**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

Ms. Amy B. Shafer, Secretary/Treasurer
Upper Salford Township
P.O. Box 100
Salfordville, Pennsylvania 18958

Re: MCPC #26-0145-001
Plan Name: Paul Reinford
(2 lots comprising 12.22 acres)
Parcel ID:62-00-00424-00-9
Situate: Heflin Road and Deiber Road
Upper Salford Township

Dear Ms. Shafer:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 28, 2026. We forward this letter as a report of our review.

## BACKGROUND

The applicant is proposing to subdivide an existing lot on Heflin Road in Upper Salford Township. Lot 1 is proposed to be 4.2 acres and Lot 2 is proposed to be 7.9 acres. Lot 1 contains an existing house with several outbuildings. The site is located in the R2 Rural Residential District and is served by on-site water and on-site septic.

## COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the County's comprehensive plan, *Montco 2040: A Shared Vision*, and the Indian Valley Regional Comprehensive Plan. The property is located in Rural Resource Areas in both plans, where open space, farmland, and woodlands are intended to be preserved. Farmland and scattered single-family detached homes are primary uses in these areas, so any future development proposed should fit in with the surrounding rural character.

## 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 that the applicant and Upper Salford Township may wish to consider prior to minor plan approval. Our comments are as follows:

## REVIEW COMMENTS

### SUBDIVISION AND LAND DEVELOPMENT

Section 22-404.C.3 outlines plan submission requirements for minor subdivisions. We recommend that the applicant ensure all required existing and proposed features are shown on the plan.

### ZONING

We recommend that a zoning chart be added to the plan to ensure the proposed subdivision complies with the dimensional requirements of the R2 District.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Upper Salford Township's planning objectives.

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 (26-0145-001) on any plans submitted for final recording.

Sincerely,

Naomi Crimm

Naomi Crimm, Senior Planner
naomi.crimm@montgomerycountypa.gov – 610-278-3748

c: Paul & Norma Reinford, Applicants
Theodore Poatsy, Chrm., Township Supervisors
Jeffrey Bean, Chair, Township Planning Commission
Lori Smith, Township Assistant Secretary
Michael L. Reinert, P.E. Township Engineer

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




Paul Reinford
MCPC#260145001

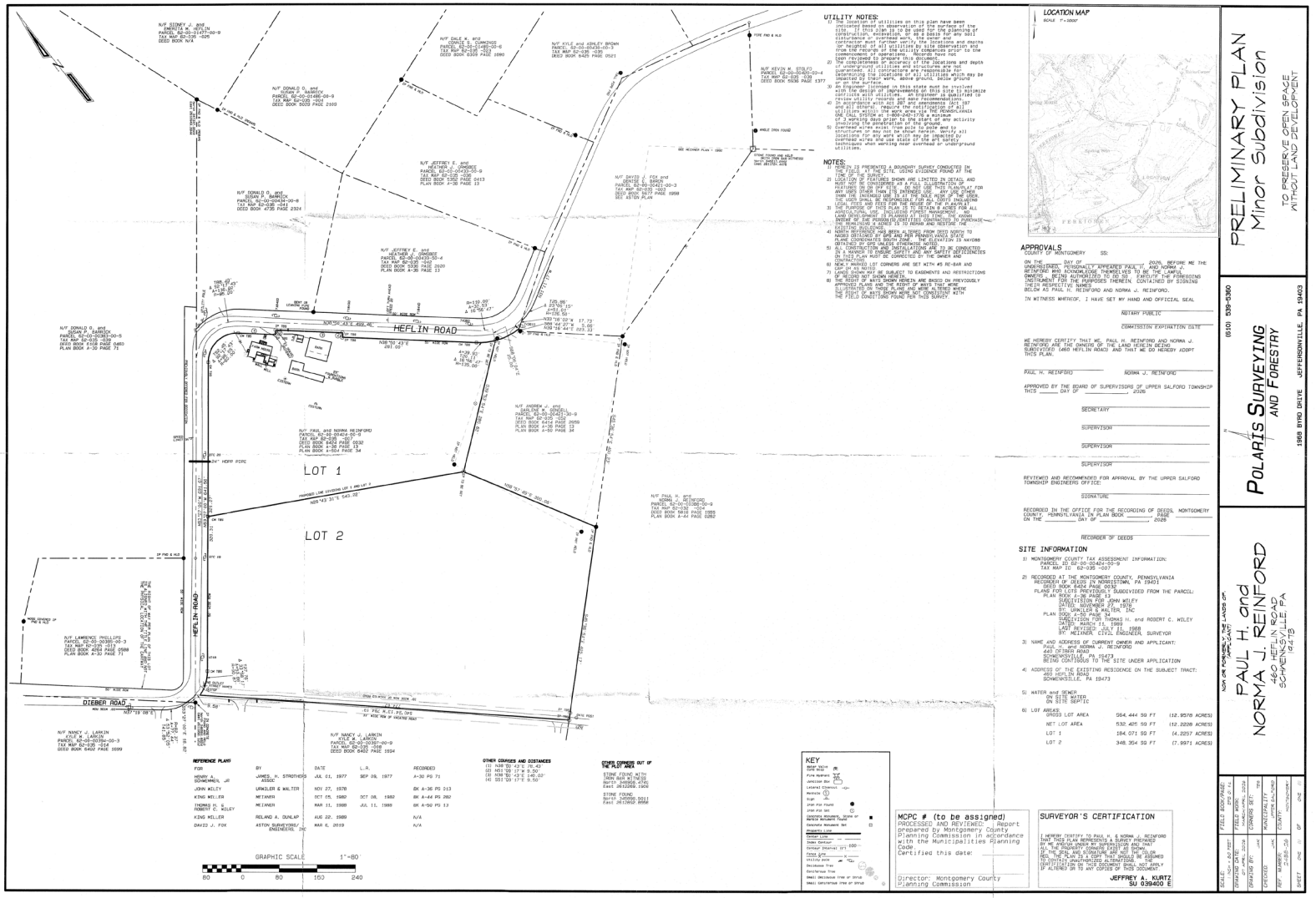
Montgomery County Planning Commission

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/planning

Aerial photography provided by Nearmap


HEFLIN ROAD
DIEBER ROAD
LOT 1
LOT 2
LOCATION MAP
UTILITY NOTES:
NOTES:
APPROVALS
SITE INFORMATION
PRELIMINARY PLAN
Minor Subdivision
TO PRESERVE OPEN SPACE
WITHOUT LAND DEVELOPMENT
POLARIS SURVEYING
AND FORESTRY
1958 BYRD DRIVE JEFFERSONVILLE PA 19403
(610) 539-5360
PAUL H. and
NORMA J. REINFORD
460 HEFLIN ROAD
SCHWENKSVILLE PA
19473
KEY
MCPC # (to be assigned)
SURVEYOR'S CERTIFICATION
JEFFREY A. KURTZ
SU 039400 E
GRAPHIC SCALE 1"=80'