MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 28, 2026

Mr. Joseph Czajkowski, Manager
Lower Salford Township
379 Main Street
Harleysville, Pennsylvania 19438-2391

Re: MCPC #25-0055-002
Plan Name: 0 Hoffman Road
(3 lots comprising 6.10 acres)
Situate: Hoffman Road (cross street: Sharon Lane)
Lower Salford Township

Dear Mr. Czajkowski:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 18, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Ilya Sivchuk, has proposed a subdivision and land development of a currently undeveloped 6.10-acre property. The property is proposed to be subdivided into three lots for the development of three single-family residences, one of which would be a rear lot. All three lots would share a common access driveway from Hoffman Road.

The property is located in the R1-A Residential Zoning District. The waterline and sanitary service will be extended to the property. The southeastern side of the property contains steep slopes down to a wooded area. There is an existing sidewalk along the frontage of the property that connects to the Lederach Golf Course community. We reviewed a previously submitted proposal in a letter dated March 18, 2025.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan*, MONTCO 2040: A Shared Vision,* which shows the area as "Rural Resource Area." Rural Resource Areas consist of open land with a rural appearance that includes farms, small woodlands, some low-density residential homes, and rural villages. The proposal is also generally consistent with the Indian Valley Regional Comprehensive Plan, as it is located in the Future Land Use map's Rural Resource Conservation area. Rural resource areas primarily consist of farms, scattered low-density homes, and villages. Rural areas should have very limited new development.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPING

A. Diversity of Trees. We recommend the applicant increase the variety of tree species. Street trees are proposed along Hoffman Road and along the access drive (as required per Section 142-42.E.(1)), which we commend. However, the landscape schedule lacks diversity overall, with only three different types of trees. Tree diversity protects against potential pests or disease threats. We recommend the following to increase the diversity of the proposed landscaping and improve the aesthetics of the residential development.

1. All of the street trees along Hoffman Road and the private drive are shown to be the same species (Tilia americana, American linden). We recommend planting different trees along Hoffman Road and the private drive to diversify the species and to create a distinct streetscape for the private drive.
2. One shrub (Ilex verticillata, Winterberry Holly) is proposed to be planted along the northern property line. We suggest adding at least one more shrub to the plant schedule.
3. One evergreen (Pinus strobus, White Pine) is proposed to be planted along the northern property line. We suggest adding one or two more evergreen trees to the plant schedule.

STORMWATER

The stormwater management plan for the proposed development includes a combination of surface and subsurface basins.

A. Operations and Maintenance Agreement. For both the subsurface and surface basins, there should be an operations and maintenance agreement to define who is responsible for the facilities and to ensure that there is a clear plan for all facilities to be managed throughout the course of their lifetimes.

B. Surface Basins. We commend the addition of Managed Release Concept (MRC) basins as part of the stormwater management design to capture and infiltrate runoff. We recommend adding vegetation and landscaping material to the stormwater capture basins. Part of the intent of the landscape regulations in the SALDO is to "aesthetically improve stormwater management facilities," which could be accomplished through thoughtful and site-appropriate landscaping design (Section 142-42.A).

1. *Naturalized Landscaping*. We recommend the stormwater basins be naturalized in their design and landscaping to better absorb and filter runoff. Where stormwater management facilities abut wooded areas, we recommend planting trees and shrubs that blend with existing surroundings, and that they be planted in sufficient density to eliminate the need for mowing.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Salford's planning objectives for low-density residential development in rural resource areas.

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 (MCPC # 25-0055-002) on any plans submitted for final recording.

Sincerely,

Claire Warner, Principal Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Ilya Sivchuk, Applicant - 4broshomes@gmail.com
Fioravanti, Inc., Applicant's Engineer - adamjprince@fioravantiinc.com
Manus McHugh, Chair, Township Planning Commission
Michael Beuke, Director of Building and Zoning
Andrew Freimuth, Township Solicitor
Michele Fountain, P.E., Township Engineer
John Evarts, P.E., Township Engineer
Stephanie Butler, P.E., Township Traffic Engineer
Keith Bergman, Chair, Township Board of Supervisors
Patti Reimel, Codes Administrative Assistant
Holly Hosterman, Assistant to the Township Manager

