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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 18, 2025

Mr. Joseph Czajkowski, Manager
Lower Salford Township
379 Main Street
Harleysville, Pennsylvania 19438-2391

Re: MCPC # 25-0047-001
Plan Name: Ennis Subdivision
(2 lots comprising 17.94 acres)
Situate: 440-450 Hoffman Road (Cross Street: Sharon Lane)
Lower Salford Township

Dear Mr. Czajkowski:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 26, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Lewis L. Ennis, is proposing a residential subdivision to create three new lots that could be developed for single family residences in the future. The proposal would convey Parcel no. 50-00-01093-00-9 to parcel no. 50-00-01095-00-7, resulting in a 10.75-acre parcel. Three new lots would be subdivided from Parcel A: Lot 1 (100,783 SF), Lot 2 (88,639 SF), and Lot 3 (a flag lot, 123,587 SF).

The property currently contains a number of existing structures: an existing 2-story dwelling, a barn, a garage, and five sheds. Lot 1 contains an existing 2-story dwelling and a paved driveway that provides access to Hoffman Road through Parcel A. An unnamed tributary runs along the frontage of the entire property, along the frontage of all four lots.

The submitted plans show the how the proposed lots could be developed with single-family dwellings and a shared access driveway from Hoffman Road. The property is located in the R1-A Residential Zoning District.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan*, MONTCO 2040: A Shared Vision,* which shows the area as "Rural Resource Area". Rural Resource Areas consist of open land with a rural

appearance that includes farms, small woodlands, some low-density residential homes, and rural villages. The proposal is also generally consistent with the Indian Valley Regional Comprehensive Plan, as it is located in the Future Land Use map's Rural Resource Conservation area. Rural resource areas primarily consist of farms, scattered low-density homes, and villages. Rural areas should have very limited new development.

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 prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

GENERAL COMMENTS

On the opposite side of Hoffman Road, a subdivision and land development consisting of three single family dwellings is being proposed. We recommend that the applicant consider the other proposal when planning for the streetscape, utilities, and access points.

A. Public Sewer. There is existing public sewer to the north and south of the property. With the potential for residential development and the proposed development on the other side of Hoffman Road, now is an appropriate time to connect to public sewer. We recommend that the extension of the sewer line is appropriate because of the proposed developments on Hoffman Road and the proximity of the existing sewer lines.

SUBDIVISION PLAN

A. Lot Consolidation. We feel that there is conflicting information on the plans provided, which should be clarified for recording purposes and for meeting the appropriate setback requirements. It is unclear from the submitted subdivision plan how Parcel A (Parcel No. 50-00-01093-00-9) and Parcel No. 50-00-01096-00-7 will be handled. There is a note on the plan that Parcel A (Parcel No. 50-00-01093-00-9) will be conveyed to Parcel No. 50-00-01096-00-7, but there does not appear to be a planned lot consolidation. The setbacks for Parcel A are shown around the entire area of Parcel A and Parcel 50-00-01096-00-7, which seems to indicate that they will be treated as one consolidated lot, but only a conveyance rather than a consolidation is noted on the plan.

STREETSCAPE

A. Sidewalks. The applicant is requesting a deferral from Section 142-41 for the installation of a sidewalks or trail along Hoffman Road. We recommend that sidewalks be installed at the time of subdivision rather than waiting for the potential land development. There is a trail to the east of the property that crosses Hoffman Road, but no sidewalk extends to the trail. There are existing sidewalks on the other side of Hoffman Road, but no marked crosswalk that is accessible from the property.

B. Street Trees. Street trees are shown on the plan. We recommend that the trees be planted at the time of subdivision, along with the sidewalks, rather than waiting for a potential future land development.

NATURAL FEATURES

A. Driveway. In the case of a potential future land development, a shared driveway could cross the tributary that runs along the front of the property. To protect the health of the corridor, we recommend that mitigation measures be taken to help reestablish the stream corridor vegetation and protect the stream health.

B. Stormwater Management Areas. The potential new dwelling units would have stormwater management areas on each of the lots. The tributary that runs along the front of the property is a headwaters stream. The headwaters ecosystem is fragile and should be protected. The applicant should be careful of the discharge rate of the stormwater to prevent erosion. In particular, the discharge pipes should be sized correctly as to not erode the tributary.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Salford's planning objectives for low-density residential development and protection of environmentally sensitive areas.

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 (25-0047-001) on any plans submitted for final recording.

