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Montgomery County
Planning Commission

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610-278-3722
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Scott France, AICP
Executive Director

June 2, 2026

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

Re: MCPC #26-0133-001
Plan Name: 645 & 667 Bergeys Mill Road
(2 lots comprising 11.37 acres)
Parcel ID: 50-00-00062-00-5, 50-00-00067-00-9
Situate: Bergeys Mill Road (cross streets: Haldeman Road (W) and Cross Road (E))
Lower Salford Township

Dear Mr. Czajkowski:

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 May 19, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicants, Michael and Kalyn Gouldey, are proposing a residential lot line adjustment in the R1A Residence District. The proposal would create a new lot line and remove an existing lot line between parcels 50-00-00067-00-9 and 50-00-00062-00-5. The proposed lot line changes would result in two parcels that all meet the minimum lot size requirement of the R1A Residence District (80,000 square feet, per § 164-28). The two parcels would form three sides around parcel 50-00-00064-00-3, which would be unchanged.

There are existing residential and accessory structures on each of the three parcels shown on the proposed plan. No new lots or other improvements are proposed as part of this minor subdivision. The applicants are requesting a waiver from § 142-41 requiring sidewalks, curbing, and storm sewers along existing streets, and from § 142-42 requiring various types of landscaping, due to the minor nature of the application.

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.

RECOMMENDATION-

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal as we have found it to be generally consistent with the county and regional comprehensive plans, nor have we identified any significant land use, transportation, design, or other issues that should be addressed. In addition, the lot line adjustment would satisfy the lot dimension requirements of the R-1A Zoning District. Therefore, we have no substantive comments.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal.

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 26-0133-001 on any plans submitted for final recording.

Sincerely,

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

c: Michael and Kalyn Gouldey, Applicant
Cynthia D. Smith, P.E., Applicant's Engineer
Manus McHugh, Chair, Township Planning Commission
Michael Beuke, Township 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, Township 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



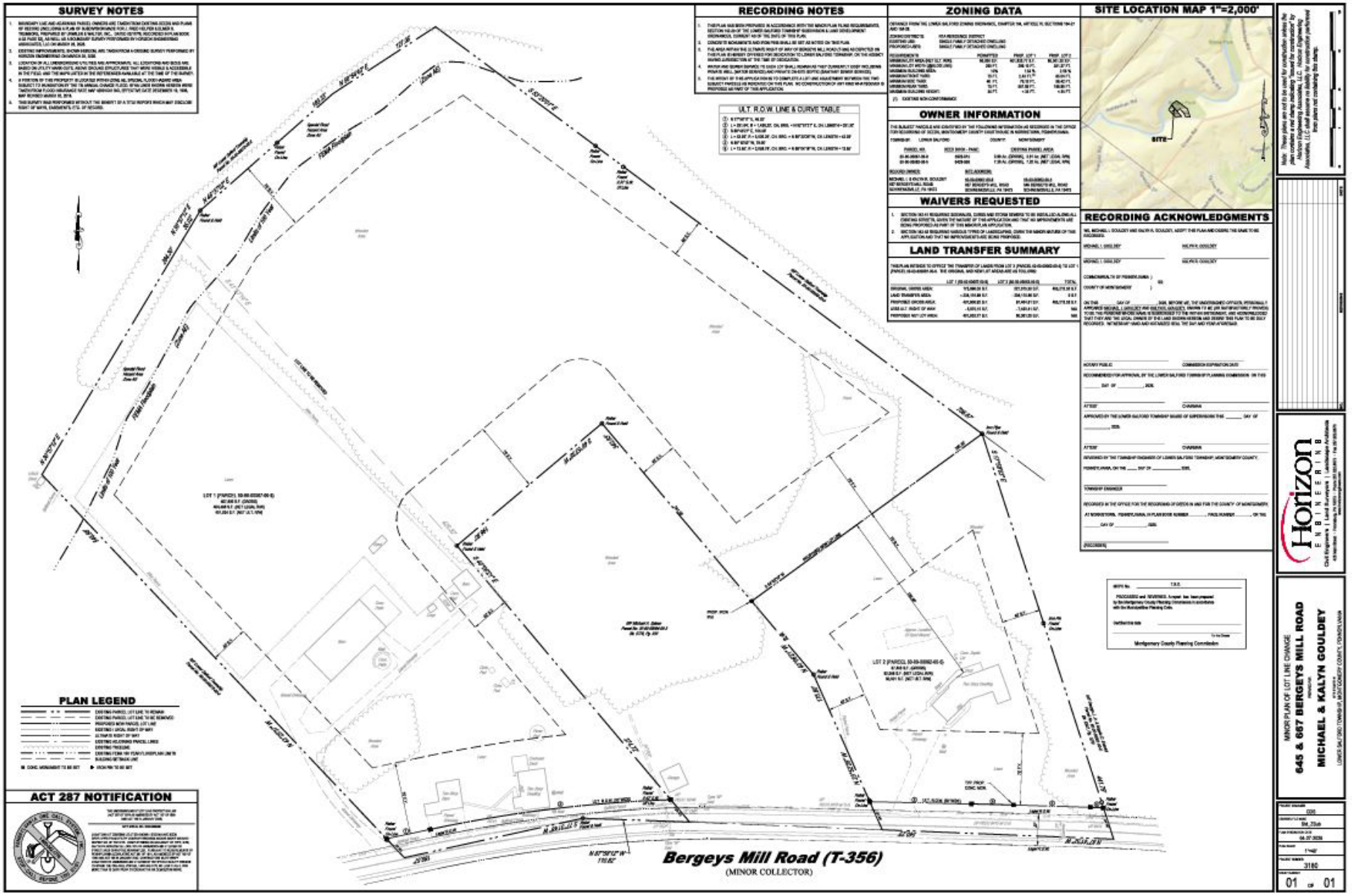
645 & 667 Bergeys Mill Road
MCPC#260133001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/planning
Aerial photography provided by Nearmap


SURVEY NOTES
RECORDING NOTES
ZONING DATA
SITE LOCATION MAP 1"=2,000'
OWNER INFORMATION
WAIVERS REQUESTED
LAND TRANSFER SUMMARY
RECORDING ACKNOWLEDGMENTS
PLAN LEGEND
ACT 287 NOTIFICATION
Bergeys Mill Road (T-356)
(MINOR COLLECTOR)
MINOR PLAN OF LOT LINE CHANGE
645 & 667 BERGEYS MILL ROAD
MICHAEL & KALYN GOULDEY
Horizon ENGINEERING
01 OF 01