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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 12, 2025

Mr. Aaron Walizer, MPA, Township Manager
Upper Frederick Township
3205 Big Road
Zieglerville, Pennsylvania 19492

Re: MCPC #25-0155-001
Plan Name: Township Line Road Reverse Subdivision
(1 lot comprising 3.57 acres)
Situate: Township Line Road (east)/north of Cinderella Court
Upper Frederick Township

Dear Mr. Walizer:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 30, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, HK Property Holdings, proposes to consolidate three existing parcels into one 3.57-acre parcel. The subject properties are located in the R-40 Residential District near the western municipal border (New Hanover Township), just south of Scioto Creek. There are no existing improvements on any of the three existing lots, with the exception of a macadam driveway. The rear of each existing lot is subject to a wetlands easement, which is delineated on the provided site plan.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040: A SHARED VISION (2015; amended 2021)

The proposal is generally consistent with Montgomery County's comprehensive plan, *Montco 2040: A Shared Vision*. The future land use map identifies this area as a "Suburban Residential Area." A suburban residential area is described as "residential areas which depend on automobiles for transportation and often have extensive landscaping on individual properties. These areas will have a variety of housing types, with single-family detached homes the most prominent type," (pg. 87). The proposed lot consolidation is intended for future development of a single-family detached home, which is consistent with the vision for a suburban residential area.

CENTRAL PERKIOMEN VALLEY REGIONAL COMPREHENSIVE PLAN (2014)

The proposal appears generally consistent with the regional comprehensive plan, as the site is located within one of the region's future growth areas. Future growth areas are "characterized by a mix of old and new development occurring on primary road networks... a variety of residential and nonresidential uses will be permitted. New development shall be sensitive to the existing character of the area..." (pg.110).

UPPER FREDERICK TOWNSHIP COMPREHENSIVE PLAN (2020)

The proposal appears generally consistent with the township's comprehensive plan, as the plan reiterates the township's commitment to the future land use plan as set forth in the Central Perkiomen Valley Regional Comprehensive Plan (2014) as described above. Further, the plan affirms the township's intent to "Concentrate new residential development in Growth Areas, particularly higher density development," (pg. 55).

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have not identified any significant planning issues.

CONCLUSION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have not identified any significant planning issues.

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 (25-0155-001) on any plans submitted for final recording.

Sincerely,

Timothy Konetchy

Timothy Konetchy, Senior Community Planner
timothy.konetchy@montgomerycountypa.gov – 610-292-4917

c: Vicki Kushto, Esq., Township Solicitor
Jesssica Buck, District Manager, MCCD

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



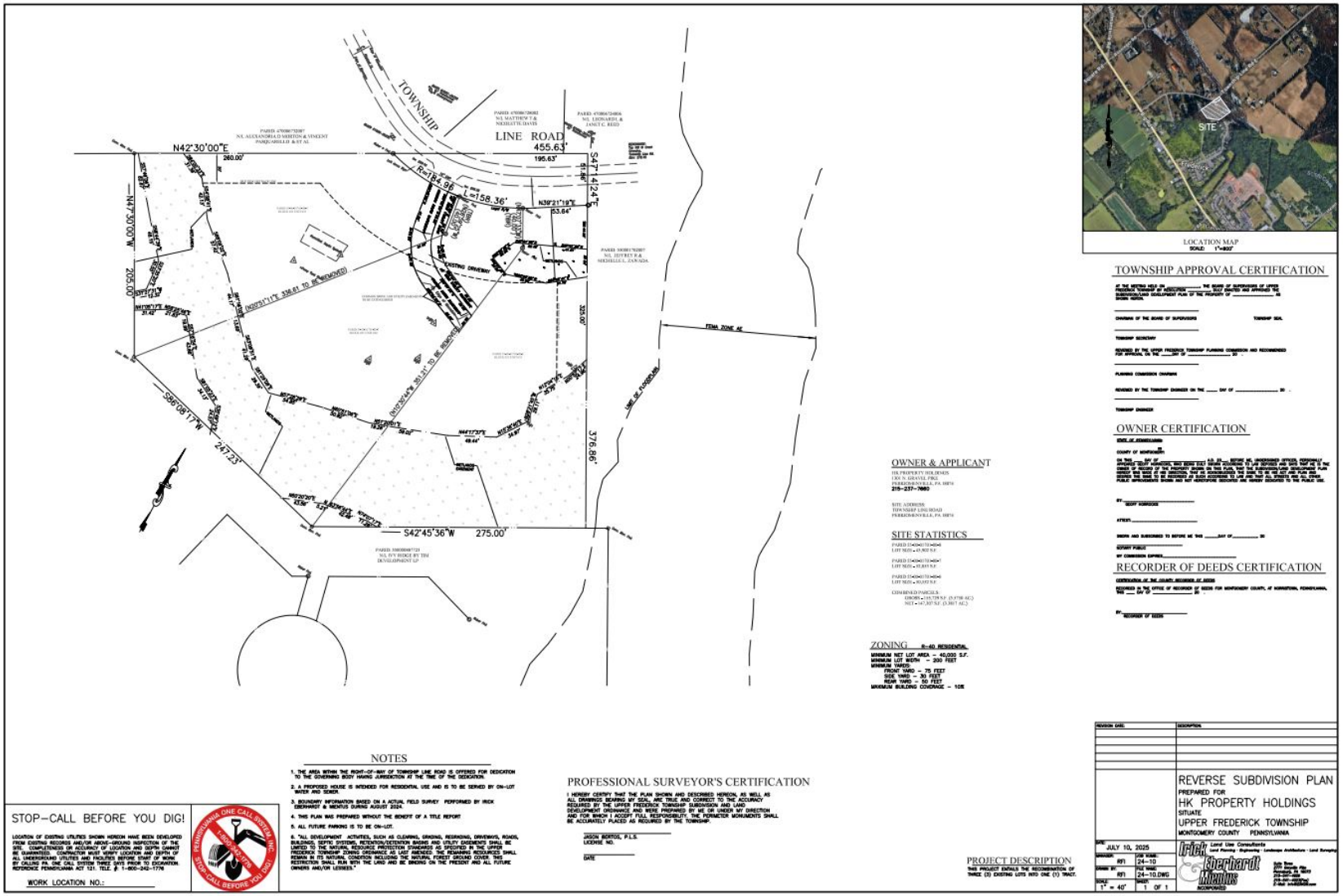
Township Line Road
Reverse Subdivision
MCPC#250155001