Sincerely,



Claire Warner, Senior Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Rick Mast, Applicant's Representative
Manus McHugh, Chair, Township Planning Commission
Michael Beuke, Director of Building and Zoning
Andrew Freimuth, Township Solicitor

Michele Fountain, P.E., Township Engineer
John Evarts, P.E., Township Engineer
Stephanie Butler, P.E., Township Traffic Engineer
Keith Bergman, Chair, Township Board of Supervisors
Patti Reimel, Codes Administrative Assistant
Holly Hosterman, Assistant to the Township Manager

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

ATTACHMENTS A & B



Ennis Subdivision
MCPC#250047001

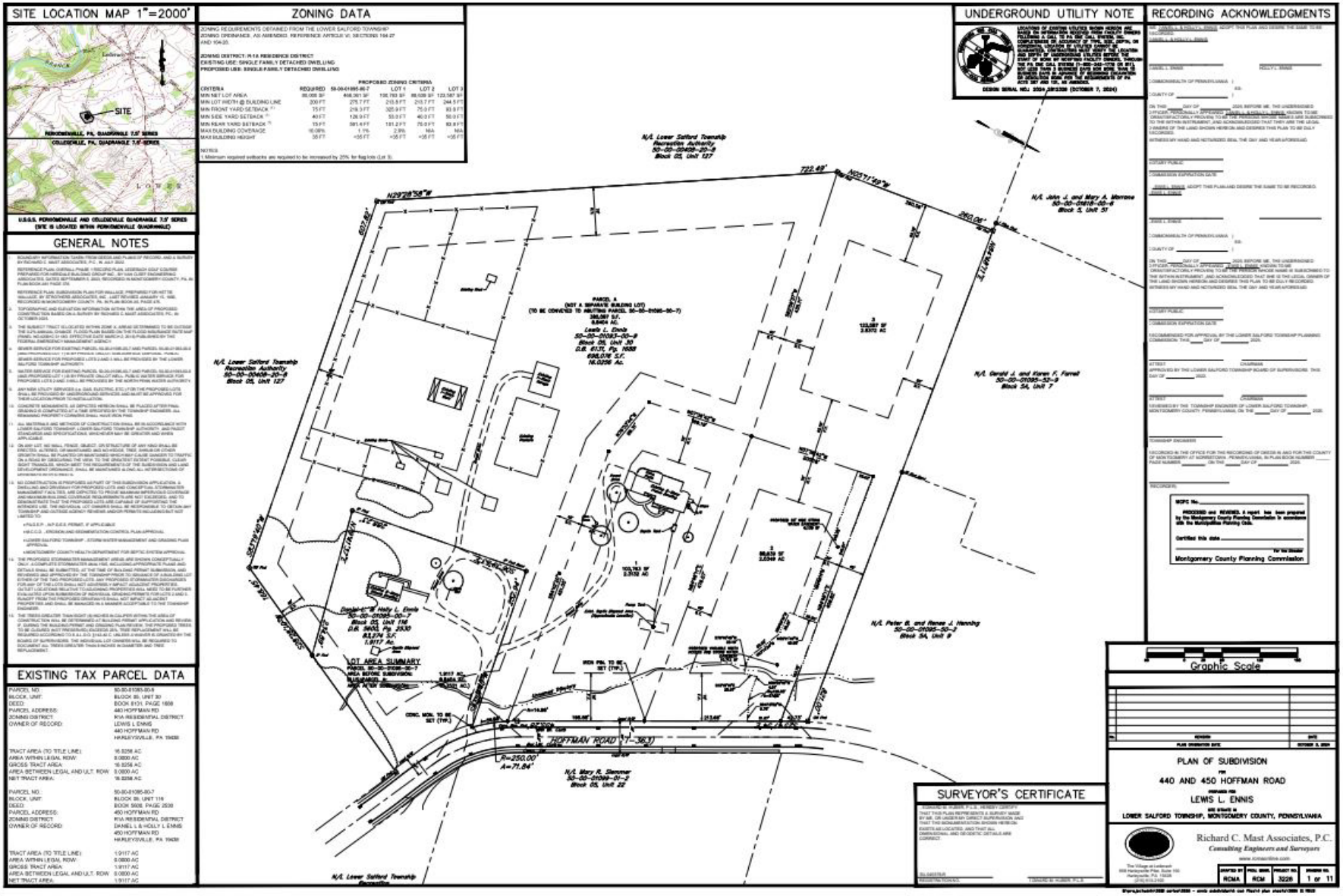
Montgomery County Planning Commission

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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


