MONTGOMERY COUNTY
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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

March 12, 2026

Mr. Christopher Hoffman, Township Manager
Lower Moreland Township
640 Red Lion Road
Huntingdon Valley, Pennsylvania 19006-6234

Re: MCPC #26-0025-001
Plan Name: 1458 County Line Road
(5 buildings/20,000 sq. ft. on a 57,255 sq. ft. lot)
Situate: Heaston Road (south) at County Line Road
Lower Moreland Township

Dear Mr. Hoffman:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 5, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Brian Klein, Huntingdon Valley, PA has submitted for review a subdivision and land development plan that proposes the development of five attached specialty-contractor office/storage units that are 4,000 square feet on a 57,255-square foot development parcel. The site is currently vacant and appears to be a gravel pad site. The storage units appear similar to approximately 7+ storage units that are located on an adjacent lot (Tax Parcel 41-00-02419-18-6). Access to the subject development site is from the adjacent parcel that has a curb cut at County Line Road.

The applicant's development tract is Tax Parcel 41-0-02419-00-6, which is land locked and located in the BD-IND Business Industrial Zoning District. The site plan's compliance chart indicates that variances from the township's Zoning Code are needed for the proposed 93% impervious coverage, where 85% is permitted, dimensional variances for the required front yard setback and the required parking setback from a building.

COMMENT & RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the proposed land development. During our review we have not identified any significant transportation, design or planning issues regarding this proposal that we believe the township should address. Therefore, we have no substantive comments. Nevertheless, the municipal staff should ensure that the proposal meets all appropriate municipal land use regulations and other codes prior to adoption.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal and recommend the township ensure that all applicable local and state regulations are addressed by the plan.

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 #26-0025-001 on any plans submitted for final recording.

Sincerely,

Barry W. Jeffries

Barry W. Jeffries, ASLA, Senior Design Planner
610-278-3444 - Barry.Jeffries@montgomerycountypa.gov

c: Brian Klein, Applicant
Andrew Stoll, Fox Rothschild, Applicant's Representative
Andrew Frey, Chrm., Twp. Planning Commission
John B. Rice, Twp. Solicitor
Timothy P. Woodrow, PE, Twp. Engineer

