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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

August 4, 2025

Mr. E.J. Mentry, Manager
Lower Providence Township
100 Parklane Drive
Eagleville, Pennsylvania 19403

Re: MCPC #25-0148-001
Plan Name: BrightView Consolidation
(2 lots pre-consolidation to 1 lot with total acreage 11.33)
Situate: 400 North Park Avenue
Lower Providence Township

Dear Mr. Mentry:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 17, 2025. We forward this letter as a report of our review.

BACKGROUND

The submission before us is a new iteration of the BrightView Minor Subdivision plan (MCPC #25-0071-001) we received on March 27, 2025. Consistent with the previous iteration, the applicant, BrightView Companies, LLC, proposes to divide parcel 43-00-10549-00-1 (20 gross ac), into two lots: a proposed Lot 1 (west lot) and a proposed Lot 2 (east lot). New with this submission, the applicant also proposes to combine Lot 1 with the abutting parcel to the south (PARID 430010543007, 6.58 gross ac). It is noted that both parcels are owned by the applicant, and no land development is proposed with this submission.

Lot 1, before consolidation, is 5.002 net acres. After consolidation, it would measure 11.333 net acres. Lot 2 measures 14.487 net acres, unchanged from the previous submission.

COMMENTS

The Montgomery County Planning Commission (MCPC) has reviewed the applicant's proposal. We have no comments.

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 (#25-0148-001) on any plans submitted for final recording.

Sincerely,



Austin Mosby, County Planner II
610-278-3529 - austin.mosby@montgomerycountypa.gov

c: Laura Brown, BrightView Companies LLC, Applicant's Representative
Donald J. Bara, PLS, Barry Isett and Assoc., Inc.
Michael Mrozinski, Township Zoning Officer
Susan LePenta, Chair, Township Planning Commission
Lauren Gallagher, Township Solicitor
Timothy Woodrow, Township Engineer