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



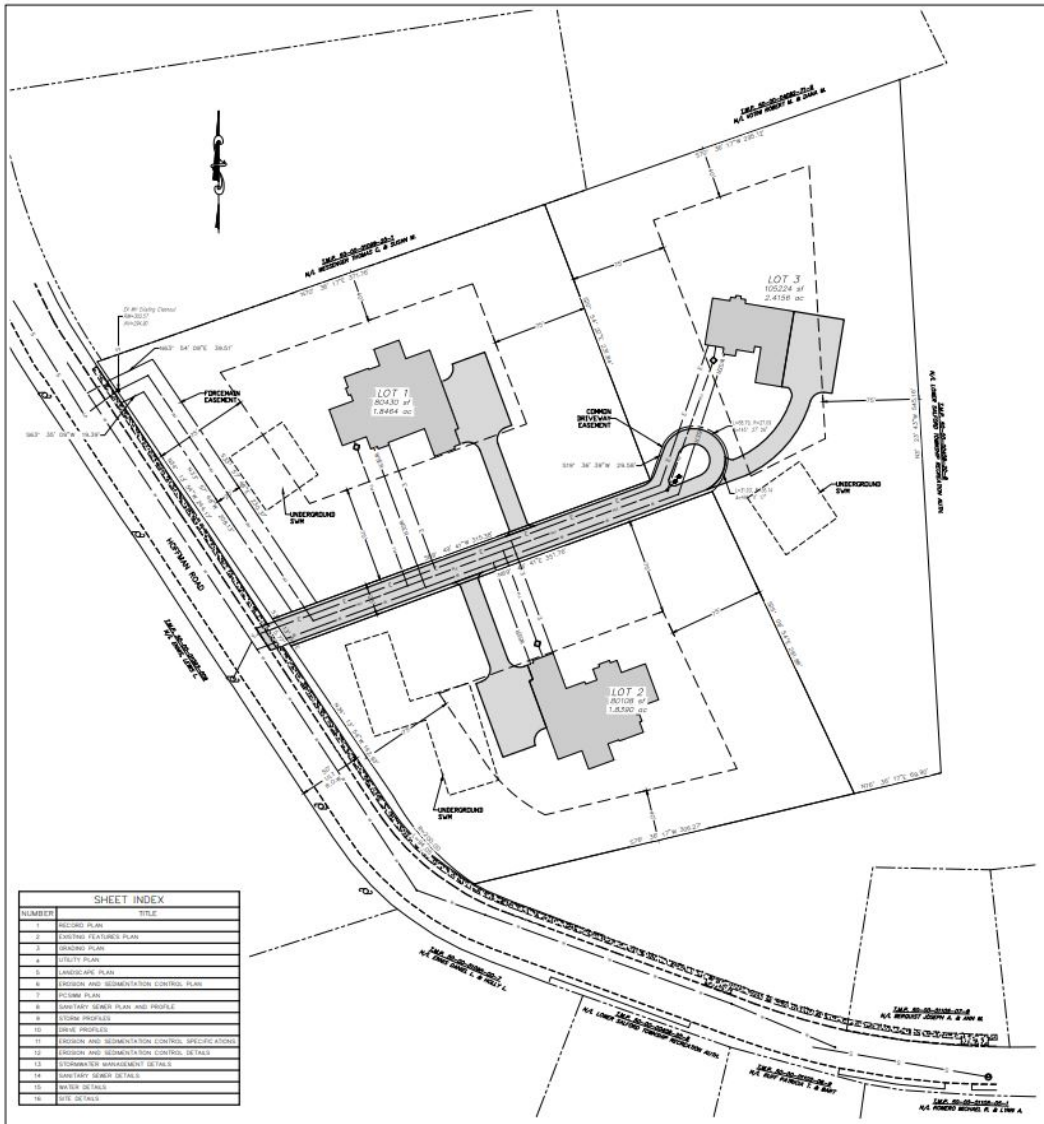
0 Hoffman Road
MCPC#250055002

Montgomery County Planning Commission

0 100 200 400 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



SHEET INDEX	
NUMBER	TITLE
1	RECORD PLAN
2	EXISTING FEATURES PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	LANDSCAPE PLAN
6	EROSION AND SEDIMENTATION CONTROL PLAN
7	PCSMM PLAN
8	SANITARY SEWER PLAN AND PROFILE
9	STORM PROFILES
10	DRIVE PROFILES
11	EROSION AND SEDIMENTATION CONTROL SPECIFICATIONS
12	EROSION AND SEDIMENTATION CONTROL DETAILS
13	STORMWATER MANAGEMENT DETAILS
14	SANITARY SEWER DETAILS
15	WATER DETAILS
16	SITE DETAILS

