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

June 11, 2026

Mr. Daniel DeMeno, Township Manager
Worcester Township
1721 South Valley Forge Road
Worcester, Pennsylvania 19490

Re: MCPC #26-0125-001
Plan Name: Bold Fox Farm
(24 lots comprising 70.9 acres)
Situate: 2045 Bethel Road
Worcester Township

Dear Mr. DeMeno:

We have reviewed the above-referenced subdivision in accordance with Section 502, "The Pennsylvania Municipalities Planning Code," as you requested on May 11, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Hallmark Building Group, Inc., has submitted a preliminary plan proposing the development of a 70.9 acre tract for 24 single-family detached homes, open space, and associated improvements in the AGR zoning district. The tract has an existing farmhouse and an adjacent pond that is proposed to remain. Additionally, the proposed plan includes a conservancy lot/open space area that is 24.57 acres. Stormwater management facilities proposed for the tract include a basin on the northeastern portion of the site that will collect runoff from the properties through storm pipes. The proposed development will be served by public water and sewer. The main access point to the development is along Bethel Road.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision, the County's current comprehensive plan, identifies the future land use of this tract as a Rural Resource Area – Undeveloped. Rural Resource Areas can have several primary uses, including the ability to construct a low-density residential development that is clustered or has a rural character. This proposal is consistent with the County's comprehensive plan. This area is not directly called out in the Future Land Use Map of Worcester's 2008 Comprehensive Plan. The proposal does however meet one of the rural preservation objectives of classifying rural preservation areas for low density.

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 issue(s) that the applicant and municipality may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

OPEN SPACE

A. Ownership and Maintenance. To ensure the separate proposed open space lot is protected, we recommend having the applicant determine the legal mechanisms that will be utilized to protect this space from future development or alteration. The township may want to require the applicant to provide deed restrictions on this property or obtain a conservation easement for this lot. Moreover, we recommend confirming if the applicant is planning to have maintenance responsibilities of this lot fall onto the Homeowners Association.

SITE DESIGN

A. Sidewalk Network. In accordance with § 130-18, "sidewalks shall be provided along all streets excepting where, in the opinion of the Township Supervisors, they are unnecessary for the public safety and convenience." We encourage the applicant to add a complete sidewalk segment to interior plats 19-24 to improve pedestrian access between these properties and the rest of the development. Additionally, the development's proposed sidewalk network should be extended to connect with the sidewalk network on Bethel Road to improve walkability for future residents.

B. Street Trees. The applicant is seeking a waiver to provide less than the amount of street trees required per § 130-28. Per the equation outlined in the Landscape Requirements Chart on Sheet 34, the applicant should be planting 170 street trees within the subdivision instead of the proposed 100 shade trees. We recommend requiring the applicant to meet the 170-street tree planting requirement to improve the overall tree canopy within the development.

C. Horse Trail. We support the applicant's plan to create a connection from the development to the existing horse trail. We would encourage the applicant to make this trail connection available to the public so other Worcester residents can enjoy it.

TRANSPORTATION

A. Highway Occupancy Permit. A reminder that Bethel Road is a state road and as such, the applicant will need a highway occupancy permit to create this new driveway access.

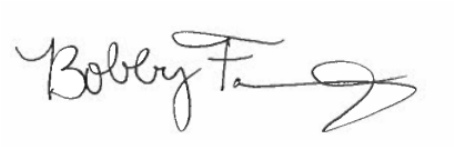
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Worcester 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 (*26-0125-001*) on any plans submitted for final recording.

Sincerely,



Bobby Fanning, Senior Transportation Planner
bobby.fanning@montgomerycountypa.gov – 610-278-3742

c: Richard Carroll, Applicant's Representative
Christian Jones, Assistant Township Manager
Tony Sherr, Chair, Township Planning Commission