Attachments: A. Aerial Image of Site
B. Reduced Copy of Applicant's Plan



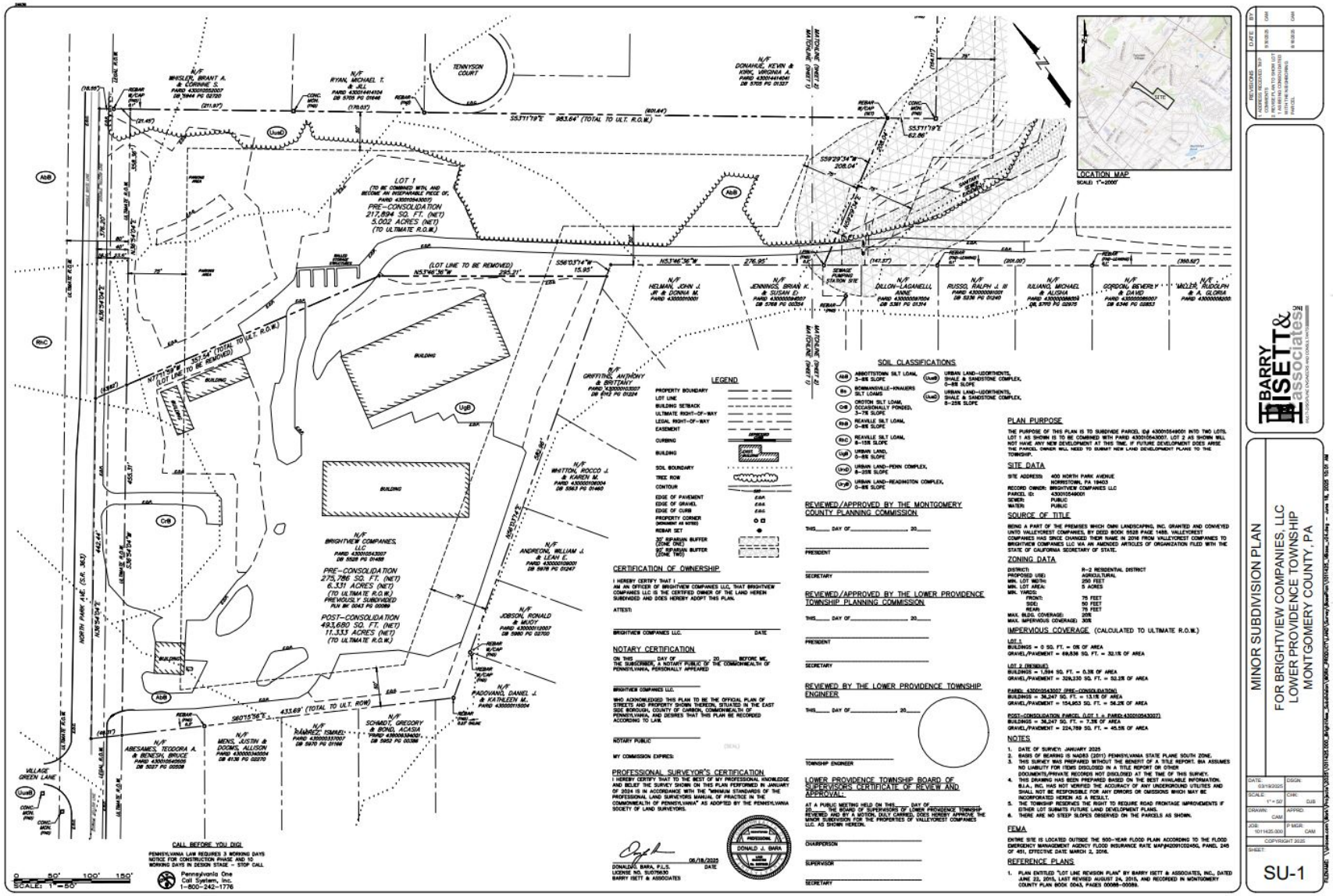
BrightView Consolidation
MCPC#250148001

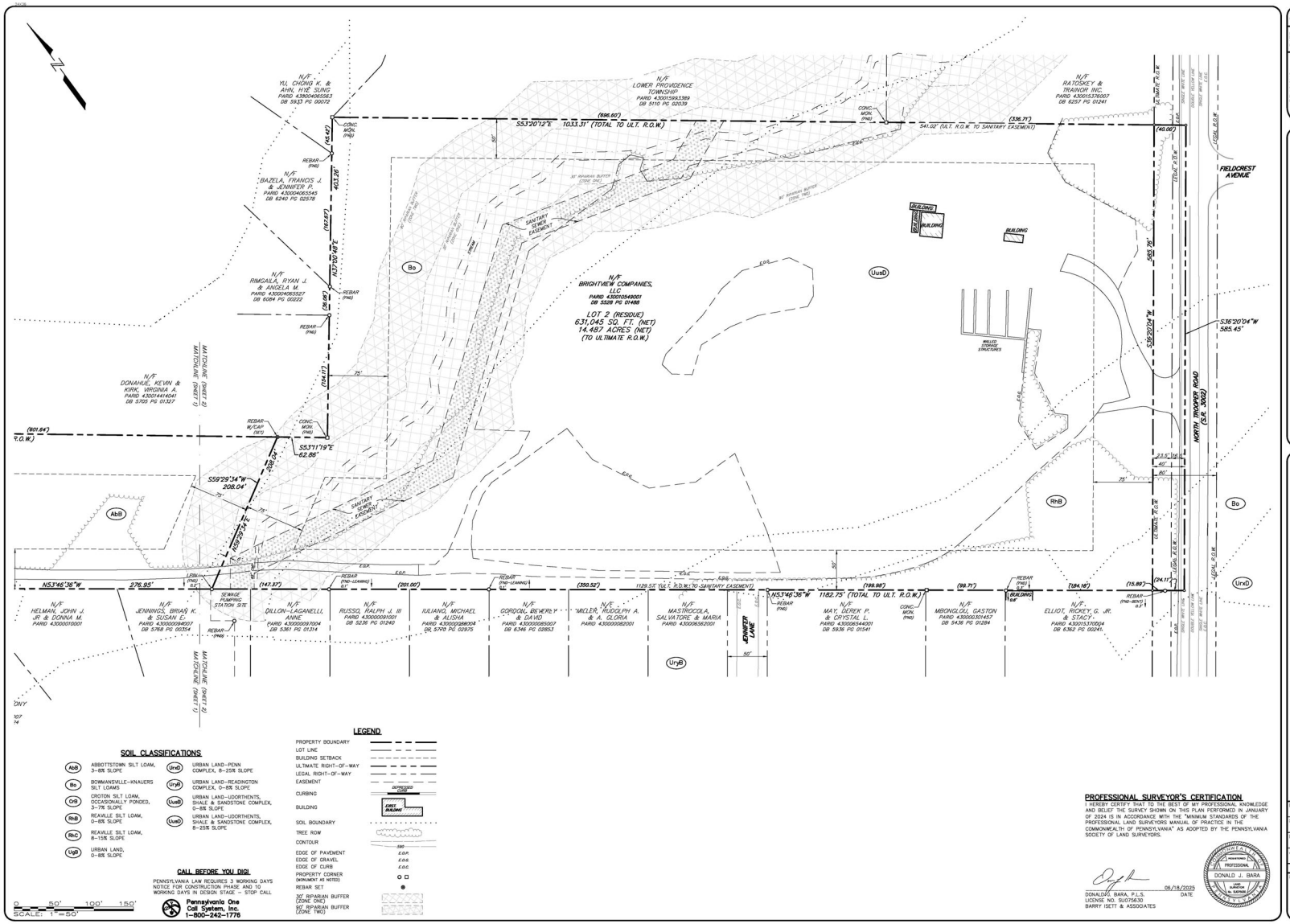
Montgomery County Planning Commission

0 150 300 600 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/plancom
Aerial photography provided by Nearmap


MINOR SUBDIVISION PLAN
FOR BRIGHTVIEW COMPANIES, LLC
LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PA
BARRY ISETT & associates
SU-1
LOCATION MAP
SCALE: 1"=2000'
LEGEND
SOIL CLASSIFICATIONS
PLAN PURPOSE
SITE DATA
SOURCE OF TITLE
ZONING DATA
IMPERVIOUS COVERAGE (CALCULATED TO ULTIMATE R.O.W.)
NOTES
FEMA
REFERENCE PLANS
CERTIFICATION OF OWNERSHIP
NOTARY CERTIFICATION
PROFESSIONAL SURVEYOR'S CERTIFICATION
REVIEWED/APPROVED BY THE MONTGOMERY COUNTY PLANNING COMMISSION
REVIEWED/APPROVED BY THE LOWER PROVIDENCE TOWNSHIP PLANNING COMMISSION
REVIEWED BY THE LOWER PROVIDENCE TOWNSHIP ENGINEER
LOWER PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS CERTIFICATE OF REVIEW AND APPROVAL
