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Montgomery County
Planning Commission

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

August 27, 2026

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

Re: MCPC #21-0012-005
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. Sekawungu:

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 July 29, 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 zoned MRC – Mixed Residential Cluster and is within the Residential Business and professional Overlay District, which permits R-5 Townhomes by conditional use. The Mongomery County Planning Commission (MCPC) reviewed the most recent iteration of this proposal on June 30, 2026.

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

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

LAYOUT

The overall layout of the plan is tight, given the acreage of the site. The homes at the eastern portion of the plan back up to the rain garden, giving them a very limited backyard. The current plan proposes a 25-foot-wide driveway throughout the development, but the applicant might consider narrowing the driveway or even making it a one-way street with angled parking. This would create more space in the rear of the townhomes on the edge of the rain garden while ensuring a safer flow of traffic.

In addition, the ingress/egress appears to be too narrow for an adequate turning radius, as the truck turning plan shows trucks driving over the median while entering and leaving the development. The County recommends widening these lanes to allow for a turning radius that ensures safe access to and from the development.

LANDSCAPE PLAN

A. Rain Gardens – The plan shows plantings within the rain garden on the eastern portion of the site, but none in the basin on the open space parcel; the county recommends including plantings in this rain garden as well.

B. Encroachment – There are October Glory Red Maples shown at the center of the plan in very close proximity to the six townhomes; these Red Maples risk encroaching on the townhomes as they grow to their full size, so the County recommends installing smaller plantings that will not adversely affect the adjacent homes.

C. Front Yards – The plan does not show any plantings on the front yards of the homes. The County recommends incorporating plantings on the front yards without impacting utilities. The applicant should consult the County's Building Better Townhome Communities for more information on incorporating plantings safely around utilities.

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.

TRANSPORTATION

Because the site is located along a state road (SR 63), the applicant should work with PennDOT to obtain a High Occupancy Permit for the ingress/egress.

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 *21-0012-005* 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 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 (#21-0012-005) on any plans submitted for final recording.

Sincerely,

David Greenberg

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

c: Dave Caracausa, Caracausa Acquisitions LP, Applicant
Alex Hughes, PE, The Crossroads Group, LLC , Applicant's Representative
David Kraynik, Township Manager
Mark Hosterman, Esq., 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

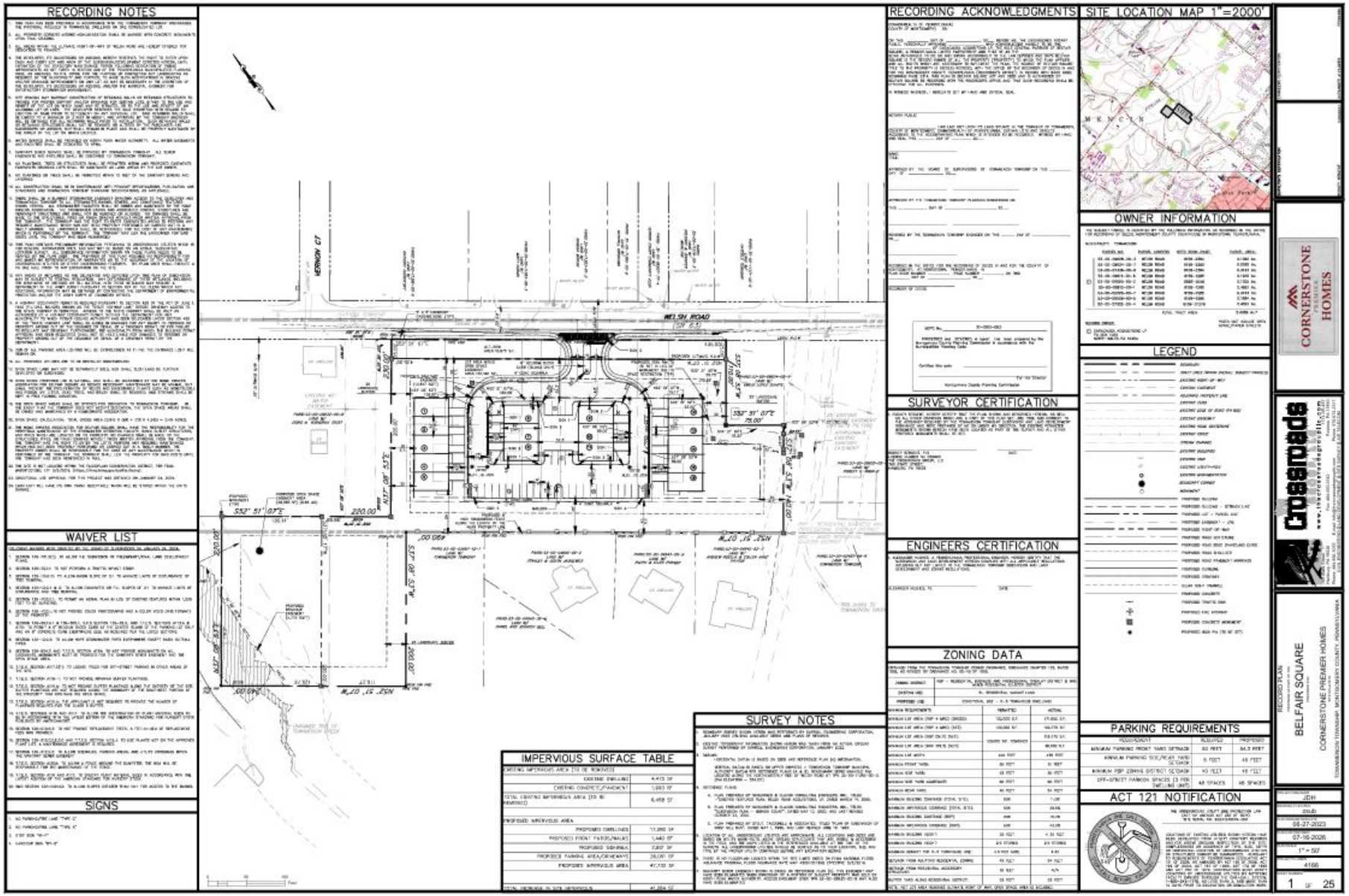


Belfair Square Final Plan Revision
MCPC#210012005

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap

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RECORDING NOTES
WAIVER LIST
SIGNS
HERRON CT
MEYSH ROAD
RECORDING ACKNOWLEDGMENTS
SURVEYOR CERTIFICATION
ENGINEERS CERTIFICATION
ZONING DATA
SURVEY NOTES
IMPERVIOUS SURFACE TABLE
SITE LOCATION MAP 1"=2000'
OWNER INFORMATION
LEGEND
PARKING REQUIREMENTS
ACT 121 NOTIFICATION
CORNERSTONE HOMES
BELFAIR SQUARE
RECORD PLAN
CORNERSTONE PREMIER HOMES
06-27-2023
07-16-2026
1" = 50'
4166
1 OF 25