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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

December 19, 2024

Alice Eastmure, Township Manager
Skippack Township
4089 Heckler Road
P.O. Box 164
Skippack, PA 19474

Re: MCPC # 24-0255-001
Plan Name: Lehigh Valley Underground Conditional Use
1 lot comprising 9.96 acres
Situate: 2031 Cressman Road
Skippack Township

Dear Ms. Eastmure:

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 November 20, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Lehigh Valley Underground, LLC, proposes to construct a paved surface lot consisting of 5 truck parking spaces and 5 passenger car parking spaces. In addition, a fence surrounding the lot, a gate at the driveway entrance, and a sign along Cressman Road are all proposed.

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 Skippack Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

STORMWATER MANAGEMENT

1. MCPC recognizes this plan was adopted on October 9, 2024, but would note that all stormwater management should meet the requirements in the township ordinance.
2. Avoiding the tree line when putting in the basin would be optimal. The tree line should be left relatively undisturbed.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Skippack Township's planning objectives for LI development.

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 (*24-0255-001*) on any plans submitted for final recording.

Sincerely,

Stephen Zbyszinski, Senior Farmland Preservation Planner
Stephen.zbyszinski@montgomerycountypa.gov , 610-278-5960

c: Lehigh Valley Underground, LLC
Thomas Ludgate
Franco D'Angelo, Chairman

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS A AND B



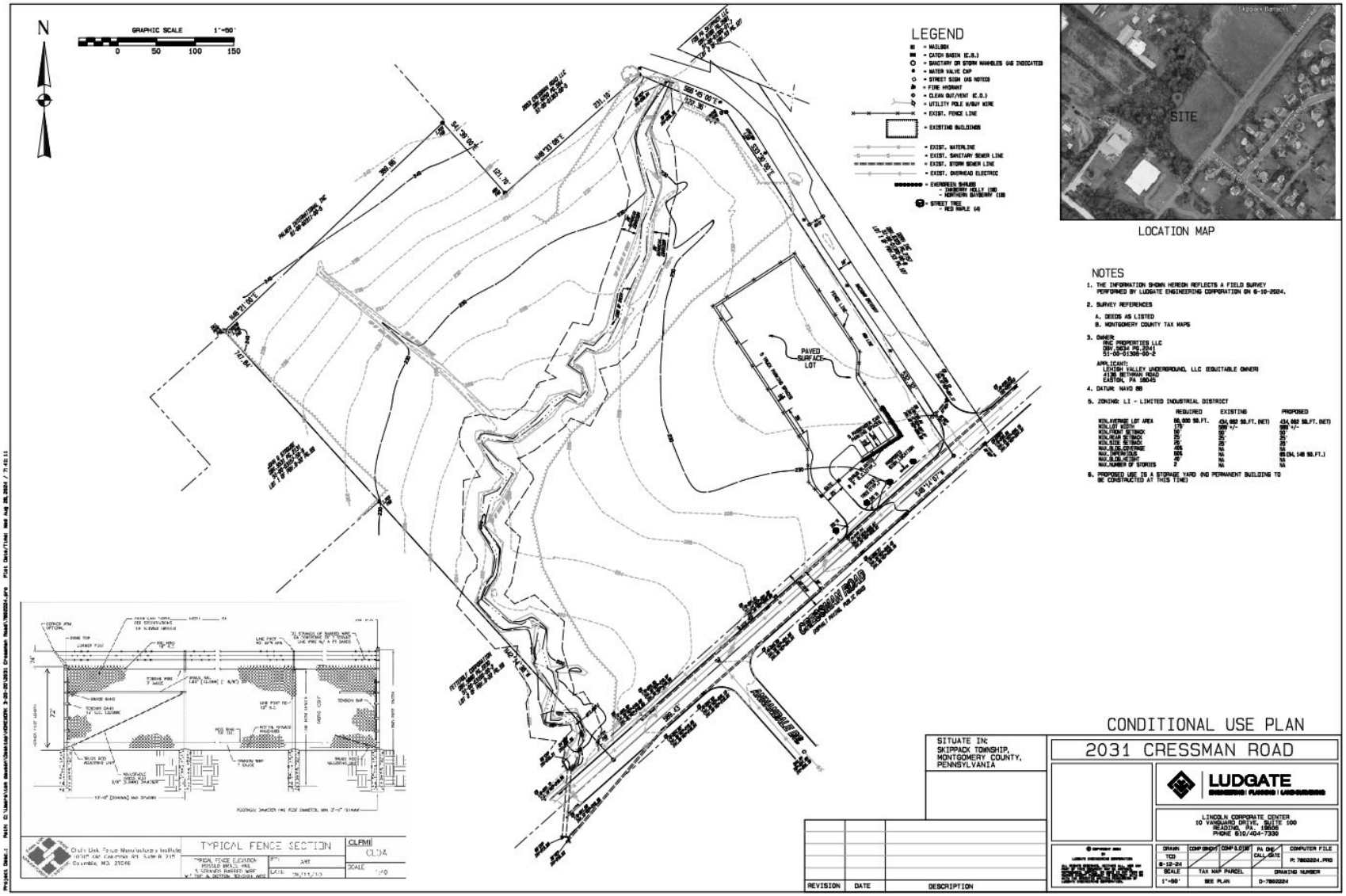
Lehigh Valley Underground Conditional Use
MCPC#240255001

