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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

October 22, 2025

Mr. Henry Sekawungu, Director of Planning and Zoning
Cheltenham Township
8230 Old York Road
Elkins Park, Pennsylvania 19027

Re: MCPC # 25-0204-001
Plan Name: Church Road/Limekiln Pike Lot Consolidation
(1 lot comprising 3.20 acres)
Situate: 2005 W. Church Road and 782 Limekiln Pike
Cheltenham Township

Dear Mr. Sekawungu:

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 September 25, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant wishes to consolidate parcels 310017353004 (2.89 acres) and 310006415007 (0.31 acres) into one parcel of 3.20 acres. These lots are currently held in common ownership by Arcadia University and contain single-family detached dwellings at 2005 Church Road, 2009 Church Road, 782 Limekiln Pike, 776 Limekiln Pike, 772 Limekiln Pike, 764 Limekiln Pike, and 754 Limekiln Pike. No site improvements are proposed. The parcels are located within the R-3 Residential Zoning District. No changes to the use are proposed.

Montgomery County Planning Commission notes that Arcadia University has also proposed a lot consolidation of the three parcels including 2063, 2059, and 2053 Church Road.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant‘s proposal. Our comments are as follows:

REVIEW COMMENTS

REQUIREMENTS

A. Minor Plan Requirements. Although this plan qualifies as a minor plan under the township's Subdivision and Land Development Ordinance §260-20.A.(1), the applicant is still required to submit all of the required information for a preliminary plan per §260-20.B.(1). The applicant does not appear to have included a full existing features plan with existing vegetation and soil types. The applicant may need a waiver from this requirement.

B. Street Trees. The applicant is required to comply with the street tree requirements of §260-48 or request a waiver from this requirement. Due to the existing trees on the property, the applicant may not need a waiver but should still demonstrate compliance.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal.

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.

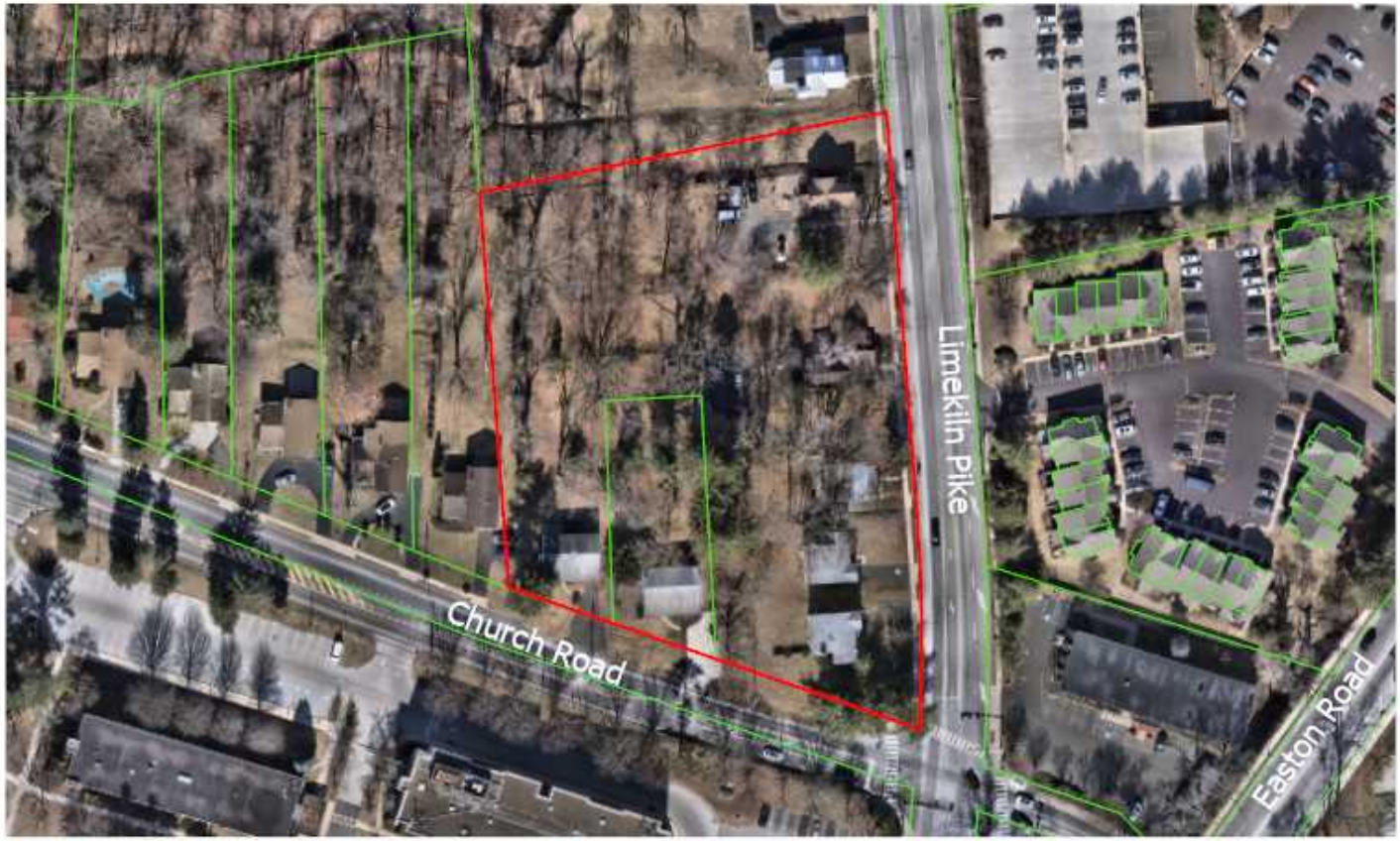
Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (*# 25-0204-001*) on any plans submitted for final recording.