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

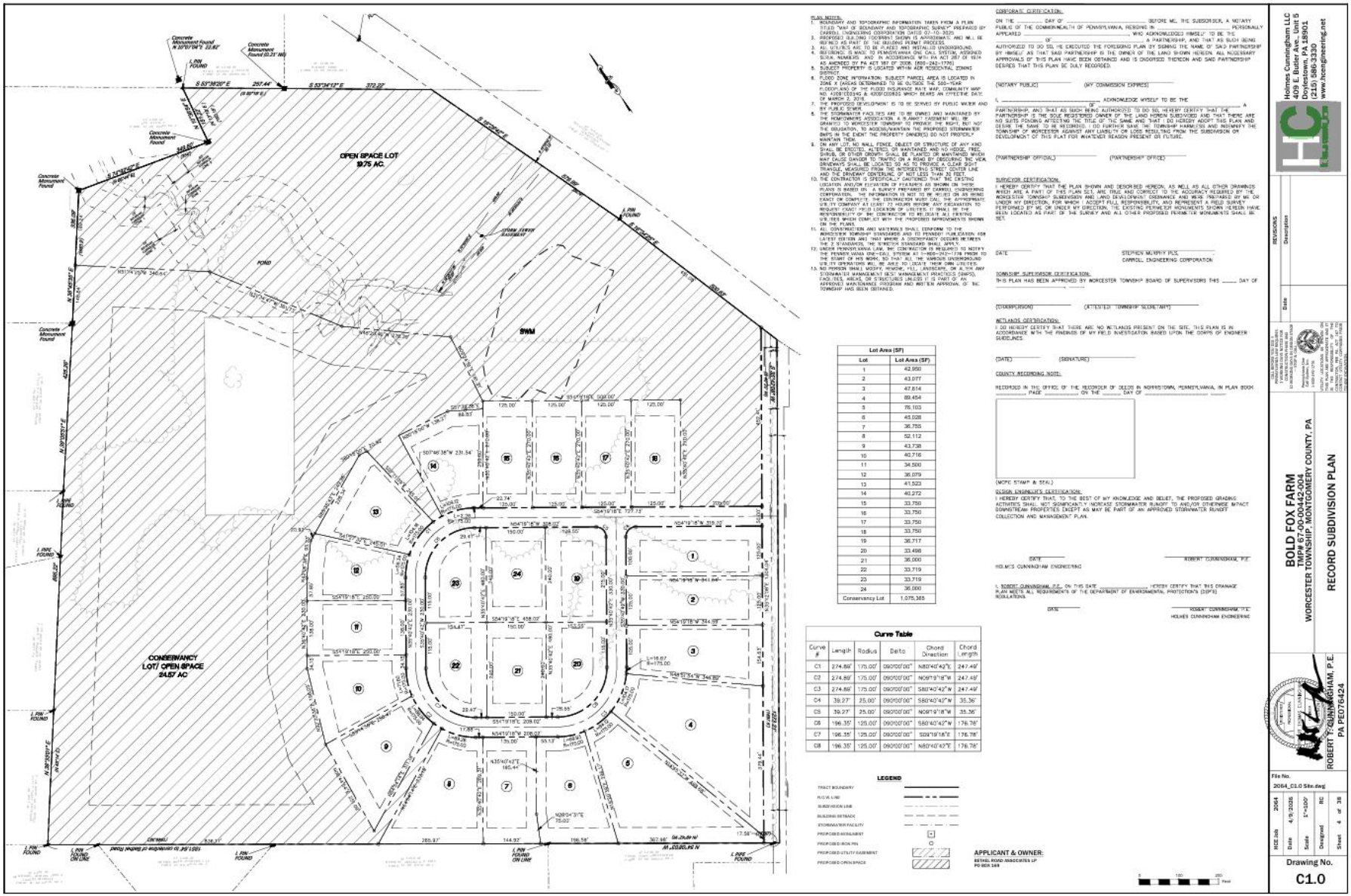


Bold Fox Farm
MCPC#260125001

Montgomery County Planning Commission

0 200 400 800 Feet

N



Lot Area (SF)

Lot	Lot Area (SF)
1	42,960
2	43,077
3	47,814
4	89,454
5	76,103
6	45,028
7	36,755
8	52,112
9	43,738
10	40,716
11	34,500
12	36,079
13	41,523
14	40,272
15	33,750
16	33,750
17	33,750
18	33,750
19	36,717
20	33,498
21	36,000
22	33,719
23	33,719
24	36,000
Conservancy Lot	1,075,365

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	274.89'	175.00'	090°00'00"	N80°40'42"E	247.49'
C2	274.89'	175.00'	090°00'00"	N09°19'18"W	247.49'
C3	274.89'	175.00'	090°00'00"	S80°40'42"W	247.49'
C4	39.27'	25.00'	090°00'00"	S80°40'42"W	35.36'
C5	39.27'	25.00'	090°00'00"	N09°19'18"W	35.36'
C6	196.35'	125.00'	090°00'00"	S80°40'42"W	176.78'
C7	196.35'	125.00'	090°00'00"	S09°19'18"E	176.78'
C8	196.35'	125.00'	090°00'00"	N80°40'42"E	176.78'