Montgomery County Planning Commission

0 100 200 400 Feet

N

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


N
GRAPHIC SCALE 1"=50'
0 50 100 150
LEGEND
= MAILBOX
= CATCH BASIN (C.B.)
= SANITARY OR STORM MANHOLES (AS INDICATED
= WATER VALVE CAP
= STREET SIGN (AS NOTED)
= FIRE HYDRANT
= CLEAN OUT/VENT (C.O.)
= UTILITY POLE W/GUY WIRE
= EXIST. FENCE LINE
= EXISTING BUILDINGS
= EXIST. WATERLINE
= EXIST. SANITARY SEWER LINE
= EXIST. STORM SEWER LINE
= EXIST. OVERHEAD ELECTRIC
= EVERGREEN SHRUBS
- INKBERRY HOLLY (IH)
- NORTHERN BAYBERRY (LB)
= STREET TREE
- RED MAPLE (A)
PAVED SURFACE LOT
CRESSMAN ROAD
ASHBRIDGE RD
SITE
LOCATION MAP
NOTES
1. THE INFORMATION SHOWN HEREON REFLECTS A FIELD SURVEY PERFORMED BY LUDGATE ENGINEERING CORPORATION ON 6-10-2024.
2. SURVEY REFERENCES
A. DEEDS AS LISTED
B. MONTGOMERY COUNTY TAX MAPS
3. OWNER:
RNC PROPERTIES LLC
DEED BOOK 5824
51-00-01305-50-3
APPLICANT:
LEHIGH VALLEY UNDERGROUND, LLC (EQUITABLE OWNER)
4186 BETHMAR ROAD
EASTON, PA 18045
4. DATUM: NAVD 88
5. ZONING: LI - LIMITED INDUSTRIAL DISTRICT
REQUIRED EXISTING PROPOSED
MIN. AVERAGE LOT AREA 80,000 SQ.FT. 434,982 SQ.FT. (NET) 434,982 SQ.FT. (NET)
MIN. LOT WIDTH 175' 598'+/- 598'+/-
MIN. FRONT SETBACK 50' 50' 50'
MIN. REAR SETBACK 50' 250' 250'
MIN. SIDE SETBACK 25' 25' 25'
MAX. BUILDING HEIGHT 65' N/A N/A
MAX. IMPERVIOUS 80% N/A 65% (34,148 SQ.FT.)
MAX. BUILDING HEIGHT 3' N/A N/A
MAX. NUMBER OF STORIES 2 N/A N/A
6. PROPOSED USE IS A STORAGE YARD AND PERMANENT BUILDING TO BE CONSTRUCTED AT THIS TIME)
TYPICAL FENCE SECTION
CLFM1
CLOA
SCALE 1"=10'
CONDITIONAL USE PLAN
SITUATE IN:
SKIPPACK TOWNSHIP,
MONTGOMERY COUNTY,
PENNSYLVANIA
2031 CRESSMAN ROAD
LUDGATE
ENGINEERING | PLANNING | LAND DESIGN
LINCOLN CORPORATE CENTER
110 VANGUARD DRIVE, SUITE 100
READING, PA 19606
PHONE 610/404-7330
REVISION DATE DESCRIPTION
DRAWN TCD
CHECKED P
DATE 6-12-24
SCALE 1"=50'
TAX MAP PARCEL SEE PLAN
COMPUTER FILE P: 7802224.PRO
DRAWING NUMBER D-7802224