MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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www.montgomerycountypa.gov

Montgomery County
Planning Commission

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

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

September 29, 2026

Mr. David Conroy
Zoning Officer & Planning Coordinator
Upper Gwynedd Township
1 Parkside Place
North Wales, Pennsylvania 19454

Re: MCPC # 26-0230-001
Plan Name: Matlack Minor Subdivision
(1 lots comprising 1.35 acres)
Situate: Ridgeview Drive
Upper Gwynedd Township

Dear Mr. David Conroy:

We have reviewed the above-referenced minor subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 9th, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Frank and Nancy Matlack, propose to subdivide an existing single family residential property into two properties within the R-2 Residential District. The property is located at 909 Allentown Road in Upper Gwynedd Township. In the past, the property was subdivided into two properties but combined under one parcel number. This proposal is to formally separate the two parcels. No improvements appear to be proposed.

COMPREHENSIVE PLAN COMPLIANCE

REGIONAL PLAN

This parcel is classified as low-density single-family residential within the Upper Gwynedd Township 2040 Comprehensive Plan. These are predominantly single-family detached homes on lots of one acre or greater, however some neighborhoods may differ due to older regulations or those pertaining to cluster developments.

COUNTY PLAN

This parcel is classified as a suburban residential area within the Montgomery County Comprehensive Plan, Montco 2040. These are areas which depend on automobiles for transportation and often have

extensive landscaping on individual properties. Single-family detached homes are the most prominent type of housing.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with the Upper Gwynedd Township 2040 Comprehensive Plan.

CONCLUSION

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 #26-0230-001 on any plans submitted for final recording.

Sincerely,

Margaux Petruska

Margaux Petruska, Senior Community Planner
Margaux.petruska@montgomeryocuntypa.gov – 610-278-3728

c: Upper Gwynedd Township
Sandra Brookley Zadell, Township Manager
Meagan Hurst, Assistant Township Manager

Attachments: A. David Conroy, Zoning Officer/Staff Planner
B. Jessica Buck, District Manager, MCCD



Matlack Minor Subdivision
MCPC#260230001

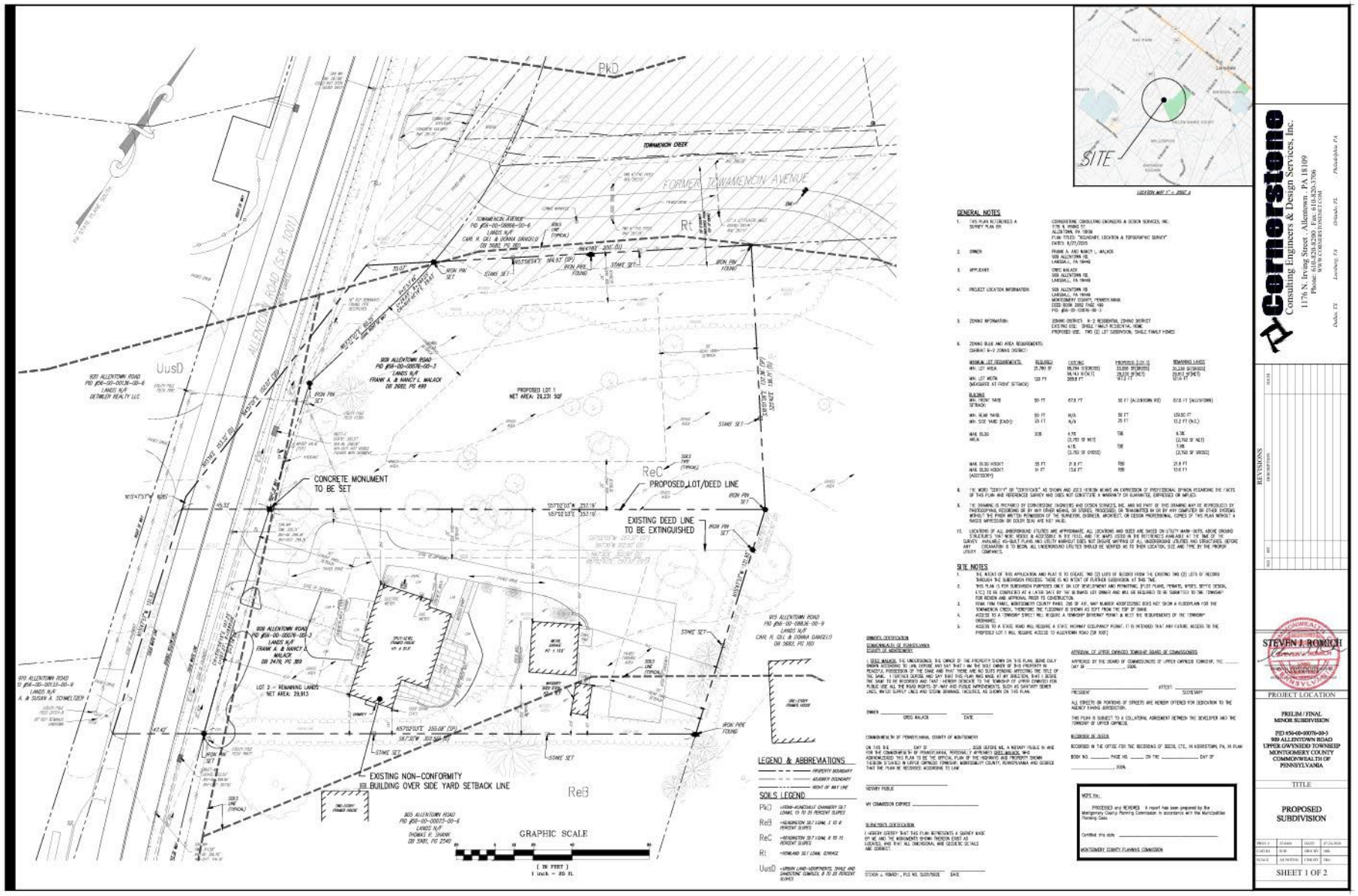
Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning

Aerial photography provided by Nearmap



GENERAL NOTES

1. THIS PLAN REFERENCES A SURVEY PLAN BY: CORNERSTONE CONSULTING ENGINEERS & DESIGN SERVICES, INC. 1176 N. IRVING ST. ALLENTOWN, PA 18109. PLAN TITLED: "BOUNDARY, LOCATION & TOPOGRAPHIC SURVEY" DATED: 8/27/2025
2. OWNER: FRANK A. AND NANCY L. MALACK, 909 ALLENTOWN RD, LANSDALE, PA 19446
3. APPLICANT: GREG MALACK, 909 ALLENTOWN RD, LANSDALE, PA 19446
4. PROJECT LOCATION INFORMATION: 909 ALLENTOWN RD, LANSDALE, PA 19446, MONTGOMERY COUNTY, PENNSYLVANIA, DEED BOOK 3682 PAGE 499, PID #56-00-00076-00-3
5. ZONING INFORMATION: ZONING DISTRICT: R-2 RESIDENTIAL ZONING DISTRICT, EXISTING USE: SINGLE FAMILY RESIDENTIAL HOME, PROPOSED USE: TWO (2) LOT SUBDIVISION, SINGLE FAMILY HOMES
6. ZONING BULK AND AREA REQUIREMENTS: (SUBURBAN R-2 ZONING DISTRICT)

MINIMUM LOT REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED LOT 1	REMAINING LANDS
MIN. LOT AREA:	21,780 SF	88,794 SF(2.038 AC)	33,886 SF(0.778 AC)	30,240 SF(0.694 AC)
MIN. LOT WIDTH (MEASURED AT FRONT SETBACK)	120 FT	200.0 FT	167.2 FT (±)	29.80 FT (±) (NOTE 1) 121.6 FT
BUILDING: MIN. FRONT YARD SETBACK:	50 FT	67.6 FT	50 FT (ALLENTOWN RD)	67.6 FT (ALLENTOWN)
MIN. REAR YARD:	50 FT	N/A	50 FT	153.50 FT
MIN. SIDE YARD (EACH):	25 FT	N/A	25 FT	13.2 FT (N.C.)
MAX. BLDG AREA:	30%	4.5% (1,783 SF NET) 4.1% (1,783 SF GROSS)	19%	6.3% (2,192 SF NET) 5.9% (2,192 SF GROSS)
MAX. BLDG HEIGHT:	35 FT	21.8 FT	±35	21.8 FT
MAX. BLDG HEIGHT: (ACCESSORY)	14 FT	13.6 FT	±35	10.6 FT

8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
9. THE DRAWING IS PREPARED BY CORNERSTONE ENGINEERS AND DESIGN SERVICES, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A BASIS IMPRESSION OF SEVERE SEAL ARE NOT VALID.
10. LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES AND NOTE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

