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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 9, 2025

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

Re: MCPC #20-0068-003
Plan Name: 10 Schoolhouse Road
(10,000 sq. ft. building on one approximately 12.79 acre-property)
Schoolhouse Road (cross street: Wambold Road)
Lower Salford Township

Dear Mr. Czajkowski:

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 May 27, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, SBE Realty LP, is proposing to construct a three-story, 30,000-square foot office building at the corner of Wambold Road and Schoolhouse Road. The site currently contains industrial uses in three existing buildings. The site contains existing surface parking for the current offices and warehouses. The proposal includes parking spaces associated with the new office building. There are also an existing pond and basin, which would remain. A trail is proposed along Wambold Road and most of the existing street trees would be preserved. The site is located within the I-Industrial Zoning District, and not adjacent to any residential uses. We reviewed previously submitted proposals for this site in letters dated March 18, 2020 and March 20, 2025.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as a *Business Area* future land use category. Business Areas are concentrations of employment-oriented land uses, such as offices, research facilities, and industrial parks. The land development plan is also generally consistent with the Indian Valley Regional Comprehensive Plan, as it is located in the Future Land Use

map's designated growth area. The development aligns with the Regional Comprehensive Plan's initiative to encourage industrial development in established industrial areas.

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

PEDESTRIAN CONNECTIVITY

A trail is proposed to be built along Wambold Road and would be located for the majority of the length behind the existing street tree line to preserve the trees, which we commend. The trail would help to connect the various segments of trails to the proposed Sumneytown Pike/PA 309 Connector trail. However, the applicant is requesting a deferral of the sidewalk along Schoolhouse Road (§ 142-41.C).

A. Connections to Trail. In our previous review letter, we recommended additional pedestrian walkways to connect the proposed office building to the future trail on Wambold Road. Based on the plans provided, it appears that a direct pedestrian connection from the building entrance to the trail on Wambold Road may be challenging due to the location of the stormwater basins. We encourage the applicant to consider how people in the office building would most easily access the trail along Wambold Road. We reiterate the recommendation from our previous review letter to extend the trail up Schoolhouse Road, at least to the first driveway, where the sidewalk could connect the trail to the building.

B. Crosswalks. We recommend coordinating with PennDOT to upgrade the crosswalk across Wambold Road. There are existing crosswalks, but they should be upgraded to be highly visible in order to more safely connect people to the trail on the opposite side of Wambold Road. The aerial image (right) is of the intersection and shows how the crosswalks were improved with the new development (Nearmap, October 2024).



CONCLUSION

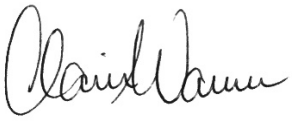
We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the Lower Salford's planning objectives for industrial development.

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 (20-0068-003) on any plans submitted for final recording.

Sincerely,



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

c: SBE Realty, LP, Applicant
Susan Rice, S.T.A. Engineering, Applicant's Engineer
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
John Gallagher, PennDOT
Paul Lutz, PennDOT
Fran Hanney, P.E., PennDOT