RECORDING CERTIFICATION

THIS PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN PENNSYLVANIA AS INSTRUMENT NUMBER _____

_____ _____
RECORDER OF DEEDS DATE

ENGINEERS CERTIFICATION

I, VINCENT W. FIORAVANTI PE, 36598 E, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF NORTHAMPTON TOWNSHIP

VINCENT W. FIORAVANTI, DATE

TOWNSHIP ENGINEER

THIS PLAN WAS REVIEWED BY THE LOWER SALFORD TOWNSHIP ENGINEER ON THIS ____DAY OF _____ 20__

_____
TOWNSHIP ENGINEER

MONTGOMERY COUNTY PLANNING COMMISION

MCPC NO. _____

PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE _____ FOR THE EXECUTIVE DIRECTOR MONTGOMERY COUNTY PLANNING COMMISSION.

_____
EXECUTIVE DIRECTOR MONTGOMERY COUNTY PLANNING COMMISSION

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON _____ AND THAT THE CORNERS WERE FOUND OR SET AS INDICATED.

DATE _____

VINCENT W. FIORAVANTI, PLS PLS NO. 63636E

OWNERSHIP CERTIFICATION

TO ALL TO WHOM THESE PRESENTS MAY COME: KNOW YE THAT I (WE) _____ HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF LOWER SALFORD, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. 20 WITNESS OUR HAND AND SEAL THIS DAY OF _____

LOWER SALFORD TOWNSHIP BOARD OF SUPERVISORS

THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF LOWER SALFORD TOWNSHIP AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____ 20__

LOWER SALFORD TOWNSHIP PLANNING COMMISSION

THIS PLAN WAS APPROVED BY THE PLANNING COMMISSION OF LOWER SALFORD TOWNSHIP AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____ 20__

CERTIFICATION OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
: SS.
COUNTY OF MONTGOMERY

ON THIS____DAY OF _____, 200_ AD BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN MONTGOMERY COUNTY, PERSONALLY APPEARED _____ SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAME(S) ARE SUBSCRIBED BELOW, AND ACKNOWLEDGE THAT THEY ARE REGISTERED OWNERS OF THE DESIGNATED LAND; THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID. NOTARY PUBLIC MY

_____
OWNER

_____ _____
NOTARY PUBLIC MY COMMISION EXPIRES:



LOCATION MAP
1"=1000'

GENERAL NOTES

1. PROJECT NARRATIVE:

THIS PLAN DEPICTS THE SKETCH PLAN OF 522 HOFFMAN ROAD IN HARLEYSVILLE, PA 19438. THIS PARCEL IS LOCATED IN LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PA. THE EXISTING PARCEL WILL BE SUBDIVIDED INTO 3 PARCELS WITH SINGLE-FAMILY DWELLINGS.

2. PARCEL ID: 50-00-01099-01-2.
ZONING DISTRICT: R1A RESIDENTIAL DISTRICT

ITEM	REQUIRED	LOT 1	LOT 2	LOT 3
LOT AREA (GROSS)	–	–	–	105,224 SF
LOT AREA (NET)	80,000 SF	80,430 SF	80,108 SF	97,414 SF
WIDTH	200 FT	244.2 FT	237.5 FT	265.1 FT
FRONT YARD	75 FT	76.0 FT	96.9 FT	78.1 FT
SIDE YARD MIN	40 FT	62.6 FT	65.0 FT	117.2 FT
SIDE YARD AGG	80 FT	N/A** FT	N/A** FT	441.0 FT
REAR YARD	75 FT	124.8 FT	105.0 FT	94.0 FT
BLDG COVERAGE	15%	6.65%	4.47%	3.03%
MAX BLDG HEIGHT	35 FT	< 35 FT	< 35 FT	< 35 FT

*PER §140-39F(2)(a), ALL MINIMUM SETBACK REQUIREMENTS SHALL BE INCREASED BY 20% IN REAR LOTS.
**LOTS WITH TWO FRONT YARDS ONLY HAVE ONE SIDE YARD.

