend the road be designed for complete streets and with a four-way stop.

2. *Pedestrian Connections*. The proposal includes an 8-foot-wide path along Store Road, but no pedestrian connections are shown along Township Line Road. We recommend adding a path along Township Line Road to connect to the proposed path on Store Road.

B. Open Space. We suggest that the applicant consider how to design the layout of the lots to provide useable common open space. Based on the sketch plan provided, it does not appear that the proposal would meet the design requirements, nor the intent to preserve open land and natural features, of the R-1 Cluster District. The R-1 Cluster requires that 60% of the tract be preserved as common open space, in accordance with § 164-22 (per § 164-36.2). The lots would range in size from approximately 15,000 square feet to 35,000 square feet, with most being more than double the minimum required size for the R-1 Cluster District (§ 164-36.4).

1. *Neighborhood Open Space Standards*. We recommend the applicant and township consider how to integrate more common open space into the development (as per §§ 164.26, 164-22). The intent of R-1 Cluster states that cluster developments be compact neighborhoods with direct visual access to open land, with neighborhood open space, and with a strong neighborhood identity (§ 164-36.1). The proposed text amendment would exclude RTI Developments from the neighborhood open space requirement of the R-1 Cluster District.

2. *Realigned Road Open Space*. The realigned Store Road would create open space disconnected from the rest of the development. We recommend the applicant consider if the open space would be usable, and if so, how it could be safely accessed.

C. Stormwater Management. We understand the need for stormwater management, but recommend the applicant and township determine if there are better locations and designs for the basins not to occupy so much of the open space surrounding the residential lots. The text amendment proposes standards that would allow more of the open space to be used for stormwater management, and the plan does not appear to have much space for usable common open space. In addition, the stormwater basin along the eastern property line would limit the amount of landscape buffering that could be planted.

D. Landscaping. A landscape plan was not submitted with the sketch plan for review. We offer the following comment for the applicant to consider.

1. *Landscape Buffer*. We recommend considering how a buffer for privacy could be provided between lots. For example, Lot 5 is a flag lot off the cul-de-sac and would face the back sides of Lots 6 and 7.

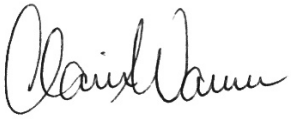
CONCLUSION

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 residential development in the rural resource area of the township.

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 26-0139-002 on any plans submitted for final recording.

Sincerely,



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

c: Hallmark Building Group, Inc., Applicant
Christen Pionzio, Applicant's Representative
Susan Rice, Applicant's Engineer
Manus McHugh, Chair, Township Planning Commission
Michael Beuke, Dir., Township 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 Site Plan