CALL BEFORE YOU DIG!
PRE-CONSOLIDATION 217,894 SQ. FT. (NET) 5.003 ACRES (NET) (TO ULTIMATE R.O.W.)
PRE-CONSOLIDATION 275,786 SQ. FT. (NET) 6.331 ACRES (NET) (TO ULTIMATE R.O.W.) PREVIOUSLY SUBDIVIDED PLAN BK 0043 PG 00099
POST-CONSOLIDATION 493,680 SQ. FT. (NET) 11.333 ACRES (NET) (TO ULTIMATE R.O.W.)
LOT 1 (TO BE COMBINED WITH, AND BECOME AN INSEPARABLE PIECE OF, PARID 43001064001)
TENNYSON COURT
NORTH PARK AVE. (S.R. 363)
VILLAGE GREEN LANE
MATSONE DRIVE (T.R.)
BUILDING
SCALE: 1" = 50'



BY	DATE	REVISIONS
CAM	5/30/2025	1ST ADDRESS RECEIVED 1/30/ COMMENTS
CAM	6/13/2025	2ND ADDRESS - TO SHOW LOT 1 AS BEING CONSOLIDATED WITH THE RESUBDIVIDED PARCEL

BARRY ISETT & associates INC
SOLICITOR/CIVIL ENGINEERING AND CONSULTANTS

MINOR SUBDIVISION PLAN
FOR BRIGHTVIEW COMPANIES, LLC
LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PA

DATE: 03/19/2025	DSGN:
SCALE: 1" = 50'	CHK: DJB
DRAWN: CAM	APPRD:
JOB: 1011425.000	P.MGR: CAM

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SHEET: SU-2