3. IMPERVIOUS SUMMARY (NET):

	LOT 1	LOT 2	LOT 3	LOT 3 (GROSS)
BUILDING	5,345 SF	3,140 SF	2,945 SF	2,945 SF
PAVING	3,830 SF	3,644 SF	5,677 SF	12,190 SF
TOTAL	8,975 SF	6,983 SF	8,622 SF	15,135 SF
IMPERVIOUS	11.16%	11.18%	8.85%	14.38%

4. APPLICANT/OWNER: HOFFMAN LLC
400 CROSSINGS DRIVE
BRISTOL, PA 19007

5. REFERENCE INFORMATION FOR PARCEL OUTBOUND AND SURROUNDING AREA TAKEN FROM PLAN BOOK 22 PAGE 186 RECORD PLAN OF LEDERACH GOLF COURSE PREPARED BY VAN CLEEF ENGINEERING DATED 9-16-2003

6. BOUNDARY AND TOPOGRAPHY DATA HAS BEEN TAKEN FROM A FIELD SURVEY BY FIORAVANTI, INC. DATED AUGUST 14, 2025.

7. ALL LOT WILL BE SERVED BY PUBLIC SEWER AND WATER.

8. ALL ELECTRIC, TELEPHONE, CABLE TELEVISION AND COMMUNICATION SERVICE FACILITIES SHALL BE PROVIDED BY UNDERGROUND CABLES, INSTALLED IN ACCORDANCE WITH THE PREVAILING STANDARDS AND PRACTICES OF THE UTILITY AND OTHER COMPANIES PROVIDED.

9. THIS PLAN PROPOSES INDIVIDUAL ON LOT STORM WATER MANAGEMENT FACILITIES. THESE FACILITIES ARE DESIGNED TO HANDLE THE MAXIMUM IMPERVIOUS COVER ALLOWED BY THE ZONING ORDINANCE FOR EACH INDIVIDUAL LOT.

10. A HOMEOWNERS ASSOCIATION WILL BE FORMED AND WILL BE RESPONSIBLE FOR THE OPERATION & MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES, THE MAINTENANCE OF THE COMMON DRIVEWAY, THE COMMON SANITARY FORCEMAIN AND THE COMMON WATER MAIN EXTENSION WITH HYDRANT.

LEGEND

EXISTING PROPERTY LINE
PROPOSED MONUMENT/PIN TO BE SET
PROPOSED RIGHT OF WAY
PROPOSED CLEAR SIGHT TRIANGLE
PROPOSED BUILDING SETBACK
PROPOSED LOT LINE
EXISTING WETLANDS
EXISTING BUILDINGS
PROPOSED BUFFER
PROPOSED EASEMENT
PROPOSED CURB
PROPOSED SCREENING FENCE

Before You Dig Anywhere
In . . PENNSYLVANIA
STOP! CALL–811–242–1776
PA ONE CALL SYSTEM, INC.

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND INSPECTION OF THE SITE. CONTRACTORS ARE ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
PENNSYLVANIA ONE CALL SERIAL NUMBER FOR THIS SITE: # 20233-080-1430.

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

FIORAVANTI, INC.
CIVIL ENGINEERS & LAND SURVEYORS
618 STREET ROAD * SOUTHAMPTON, PA 18966
(215) 322 * 2143

REVISIONS

NO.	DESCRIPTION	DATE

DATE: 11-13-24
SCALE: 1"=40'
JOB # 2258 FILE # ---
DRAWN: STAFF CHECKED: VWF

0 HOFFMAN ROAD
LAND DEVELOPMENT
HARLEYSVILLE, PA 19438
PREPARED FOR:
HOFFMAN LLC
400 CROSSINGS DR
BRISTOL PA 19007

RECORD PLAN

SHEET
1 OF 16