SITE LOCATION MAP 1"=2000'
SITE
PERKIOMENVILLE, PA. QUADRANGLE 7.5' SERIES
COLLEGEVILLE, PA. QUADRANGLE 7.4' SERIES
U.S.G.S. PERKIOMENVILLE AND COLLEGEVILLE QUADRANGLE 7.5' SERIES
(SITE IS LOCATED WITHIN PERKIOMENVILLE QUADRANGLE)
ZONING DATA
ZONING REQUIREMENTS OBTAINED FROM THE LOWER SALFORD TOWNSHIP ZONING ORDINANCE, AS AMENDED. REFERENCE ARTICLE VI, SECTIONS 104-27 AND 104-28.
ZONING DISTRICT: R-1A RESIDENCE DISTRICT
EXISTING USE: SINGLE FAMILY DETACHED DWELLING
PROPOSED USE: SINGLE FAMILY DETACHED DWELLING
PROPOSED ZONING CRITERIA
CRITERIA REQUIRED 59-00-01085-80-7 LOT 1 LOT 2 LOT 3
MIN NET LOT AREA 80,000 SF 408,361 SF 136,783 SF 88,029 SF 123,587 SF
MIN LOT WIDTH @ BUILDING LINE 200 FT 275.7 FT 215.5 FT 215.7 FT 244.5 FT
MIN FRONT YARD SETBACK (1) 75 FT 218.3 FT 325.9 FT 75.0 FT 93.8 FT
MIN SIDE YARD SETBACK (1) 40 FT 126.9 FT 53.0 FT 40.0 FT 56.9 FT
MIN REAR YARD SETBACK (1) 75 FT 591.4 FT 181.2 FT 75.0 FT 93.8 FT
MAX BUILDING COVERAGE 15.00% 1.1% 2.9% N/A N/A
MAX BUILDING HEIGHT 35 FT +/-55 FT +/-55 FT +/-55 FT +/-55 FT
NOTES:
1. Minimum required setbacks are required to be increased by 25% for flag lots (Lot 3).
GENERAL NOTES
EXISTING TAX PARCEL DATA
PARCEL NO.: 50-00-01085-80-8
BLOCK, UNIT: BLOCK 85, UNIT 30
DEED: BOOK 5131, PAGE 1858
PARCEL ADDRESS: 440 HOFFMAN RD
ZONING DISTRICT: R1A RESIDENTIAL DISTRICT
OWNER OF RECORD: LEWIS L ENNIS
440 HOFFMAN RD
HARLEYSVILLE, PA 19438
TRACT AREA (TO TITLE LINE): 16.8258 AC
AREA WITHIN LEGAL ROW: 0.0000 AC
GROSS TRACT AREA: 16.8258 AC
AREA BETWEEN LEGAL AND ULT. ROW: 0.0000 AC
NET TRACT AREA: 16.8258 AC
PARCEL NO.: 50-00-01085-80-7
BLOCK, UNIT: BLOCK 85, UNIT 119
DEED: BOOK 5908, PAGE 2530
PARCEL ADDRESS: 450 HOFFMAN RD
ZONING DISTRICT: R1A RESIDENTIAL DISTRICT
OWNER OF RECORD: DANIEL L & HOLLY L ENNIS
450 HOFFMAN RD
HARLEYSVILLE, PA 19438
TRACT AREA (TO TITLE LINE): 1.9117 AC
AREA WITHIN LEGAL ROW: 0.0000 AC
GROSS TRACT AREA: 1.9117 AC
AREA BETWEEN LEGAL AND ULT. ROW: 0.0000 AC
NET TRACT AREA: 1.9117 AC
N/A Lower Salford Township Recreation Authority 50-00-00408-20-9 Block 05, Unit 127
N/A John J. and Mary A. Morrone 50-00-00918-00-5 Block 3, Unit 57
N/A Lower Salford Township Recreation Authority 50-00-00408-20-9 Block 05, Unit 127
N/A Gerald J. and Karen F. Farrell 50-00-01085-52-9 Block 5A, Unit 7
N/A Peter B. and Renee J. Hennig 50-00-01085-50-3 Block 5A, Unit 9
N/A Mary R. Skinner 50-00-01094-01-3 Block 05, Unit 32
N/A Lower Salford Township
PARCEL A (NOT A SEPARATE BUILDING LOT) (TO BE CONVEYED TO ABUTTING PARCEL 50-00-01085-80-7) 380,097 S.F. 8.8404 AC.
Lewis L. Ennis 50-00-01085-80-8 Block 05, Unit 30 D.B. 5131, Pg. 1858 696,016 S.F. 16.0258 Ac.
Daniel L. & Holly L. Ennis 50-00-01085-80-7 Block 05, Unit 119 D.B. 5908, Pg. 2530 83,274 S.F. 1.9117 Ac.
LOT AREA SUMMARY
PARCEL 50-00-01085-80-7
AREA BEFORE SUBDIVISION: 83,274 S.F. 1.9117 AC. (0.0000 AC.)
AREA AFTER SUBDIVISION: 136,783 S.F. 3.1399 AC. (0.0000 AC.)
"HOFFMAN ROAD" (T.-36.5')
R=250.00'
A=71.84'
722.49'
N29°28'36"W
N63°31'49"E
602.61'
360.04'
SURVEYOR'S CERTIFICATE
UNDERGROUND UTILITY NOTE
DESIGN SERIAL NO.: 20242308 (OCTOBER 7, 2024)
RECORDING ACKNOWLEDGMENTS
Graphic Scale
PLAN OF SUBDIVISION
FOR
440 AND 450 HOFFMAN ROAD
OWNED BY
LEWIS L. ENNIS
ARE SITUATE IN
LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
Richard C. Mast Associates, P.C.
Consulting Engineers and Surveyors
DRAWN BY RCMA
REVD. BRNK. RCM
PROJECT NO. 3226
DRAWING NO. 1 of 11