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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 27, 2024

Christopher Hoffman, Township Manager
Lower Moreland Township
640 Red Lion Road
Huntingdon Valley, PA 19006-6234

Re: MCPC# 24-0230-001
626 Pinney Road Subdivision
Situate: Pinney Road/Buck Road
Lower Moreland Township

Dear Mr. Hoffman:

We have reviewed the above-referenced sketch plan as you requested on October 24, 2024. We forward this memo as a report of our review and recommendations.

BACKGROUND

The applicant, Michael Ho d/b/a 2221 Tasker LLC, proposes to subdivide a 73,500 square foot parcel into a 22,500 square foot parcel containing an existing dwelling, and a 15,000 square foot parcel that will contain a proposed single-family detached dwelling with associated infrastructure. The development will occur in the RSD-2 Residential Single Detached 2 zoning district.

REVIEW COMMENTS

Emergency Management Access: The Township should ensure that emergency management vehicles can safely access the proposed extension of Allison Road, especially if a portion of the driveway will be dedicated to the Township.

Stormwater Management: Due to the increased impervious surfaces on the proposed lots, managing stormwater will be critical. The Township and developer should collaborate to ensure stormwater best management practices are incorporated into the site design.

Property Overlapping: It appears from the proposed design that a portion of the existing building encroaches on the proposed new lot. If this issue exists, it should be rectified. The applicant may want

to consider moving the proposed new building closer to Allison Road to allow for a larger backyard and a more functional space between buildings.

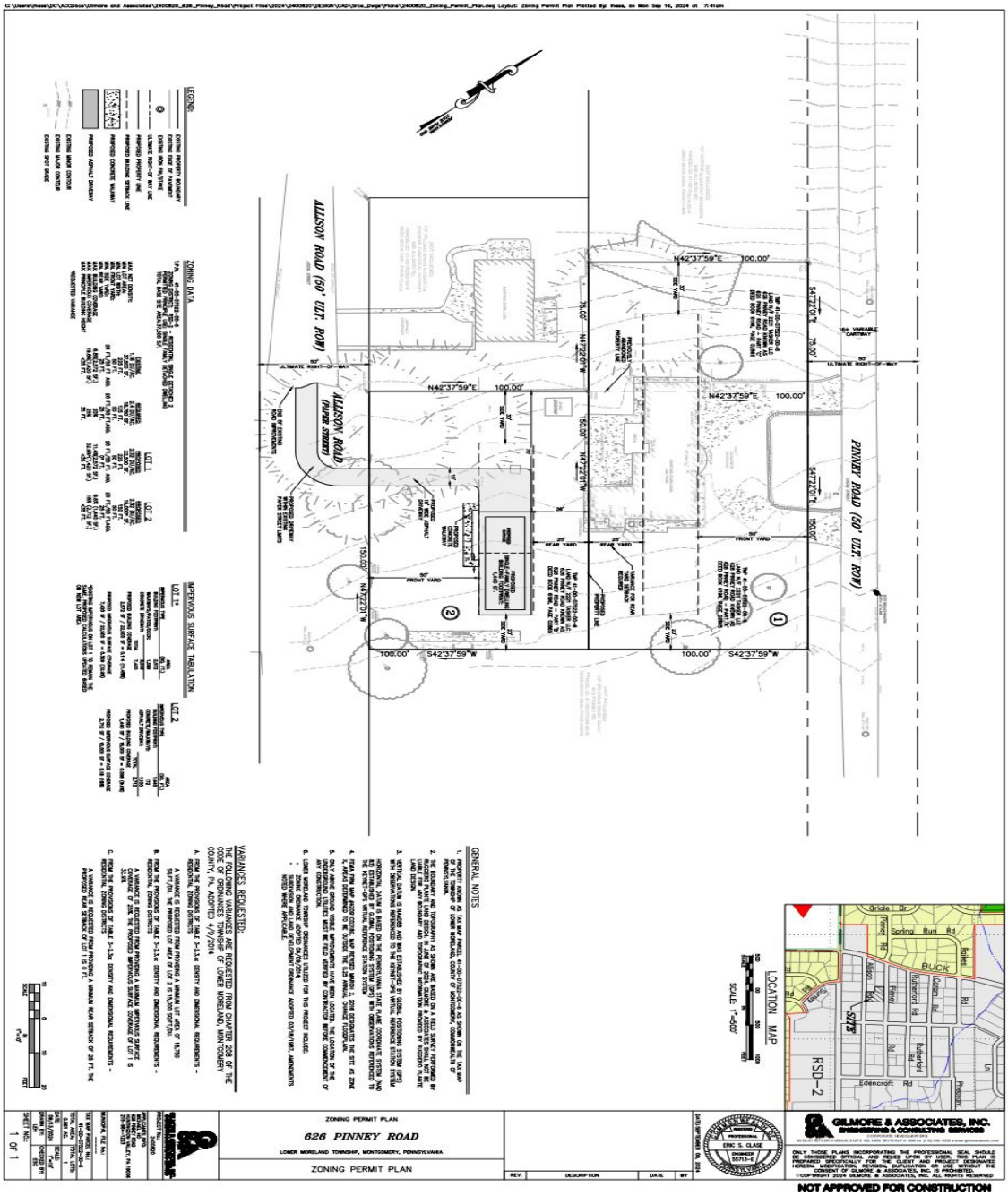
Sincerely,

Jon A. Lesher, Environmental Planning Assistant Manager
610-278-3750 – Jon.Lesher@montgomerycountypa.gov

C: Andrew Frey, Chair, Lower Moreland Township Planning Commission
John B. Rice, Esq., Lower Moreland Township Solicitor
Timothy P. Woodrow, P.E., Lower Moreland Township Engineer

Attachments:
Site Plan (Appendix 1)
Aerial (Appendix 2)

Site Plan – 626 Pinney Road Subdivision, Lower Moreland Township



Aerial – 626 Pinney Road Subdivision, Lower Moreland Township