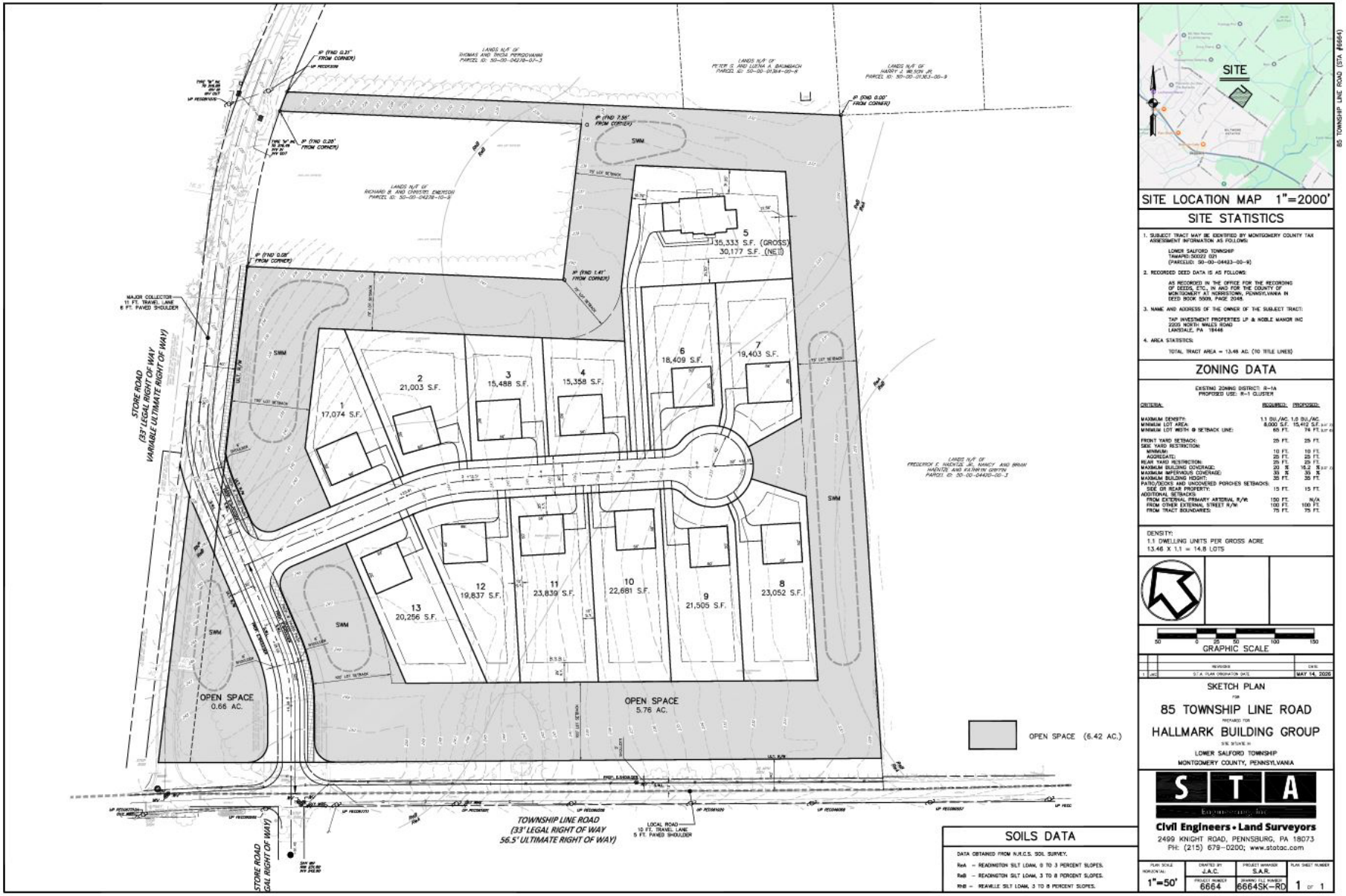
85 Township Line Road
MCPC#260139002

Montgomery County Planning Commission

0 100 200 400 Feet

N

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www.montcopa.org/plancom
Aerial photography provided by Nearmap


SITE
SITE LOCATION MAP 1"=2000'
SITE STATISTICS
1. SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
LOWER SALFORD TOWNSHIP
TAX MAP/ID: 50022 021
(PARCEL ID: 50-00-04423-00-9)
2. RECORDED DEED DATA IS AS FOLLOWS:
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA IN DEED BOOK 5009, PAGE 2048.
3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
TAP INVESTMENT PROPERTIES LP & NOBLE MANOR INC
2205 NORTH WALES ROAD
LANSDALE, PA 19446
4. AREA STATISTICS:
TOTAL TRACT AREA = 13.46 AC. (TO TITLE LINES)
ZONING DATA
EXISTING ZONING DISTRICT: R-1A
PROPOSED USE: R-1 CLUSTER
CRITERIA: REQUIRED: PROPOSED:
MAXIMUM DENSITY: 1.1 DU./AC. 1.0 DU./AC.
MINIMUM LOT AREA: 8,000 S.F. 15,412 S.F.
MINIMUM LOT WIDTH @ SETBACK LINE: 65 FT. 74 FT.
FRONT YARD SETBACK: 25 FT. 25 FT.
SIDE YARD RESTRICTION:
MINIMUM: 10 FT. 10 FT.
AGGREGATE: 25 FT. 25 FT.
REAR YARD RESTRICTION: 25 FT. 25 FT.
MAXIMUM BUILDING COVERAGE: 20 % 16.2 %
MAXIMUM IMPERVIOUS COVERAGE: 35 % 35 %
MAXIMUM BUILDING HEIGHT: 35 FT. 35 FT.
PATIO/DECKS AND UNCOVERED PORCHES SETBACKS:
SIDE OR REAR PROPERTY: 15 FT. 15 FT.
ADDITIONAL SETBACKS:
FROM EXTERNAL PRIMARY ARTERIAL R/W: 150 FT. N/A
FROM OTHER EXTERNAL STREET R/W: 100 FT. 100 FT.
FROM TRACT BOUNDARIES: 75 FT. 75 FT.
DENSITY:
1.1 DWELLING UNITS PER GROSS ACRE
13.46 X 1.1 = 14.8 LOTS
GRAPHIC SCALE
SOILS DATA
DATA OBTAINED FROM N.R.C.S. SOIL SURVEY.
ReA – READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES.
ReB – READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES.
RhB – REAVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES.
SKETCH PLAN
85 TOWNSHIP LINE ROAD
HALLMARK BUILDING GROUP
LOWER SALFORD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
S T A
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.statac.com
PLAN SCALE HORIZONTAL: 1"=50'
DRAFTED BY: J.A.C.
PROJECT MANAGER: S.A.R.
PLAN SHEET NUMBER: 1 OF 1
PROJECT NUMBER: 6664
DRAWING FILE NUMBER: 6664SK-RD
OPEN SPACE (6.42 AC.)
OPEN SPACE 0.66 AC.
OPEN SPACE 5.76 AC.
TOWNSHIP LINE ROAD (33' LEGAL RIGHT OF WAY 56.5' ULTIMATE RIGHT OF WAY)
STORE ROAD (33' LEGAL RIGHT OF WAY VARIABLE ULTIMATE RIGHT OF WAY)
85 TOWNSHIP LINE ROAD (STA #6664)