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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 23, 2025

Mr. Scott Hutt, Assistant Township Manager
Hatfield Township
1950 School Road
Hatfield, Pennsylvania 19440

Re: MCPC #25-0236-001
Plan Name: 182 Bethlehem Pike Subdivision
(1 lot comprising .76 acres)
Situate: Bethlehem Pike (west)/Lenhart Road (south)
Hatfield Township

Dear Mr. Hutt:

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 October 30, 2025. We forward this letter as a report of our review.

BACKGROUND

The submission involves a minor subdivision of an existing 2.497-acre parcel located at 182 Bethlehem Pike in Hatfield Township. The property is identified as Parcel ID #35-00-00583-00-3 and falls within two zoning districts, RA-1 Residential and C Commercial, as shown on the township's zoning map. According to the plan, the subdivision will create two lots: "Lot 1," approximately 33,137 square feet, and "Lot 2," approximately 75,632 square feet.

Primary access to the site will be through Bethlehem Pike, a main arterial road, with secondary connections via Jenkins Avenue and Lenhart Road. Lot 1 is designated for residential use, including a single-family home and an uncovered patio roughly 14 feet by 20 feet. Lot 2 will primarily serve commercial purposes, consistent with the existing C Commercial zoning.

Regarding off-street parking, two spaces will be provided for the planned residential use on Lot 1, while Lot 2, the commercial parcel, will have a total of 18 off-street parking spaces, in accordance with municipal standards.

Public water and sanitary sewer services will be provided to both lots via connections to existing township systems. Water service will extend from the public main along Bethlehem Pike, and sewer connections will connect to the municipal sanitary sewer network.

COMPREHENSIVE PLAN COMPLIANCE

COUNTY COMPREHENSIVE PLAN

The plan is generally consistent with the goals and objectives set forth in the County Comprehensive Plan, *Montco 2040: A Shared Vision*.

The Future Land Use Component of Montco 2040 states that the applicant's property is located in a Community Mixed Use Area. According to the comprehensive plan, Business Areas are defined as local community focal points that typically feature a significant retail or institutional element and are surrounded by residential uses. These centers are located on major roads within the community and usually have a suburban character. The primary uses in these areas may include community and neighborhood shopping centers, professional offices, and residential uses.

This submission supports the following specific Montco 2040 goals:

Encourage development and transformative investment where infrastructure already exists.

The subject tract is located within a designated growth area, as outlined in the Comprehensive Plan. Future development and improvements should be focused on suitable locations within these growth regions.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports this proposal; however, during our review, we found the following issues that the applicant and municipality may want to consider before final plan approval.

REVIEW COMMENTS

MISCELLANEOUS

A. Assignment of MCPC Number. When an application is submitted to the county for review, staff assign a unique nine-digit MCPC number to the plan. Please note that "25-0236-001" has been reserved for this submission. To make the recording process more efficient, all plans presented for recording at this office should include the MCPC number on the appropriate sheets in the area designated for the agency's seal.

CONCLUSION

Our office has no substantive comments. We reiterate that MCPC generally supports this application.

Please note that the review comments and recommendations in this report are advisory to the municipality, which will make the final disposition regarding the approval of any proposal.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature before recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,

Kevin Chavous

Kevin Chavous, ASLA, SITES AP, LEED AP, WELL AP, CNU-A, AICP CUD
Design Planner II
610.278.3731 — e-mail kevin.chavous@montgomerycountypa.gov

c: Michael Thevar, Applicant
Annan Bhatt, P.E., LEED AP, Arna Engineering, Inc., Applicant's Engineer
Aaron Bibro, Township Manager, Hatfield Township