Montgomery
County
Planning
Commission

0 50 100 200 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


TOWNSHIP LINE ROAD
455.63'
N42°30'00"E
260.00'
S47°14'24"E
195.63'
R=184.98'
L=158.36'
N39°21'19"E
153.64'
N47°30'00"W
205.00'
S56°08'17"W
247.23'
S42°45'36"W
275.00'
376.86'
325.00'
ITEM# ZONE AE
LINE OF FLOODPLAIN
SITE
LOCATION MAP
SCALE: 1"=800'
TOWNSHIP APPROVAL CERTIFICATION
OWNER CERTIFICATION
RECORDER OF DEEDS CERTIFICATION
OWNER & APPLICANT
HK PROPERTY HOLDINGS
215-237-7660
SITE STATISTICS
ZONING R-40 RESIDENTIAL
MINIMUM NET LOT AREA = 40,000 S.F.
MINIMUM LOT WIDTH = 200 FEET
FRONT YARD = 75 FEET
SIDE YARD = 30 FEET
REAR YARD = 50 FEET
MAXIMUM BUILDING COVERAGE = 10%
NOTES
1. THE AREA WITHIN THE RIGHT-OF-WAY OF TOWNSHIP LINE ROAD IS OFFERED FOR DEDICATION TO THE GOVERNING BODY HAVING JURISDICTION AT THE TIME OF THE DEDICATION.
2. A PROPOSED HOUSE IS INTENDED FOR RESIDENTIAL USE AND IS TO BE SERVED BY ON-LOT WATER AND SEWER.
3. BOUNDARY INFORMATION BASED ON A ACTUAL FIELD SURVEY PERFORMED BY IRICK EBERHARDT & MENTUS DURING AUGUST 2024.
4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT
5. ALL FUTURE PARKING IS TO BE ON-LOT.
6. "ALL DEVELOPMENT ACTIVITIES, SUCH AS CLEARING, GRADING, REGRADING, DRIVEWAYS, ROADS, BUILDING SITES, SEPTIC SYSTEMS, RETENTION/DETENTION BASINS AND UTILITY EASEMENTS SHALL BE LIMITED TO THE NATURAL RESOURCE PROTECTION STANDARDS AS SPECIFIED IN THE UPPER FREDERICK TOWNSHIP ZONING ORDINANCE AS LAST AMENDED. THE REMAINING RESOURCES SHALL REMAIN IN ITS NATURAL CONDITION INCLUDING THE NATURAL FOREST GROUND COVER. THIS RESTRICTION SHALL RUN WITH THE LAND AND BE BINDING ON THE PRESENT AND ALL FUTURE OWNERS AND/OR LESSEES."
PROFESSIONAL SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL DRAWINGS BEARING MY SEAL, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE UPPER FREDERICK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND FOR WHICH I ACCEPT FULL RESPONSIBILITY. THE PERIMETER MONUMENTS SHALL BE ACCURATELY PLACED AS REQUIRED BY THE TOWNSHIP.
JASON BERTOS, P.L.S.
LICENSE NO.
DATE
PROJECT DESCRIPTION
THIS PROJECT ENTAILS THE RECOMBINATION OF THREE (3) EXISTING LOTS INTO ONE (1) TRACT.
STOP—CALL BEFORE YOU DIG!
LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK. BY CALLING PA. ONE CALL SYSTEM THREE DAYS PRIOR TO EXCAVATION. REFERENCE PENNSYLVANIA ACT 121. TELE # 1-800-242-1776
WORK LOCATION NO.:
REVERSE SUBDIVISION PLAN
PREPARED FOR
HK PROPERTY HOLDINGS
SITUATE
UPPER FREDERICK TOWNSHIP
MONTGOMERY COUNTY PENNSYLVANIA
DATE: JULY 10, 2025
DRAWN BY: RFI
CHK'D BY: RFI
FILE NAME: 24-10
DWG NAME: 24-10.DWG
SCALE: 1" = 40'
SHEET: 1 OF 1
Land Use Consultants
Land Planning · Engineering · Landscape Architecture · Land Surveying
Irick Eberhardt Mentus
INCORPORATED