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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 20, 2024

Michael Mrozinski, Director of Community Development
Lower Providence Township
100 Parklane Drive
Eagleville, PA 19403

Re: MCPC #24-0176-001
Plan Name: 15 Highland Avenue
(1 lot comprising 1.16 acres)
Situate: 15 Highland Avenue
Lower Providence Township

Dear Mr. Mrozinski:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 7, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicants, Caesar and Enza Gambone, have proposed the construction of one single family detached dwelling along Highland Ave. in Lower Providence Township. The dwelling would impact 0.57 of the 1.16 acre lot with supportive driveway and utility connections.

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. Our comments are as follows:

REVIEW COMMENTS

PEDESTRIAN CIRCULATION

A. The neighboring lot currently contains a sidewalk along the street which ends before the new lot. We recommend extending the sidewalk in front of the lot and proposed dwelling to maintain safe pedestrian pathways.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, however, we believe that our suggested revisions will better achieve the township's goals.

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 (#24-0176-001) on any plans submitted for final recording.

Sincerely,



Ryan Lamberti, Environmental Planner II

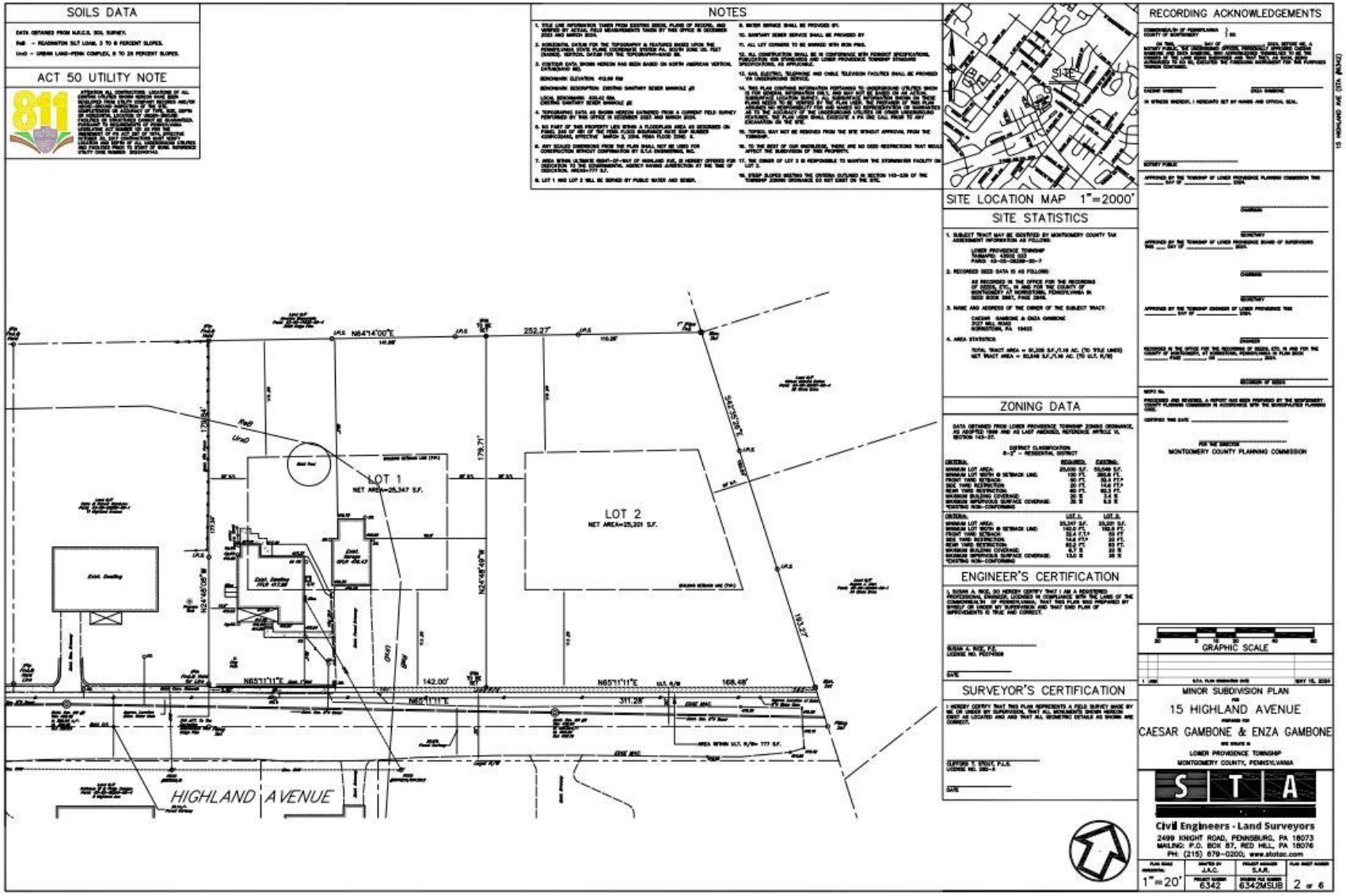
610-278-3729 – Ryan.Lamberti@montgomerycountypa.gov

c: S.T.A. Engineering, Inc., Applicant's Representative
Mark Kuberski, Chair, Township Planning Commission
Timothy Woodrow, PE, Township Engineer

Attachments: (A) Site Plan
(B) Aerial

ATTACHMENT A

Site Plan – 15 Highland Avenue, Lower Providence Township



ATTACHMENT B

Aerial – 15 Highland Avenue, Lower Providence Township



15 Highland Avenue
MCPC#240176001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
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Aerial photography provided by Nearmap

0 50 100 200 Feet

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