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Scott France, AICP
Executive Director

September 14, 2026

Ms. Victoria S. Trost, Borough Manager
Borough of Bryn Athyn
P.O. Box 683
Bryn Athyn, Pennsylvania 19009

Re: MCPC 26-0215-001
Proposal Name: Pennink 2012 Family Trust & Pennypack Watershed Association
(5 lots comprising 66.14 acres)
Parcel ID: 03-00-00334-40-1, 03-00-0334-50-9, 03-00-00340-10-7, 03-00-00340-02-6, 03-00-00340-00-8
Situate: Creek Road (south), Byberry Road (west)
Bryn Athyn Borough

Dear Ms. Trost:

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 August 20, 2026. We forward this letter as a report of our review.

BACKGROUND

Our office received an application for review involving two plans for lot line change revisions associated with the larger Pennypack Ecological Restoration Trust/Pennypack Watershed Association holdings along Creek Road in Bryn Athyn Borough. Both plans are identified as paper changes only, with no construction proposed, and are intended to adjust property boundaries among existing ownership tracts while maintaining the overall development pattern and preserving the existing improvements.

The first plan involves a lot line adjustment between property owned by the Pennink 2012 Family Trust (Tax Block 1 Unit 29) and the Pennypack Watershed Association (Tax Block 1 Unit 14). Approximately 199,698 square feet of land is exchanged between the two tracts, reconfiguring the boundary while maintaining each parcel's overall acreage with no net change in lot area. The revised lot line appears intended to create a more logical lot configuration and ownership pattern without affecting existing development on the site.

The second plan proposes an additional lot line adjustment among three adjoining parcels owned by the Pennypack Watershed Association, Pennink 2012 Family Trust, and Mark J. Pennink. Under this proposal, approximately 24,292 square feet is transferred from the Mark J. Pennink tract to the Pennink 2012 Family Trust tract. The Pennypack Watershed Association parcel remains unchanged in area, while the Trust parcel increases from approximately 6.40 acres to 6.96 acres and the Mark J. Pennink parcel decreases from

approximately 7.48 acres to 6.92 acres. As with the first plan, the purpose is limited to boundary realignment and title adjustments, with no new development or construction activity proposed.

COMPREHENSIVE PLAN COMPLIANCE

COUNTY COMPREHENSIVE PLAN

The proposed plan primarily aligns with the objectives and themes of the comprehensive plan. The property is in an existing proposed open space area, and according to the Future Land Use Plan, the subject lands are classified as an Open Space Area. Open Space Areas on the Montco 2040 Future Land Use Plan are intended for conservation and preservation purposes and generally consist of parks, permanently protected open space, environmentally sensitive lands, and greenway connections. These areas are expected to remain largely undeveloped, with development limited to conservation-compatible uses such as park facilities, preservation-oriented cluster development, or limited expansion of existing development.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports these proposals; however, during our review, we found the following issues that the applicant and officials in each municipality may want to consider before granting final plan approval.

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMPLIANCE

A. Minor Subdivision Plan - The borough should verify that the revised lot configurations meet minimum lot area, frontage, width, and setback requirements and that the boundary changes do not create new nonconformities. Existing dwellings, driveways, easements, access arrangements, and other site features should continue to function as intended and remain appropriately located relative to the revised property lines. In addition, given the involvement of Pennypack Watershed Association lands and environmentally sensitive areas near Pennypack Creek, the boundary adjustments should preserve any existing conservation restrictions, open space obligations, or environmental protections. Finally, the applicant should complete the necessary deed revisions and plan recordation to ensure that the revised ownership and parcel boundaries are accurately reflected in the public record.

B. Conservation Easements and Future Subdivision Potential - The plans do not appear to identify any existing conservation easements on the subject properties. If any conservation easements are present, the applicant should demonstrate that the proposed lot line adjustments and any future subdivision or development potential are consistent with the easements' terms. Conservation easements often limit subdivision, development, or land disturbance to protect natural, agricultural, scenic, or open space resources. Any future subdivision of the affected properties should comply with all applicable conservation easement restrictions and, where required, the municipality's conservation subdivision and open space preservation standards.

DESIGN ISSUES

A. Lot Access (Pennink 2012 Family Trust & Pennypack Watershed Association Plan) - The proposed lot line adjustment appears to create a parcel without direct frontage on or access to a public street. Although the parcel may remain under common ownership with the adjoining property, the applicant should

clarify the lot's intended use and demonstrate compliance with applicable frontage and access requirements. If the parcel is intended to remain separately conveyable, the borough should consider whether legal access arrangements or other measures are necessary to prevent the creation of a landlocked lot.

CONCLUSION

We reiterate that the MCPC generally supports this application; however, we recommend that municipal officials consider the issues raised in this letter.

Please note that the review comments and recommendations in this report are advisory to the municipality, and final disposition on 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 before 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 (*26-0215-001*) on any plans submitted for final recording.

