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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 18, 2025

Ms. Karen Landis, Secretary
Salford Township
139 Ridge Road—Box 54
Tylersport, Pennsylvania 18971

Re: MCPC #25-0253-001
Plan Name: Greg Landes LLC
(1 lots comprising 13.46 acres)
Situate: South Allentown Road
Salford Township

Dear Ms. Landis:

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 December 12, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicants, Gregory and Sherri Landes, propose a lot line adjustment between two properties under the same ownership. Parcel A (206 S. Allentown Road) is currently 5.475 acres and Parcel B (160 S. Allentown Road) is 7.989 acres. The plan proposes to subdivide 1.799 acres from Parcel B and join it to Parcel A, resulting in Parcel A increasing to 7.228 acres and Parcel B decreasing to 6.022 acres. Each property is developed as a single-family detached residential dwelling, and no further improvements are shown on the plan. The properties are located in the township's RA Residential Agricultural zoning district.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040: A SHARED VISION

This area of Salford Township is identified as Rural Resource Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, Montco 2040: A Shared Vision. Rural Resource Areas generally contain scattered single-family detached homes and low-density residential development.

INDIAN VALLEY REGIONAL COMPREHENSIVE PLAN 2015

This area of the Indian Valley region is identified as a Rural Resource Area on the Future Land Use Map of the Indian Valley Regional Comprehensive Plan 2015. Rural Resource Areas generally contain single family residential development of lower densities on larger lots.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant‘s proposal; however, in the course of our review we have identified a number of key issues that we believe should be resolved prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

ACCESS

Parcel A and Parcel B are currently connected by an existing macadam path. The applicant may consider removing this should either property be sold.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal but we believe that our suggested revisions will better achieve Salford Township’s planning objectives for residential 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 (#25-0253-001) on any plans submitted for final recording.

Sincerely,

Matt Lubitz, BCO, Senior Planner
matt.lubitz@montgomerycountypa.gov – (610) 278-3738

c: Gregory & Sherri Landes, Applicant
Barbara Lynch, Township Board of Supervisors Chairperson
Barbara McMonagle, Township Planning Commission Chairperson
Stephen Imms, Jr., Salford Township Solicitor
Michael L. Reinert, P.E., Salford Township Engineer

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



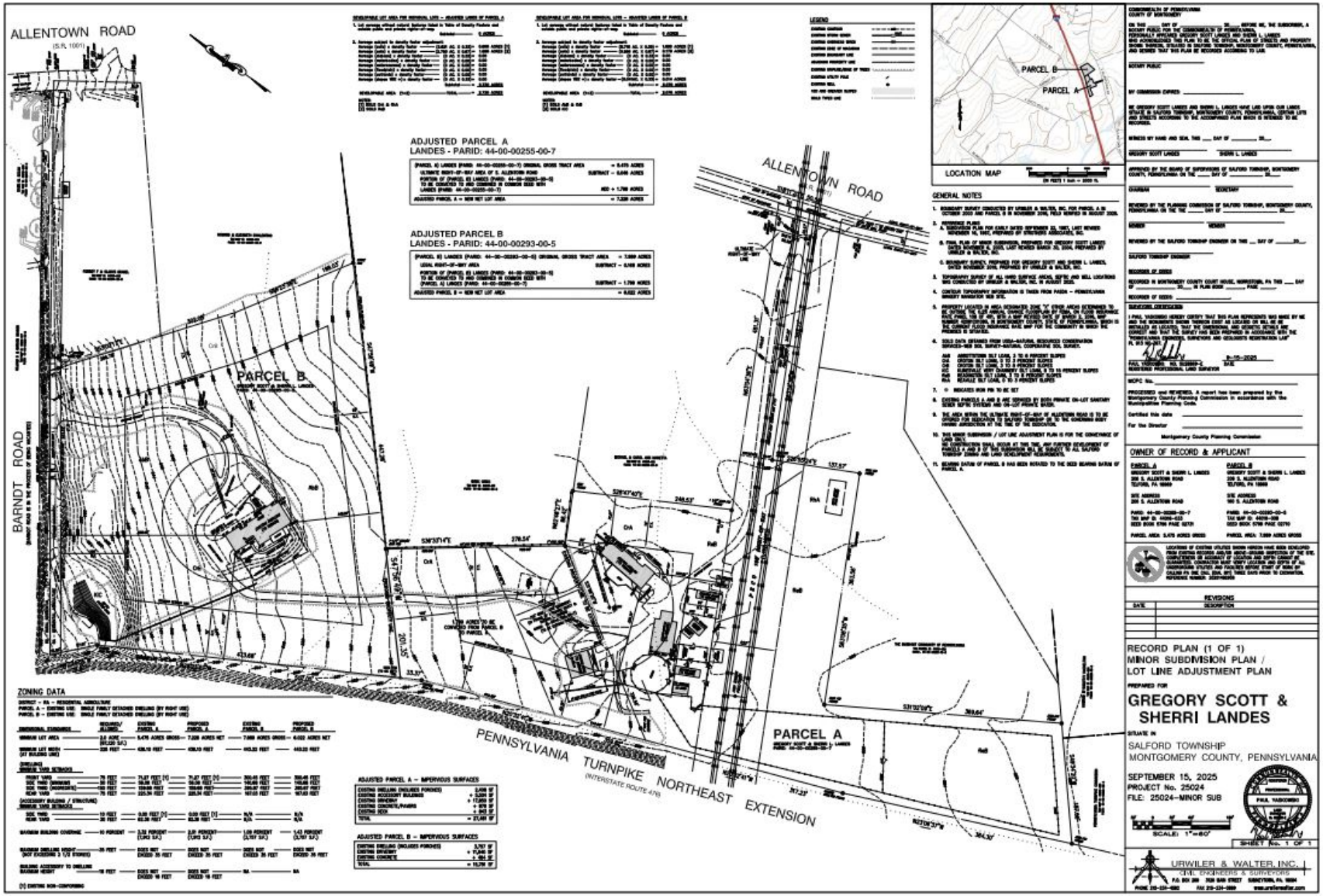
Greg Landes LLC
MCPC#250253001

Montgomery County Planning Commission

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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


ALLENTOWN ROAD
BARNDT ROAD
PARCEL B
PARCEL A
PENNSYLVANIA TURNPIKE NORTHEAST EXTENSION
ADJUSTED PARCEL A
LANDES - PARID: 44-00-00255-00-7
ADJUSTED PARCEL B
LANDES - PARID: 44-00-00293-00-5
LOCATION MAP
GENERAL NOTES
OWNER OF RECORD & APPLICANT
ZONING DATA
RECORD PLAN (1 OF 1)
MINOR SUBDIVISION PLAN /
LOT LINE ADJUSTMENT PLAN
GREGORY SCOTT &
SHERRI LANDES
SALFORD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
SEPTEMBER 15, 2025
PROJECT No. 25024
FILE: 25024-MINOR SUB
URWILER & WALTER, INC.