Sincerely,

Adam Schantz, Community Planner
Adam.Schantz@MontgomeryCountyPA.gov – 610-278-3887

c: Harold Lichtman, Applicant's Representative
Alyson Elliott, Township Manager
Thomas Cross, Chair, Township Planning Commission
Roger A. Phillips, P.E., Township Engineer
Edward Diasio, Township Solicitor
Chloe Mohr, AICP, Principal Planner, Montgomery County Planning Commission

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



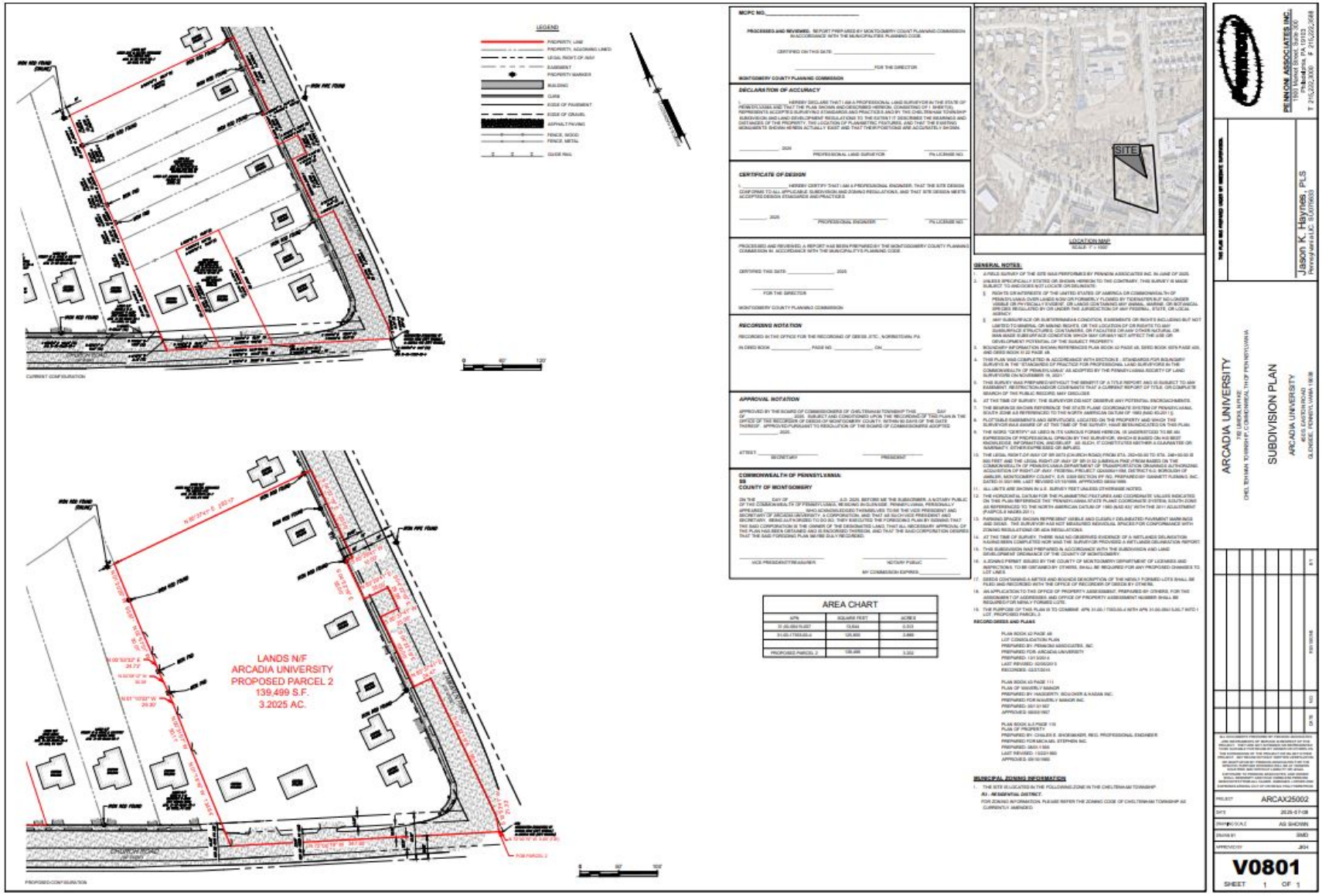
Consolidation of Two Lots along
Church Road and the other on Limekiln Pike
MCPC#250204001