Sincerely,

Kevin Chavous

Kevin Chavous, ASLA, SITES AP, LEED AP, WELL AP, CNU-A, AICP CUD
Design Planner
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c: Mark Pennink, Pennink 2012 Family Trust & Pennypack Ecological Restoration Trust, Applicant
Nick Rose, PE, ProTract Engineering, Inc., Applicant's Engineer
R. Richard Herder Jr., Borough Solicitor

Attachments: A) Aerial View of Site
B) Reduced Copy of Applicant's Plan

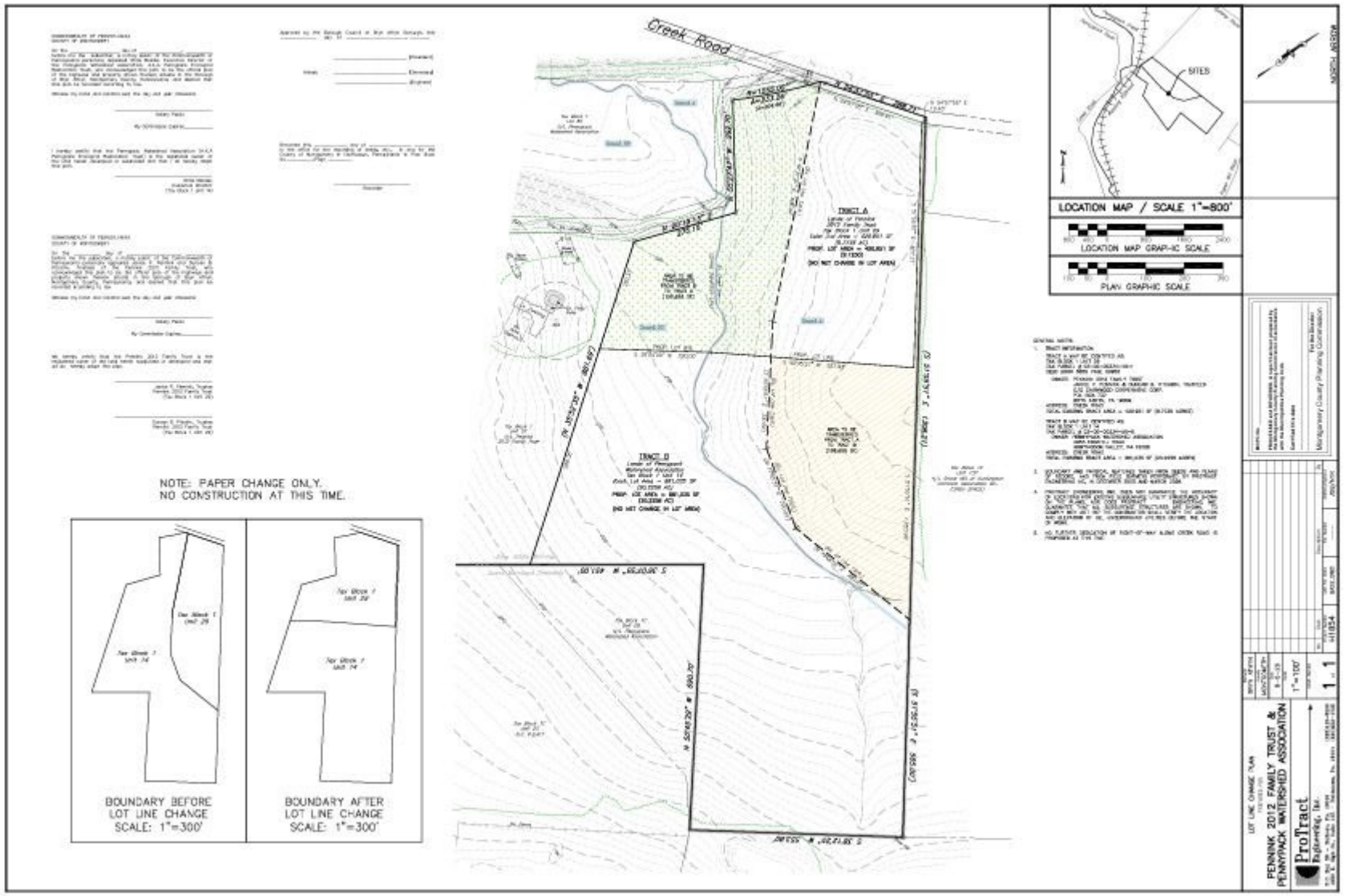


Pennink & PERT Lot Line Change
MCPC#260215001

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

0 200 400 800 Feet

N


Creek Road
TRACT A
TRACT B
LOCATION MAP / SCALE 1"=800'
LOCATION MAP GRAPHIC SCALE
PLAN GRAPHIC SCALE
NOTE: PAPER CHANGE ONLY.
NO CONSTRUCTION AT THIS TIME.
BOUNDARY BEFORE
LOT LINE CHANGE
SCALE: 1"=300'
BOUNDARY AFTER
LOT LINE CHANGE
SCALE: 1"=300'
PENNINK 2012 FAMILY TRUST &
PENNYPACK WATERSHED ASSOCIATION
ProTract
Engineering, Inc.
Montgomery County Planning Commission