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



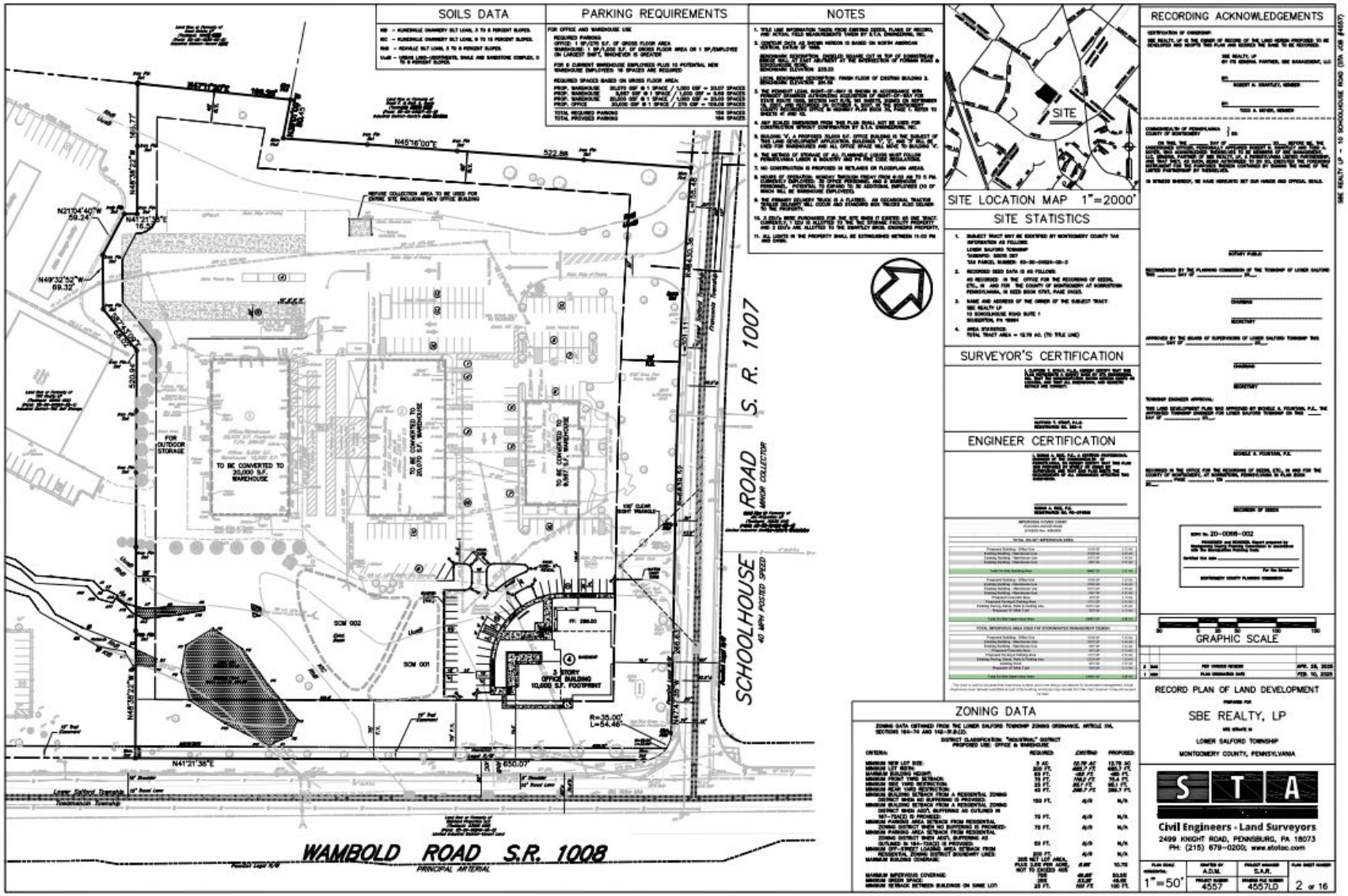
10 Schoolhouse Road
MCPC#200068003

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plancom
Aerial photography provided by Nearmap


SOILS DATA
PARKING REQUIREMENTS
NOTES
RECORDING ACKNOWLEDGEMENTS
SITE LOCATION MAP 1"=2000'
SITE STATISTICS
SURVEYOR'S CERTIFICATION
ENGINEER CERTIFICATION
ZONING DATA
GRAPHIC SCALE
RECORD PLAN OF LAND DEVELOPMENT
SBE REALTY, LP
LOWER SALFORD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
S. R. 1007
SCHOOLHOUSE ROAD
40 MPH POSTED SPEED
MINOR COLLECTOR
WAMBOLD ROAD S.R. 1008
PRINCIPAL ARTERIAL
TO BE CONVERTED TO 20,000 S.F. WAREHOUSE
FOR OUTDOOR STORAGE
3 STORY OFFICE BUILDING 10,000 S.F. FOOTPRINT
SCM 001
SCM 002
Civil Engineers - Land Surveyors
2409 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotsc.com
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