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


LEGEND
PROPERTY LINE
PROPERTY, ADJOINING LINES
LEGAL RIGHT-OF-WAY
EASEMENT
PROPERTY MARKERS
BUILDING
CURB
EDGE OF PAVEMENT
EDGE OF GRAVEL
ASPHALT PAVING
FENCE, WOOD
FENCE, METAL
GUIDE RAIL
CURRENT CONFIGURATION
PROPOSED CONFIGURATION
LANDS N/F
ARCADIA UNIVERSITY
PROPOSED PARCEL 2
139,499 S.F.
3.2025 AC.
DRAWN BY:
CHECKED BY:
MCPC NO.
PROCESSED AND REVIEWED: REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED ON THIS DATE:
FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION
DECLARATION OF ACCURACY
PROFESSIONAL LAND SURVEYOR
PA LICENSE NO.
CERTIFICATE OF DESIGN
PROFESSIONAL ENGINEER
PA LICENSE NO.
RECORDING NOTATION
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., NORRISTOWN, PA.
IN DEED BOOK PAGE NO. ON
APPROVAL NOTATION
SECRETARY
PRESIDENT
COMMONWEALTH OF PENNSYLVANIA
SS
COUNTY OF MONTGOMERY
VICE PRESIDENT/TREASURER
NOTARY PUBLIC
MY COMMISSION EXPIRES
AREA CHART
TAX PARCEL
SQUARE FEET
ACRES
PROPOSED PARCEL 2
139,499
3.202
SITE
LOCATION MAP
SCALE: 1" = 1000'
GENERAL NOTES:
MUNICIPAL ZONING INFORMATION:
RECORDED DEED AND PLANS
PENNONI ASSOCIATES INC.
1900 Market Street, Suite 3-300
Philadelphia, PA 19103
T 215.222.3000 F 215.222.2468
Jason K. Haynes, PLS
Pennsylvania LIC. #SU078833
ARCADIA UNIVERSITY
750 LINDEN AVENUE
CHELTENHAM TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
SUBDIVISION PLAN
ARCADIA UNIVERSITY
450 S. EASTON ROAD
GLENSIDE, PENNSYLVANIA 19038
PROJECT ARCAX25002
DATE 2025-07-08
DRAWING SCALE AS SHOWN
DRAWN BY BMD
APPROVED BY JKH
V0801
SHEET 1 OF 1