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



1458 County Line Road
MCPC#260025001

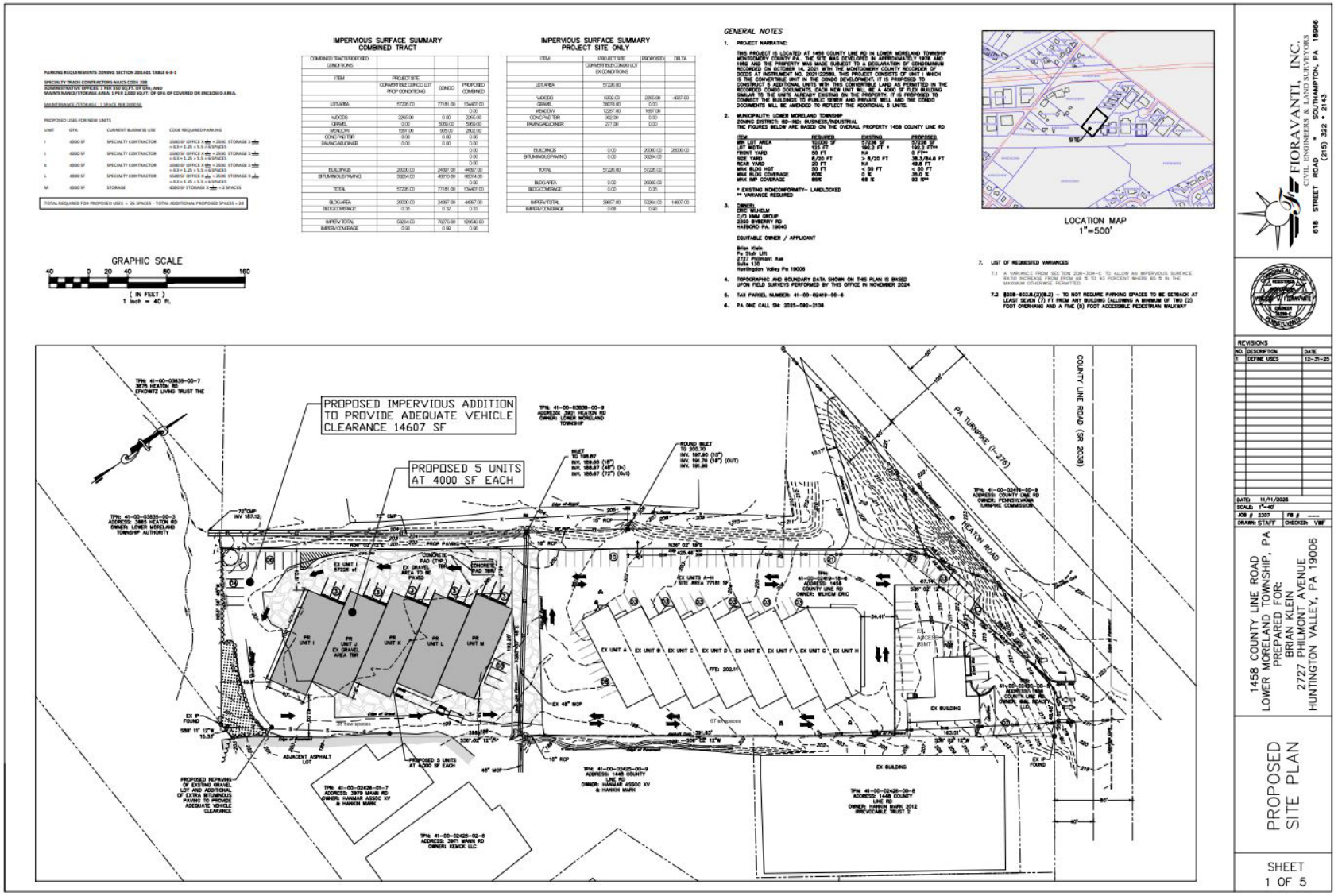
Montgomery County Planning Commission

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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/planning

Aerial photography provided by Nearmap


PROPOSED IMPERVIOUS ADDITION TO PROVIDE ADEQUATE VEHICLE CLEARANCE 14607 SF
PROPOSED 5 UNITS AT 4000 SF EACH
COUNTY LINE ROAD (SR 2038)
PA TURNPIKE (I-276)
HEATON ROAD
EX BUILDING
SITE
LOCATION MAP
1"=500'
GRAPHIC SCALE
1 inch = 40 ft.
IMPERVIOUS SURFACE SUMMARY
COMBINED TRACT
IMPERVIOUS SURFACE SUMMARY
PROJECT SITE ONLY
GENERAL NOTES
1. PROJECT NARRATIVE:
2. MUNICIPALITY: LOWER MORELAND TOWNSHIP
ZONING DISTRICT: RD-IND: BUSINESS/INDUSTRIAL
THE FIGURES BELOW ARE BASED ON THE OVERALL PROPERTY 1458 COUNTY LINE RD
3. OWNER:
ERIC WILHELM
C/O HSM GROUP
2300 BYBERRY RD
HATBORO PA, 19040
EQUITABLE OWNER / APPLICANT
Brian Klein
Pa Stair Lift
2727 Philmont Ave
Suite 130
Huntingdon Valley Pa 19006
4. TOPOGRAPHIC AND BOUNDARY DATA SHOWN ON THIS PLAN IS BASED UPON FIELD SURVEYS PERFORMED BY THIS OFFICE IN NOVEMBER 2024
5. TAX PARCEL NUMBER: 41-00-02419-00-6
6. PA ONE CALL SN: 20253202108
7. LIST OF REQUESTED VARIANCES
7.1 A VARIANCE FROM SECTION 208-304-C TO ALLOW AN IMPERVIOUS SURFACE RATIO INCREASE FROM FROM 66 % TO 83 PERCENT WHERE 65 % IS THE MAXIMUM PERMITTED.
7.2 §208-402.B.(1)(a)(2) – TO NOT REQUIRE PARKING SPACES TO BE SETBACK AT LEAST SEVEN (7) FT FROM ANY BUILDING (ALLOWING A MINIMUM OF TWO (2) FOOT OVERHANG AND A FIVE (5) FOOT ACCESSIBLE PEDESTRIAN WALKWAY
FIORAVANTI, INC.
CIVIL ENGINEERS & LAND SURVEYORS
618 STREET ROAD * SOUTHAMPTON, PA 18966
(215) 322 * 2143
REVISIONS
NO. DESCRIPTION DATE
1 DCPNC USES 12-31-25
(DATE) 11/11/2025
SCALE: 1"=40'
JOB # 2307 FB #
DRAWN: STAFF CHECKED: VBF
1458 COUNTY LINE ROAD
LOWER MORELAND TOWNSHIP, PA
PREPARED FOR:
BRIAN KLEIN
2727 PHILMONT AVENUE
HUNTINGTON VALLEY, PA 19006
PROPOSED SITE PLAN
SHEET 1 OF 5