Attachments: A. Aerial View of Site
B. Reduced Copu of Applicant's Plan

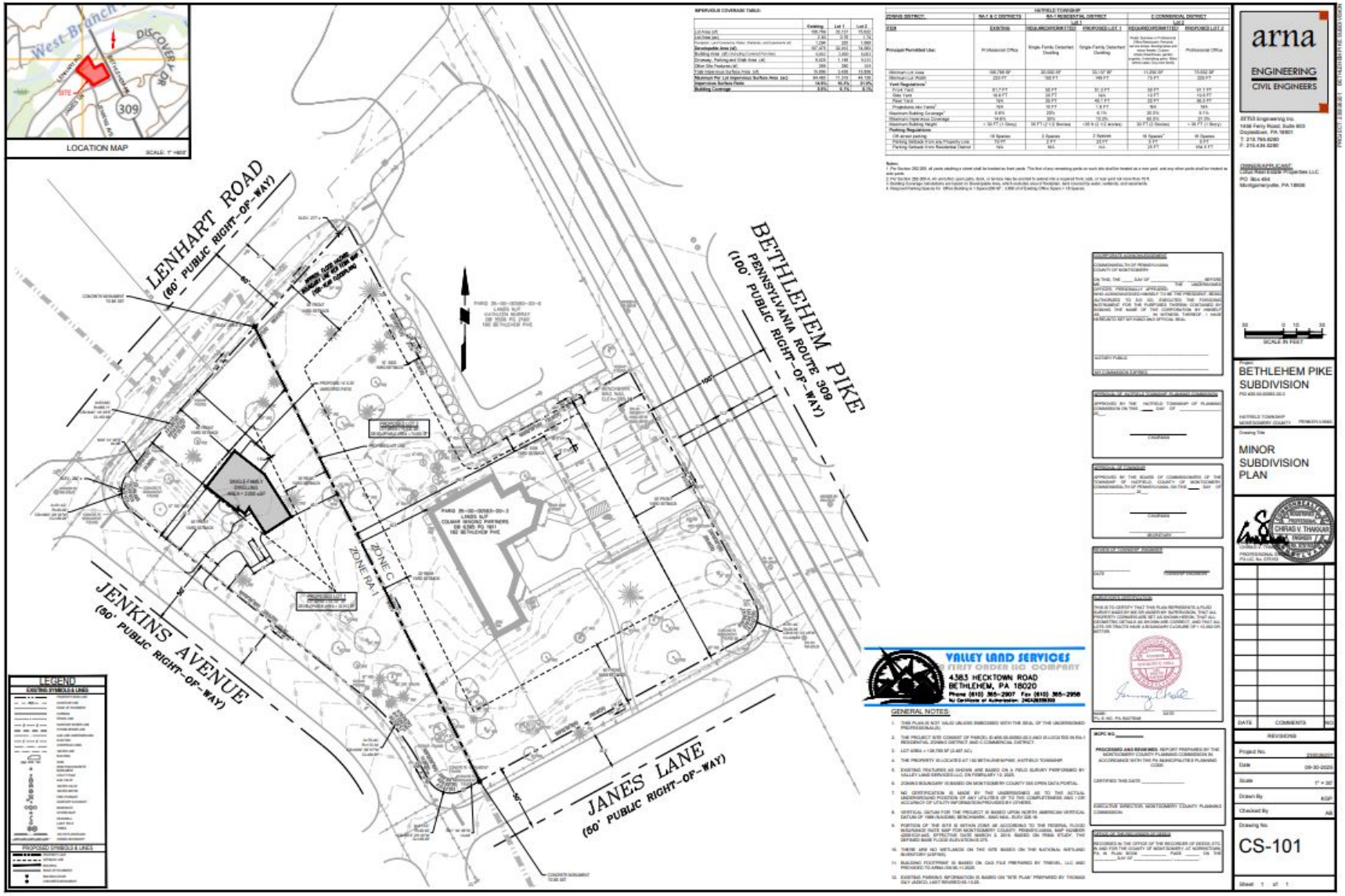


182 Bethlehem Pike
MCPC#250236001

Montgomery County Planning Commission

0 50 100 200 Feet

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LENHART ROAD
(60' PUBLIC RIGHT-OF-WAY)
BETHLEHEM PIKE
PENNSYLVANIA ROUTE 309
(100' PUBLIC RIGHT-OF-WAY)
JENKINS AVENUE
(60' PUBLIC RIGHT-OF-WAY)
JANES LANE
(60' PUBLIC RIGHT-OF-WAY)
ZONE C
ZONE RA-1
LOCATION MAP
SCALE: 1" = 1600'
LEGEND
PROPOSED SYMBOLS & LINES
VALLEY LAND SERVICES
FIRST ORDER NO COMPANY
4383 HECKTOWN ROAD
BETHLEHEM, PA 18020
GENERAL NOTES:
arna
ENGINEERING
CIVIL ENGINEERS
BETHLEHEM PIKE
SUBDIVISION
MINOR
SUBDIVISION
PLAN
CHIRAG V. THAKKAR
ENGINEER
Project No.
Date
09-30-2025
Scale
1" = 30'
Drawn By
Checked By
Drawing No.
CS-101