SITE NOTES

1. THE INTENT OF THIS APPLICATION AND PLAT IS TO CREATE TWO (2) LOTS OF RECORD FROM THE EXISTING TWO (2) LOTS OF RECORD THROUGH THE SUBDIVISION PROCESS. THERE IS NO INTENT OF FURTHER SUBDIVISION AT THIS TIME.
2. THIS PLAN IS FOR SUBDIVISION PURPOSES ONLY. ON LOT DEVELOPMENT AND PERMITTING, (LOT PLANS, PERMITS, NOTES, SEPTIC DESIGN, ETC.) TO BE CONDUCTED AT A LATER DATE BY THE BUILDER. LOT OWNER AND WILL BE REQUIRED TO BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
3. FEMA FIRM PANEL: MONTGOMERY COUNTY PANEL 336 OF 410, MAP NUMBER 42091C0336G DOES NOT SHOW A FLOODPLAIN FOR THE TOWAMENCIN CREEK, THEREFORE THE FLOODWAY IS SHOWN AS 50FT FROM THE TOP OF BANK.
4. ACCESS TO A TOWNSHIP STREET WILL REQUIRE A TOWNSHIP DRIVEWAY PERMIT & MEET THE REQUIREMENTS OF THE TOWNSHIP ORDINANCE.
5. ACCESS TO A STATE ROAD WILL REQUIRE A STATE HIGHWAY OCCUPANCY PERMIT. IT IS INTENDED THAT ANY FUTURE ACCESS TO THE PROPOSED LOT 1 WILL REQUIRE ACCESS TO ALLENTOWN ROAD (SR 100).

OWNER'S CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

I, GREG MALACK, THE UNDERSIGNED, BEING ONE OF THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, DULY ELECTED ACCORDING TO LAW, DEPOSE AND SAY THAT I AM THE SOLE OWNER OF THIS PROPERTY IN PEACEFUL POSSESSION OF THE SAME AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME. I FURTHER DEPOSE AND SAY THAT THIS PLAN WAS MADE AT MY DIRECTION, THAT I DESIRE THE SAME TO BE RECORDED AND THAT I HEREBY DEDICATE TO THE TOWNSHIP OF UPPER GWYNEDD FOR PUBLIC USE ALL THE ROAD RIGHTS OF WAY AND PUBLIC IMPROVEMENTS, SUCH AS SANITARY SEWER LINES, WATER SUPPLY LINES AND STORM SEWERAGE FACILITIES, AS SHOWN ON THIS PLAN.

OWNER _____ GREG MALACK _____ DATE

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF MONTGOMERY

ON THIS THE _____ DAY OF _____ 2026 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED GREG MALACK, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE PROPERTY AND PREMISES SHOWN THEREON SITUATED IN UPPER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA AND DESIRE THAT THE PLAN BE RECORDED ACCORDING TO LAW.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME AND THE MONUMENTS SHOWN THEREON EXIST AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

STEVEN J. ROMICH, PLS NO. SU051606E _____ DATE

LEGEND & ABBREVIATIONS

PROPERTY BOUNDARY
EASEMENT BOUNDARY
RIGHT OF WAY LINE

SOILS LEGEND

PkD — HOWELL-KLINESVILLE COMPLEX, 0 TO 25 PERCENT SLOPES
ReB — READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES
ReC — READINGTON SILT LOAM, 8 TO 15 PERCENT SLOPES
Rt — HOWELL SILT LOAM, OCCASIONALLY FLOODED
UusD — URBAN LAND-HOFFMEISTER, SHALE AND SANDSTONE COMPLEX, 8 TO 25 PERCENT SLOPES

APPROVAL OF UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER GWYNEDD TOWNSHIP, THIS _____ DAY OF _____, 2026.

_____ ATTEST: _____
PRESIDENT SECRETARY

ALL STREETS OR PORTIONS OF STREETS ARE HEREBY OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION.

THIS PLAN IS SUBJECT TO A COLLATERAL AGREEMENT BETWEEN THE DEVELOPER AND THE TOWNSHIP OF UPPER GWYNEDD.

RECORDING OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN NORRISTOWN, PA, IN PLAN BOOK NO. _____ PAGE NO. _____ ON THE _____ DAY OF _____, 2026.

NOTE for:
PROVIDED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date _____
MONTGOMERY COUNTY PLANNING COMMISSION

Cornerstone
Consulting Engineers & Design Services, Inc.
1176 N. Irving Street · Allentown · PA 18109
Phone: 610-820-8200 · Fax: 610-820-5706
www.cornerstoneinc.com
Philadelphia, PA · Lansdale, PA · Oxford, PA

REVISIONS

NO.	DESCRIPTION	DATE

STEVEN J. ROMICH
Licensed Professional Land Surveyor
COMMONWEALTH OF PENNSYLVANIA

PROJECT LOCATION

PRELIM / FINAL
MINOR SUBDIVISION
PID #56-00-00076-00-3
909 ALLENTOWN ROAD
UPPER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF
PENNSYLVANIA

TITLE

PROPOSED SUBDIVISION

PROJ. #	25-0408	DATE	07.24.2026
CAD ID:	BOB	DRAWN BY:	DRC
SCALE:	AS NOTED	CHECKED BY:	DRC

SHEET 1 OF 2