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

June 17, 2026

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

Re: MCPC #26-0139-001
Plan Name: 85 Township Line Road
(1 lot comprising 13.46 acres)
Parcel ID: 50-00-04423-00-9
Situate: Township Line Road (Cross Street: Store Rd (W) and Old Forty Food Rd (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 21, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Hallmark Building Group, Inc., is proposing a residential subdivision to be located at the northeast corner of intersection of Township Line Road and Store Road. The applicant has submitted two sketch plans: a yield plan for seven lots that would be permitted by-right in the R-1A Residential District, and a plan for a cluster development consisting of 13 lots that also includes an intersection realignment. Details about each of the sketch plans are provided below in the review comments section of this letter.

The property is in the R-1A Residence Zoning District, which has a minimum lot size of 80,000 square feet. The property is currently undeveloped and is not served by public sewer.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the Indian Valley Regional Comprehensive Plan which shows the property in the “Rural Resource Area” future land use category. 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 county’s comprehensive plan*, MONTCO 2040: A Shared Vision,* which shows the area as Rural Resource. These rural areas

primarily consist of farms, scattered low-density homes, and villages, and 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

OVERALL COMMENTS

The property has frontage along Township Line Road, the border with Skippack Township, and is approximately one-half mile from the Village of Skippack. The proposal for lower-density residential development is consistent with the development and preservation goals of Lower Salford Township and the Indian Valley Regional Comprehensive Plan. At the same time, we want to acknowledge the center of commercial activity nearby in Skippack and encourage any new development within walking and biking distance to plan for future residents traveling in a variety of modes (including walking and biking) to access the village center.

SKETCH 7-LOT YIELD PLAN

In general, we feel that the by-right yield plan is more consistent with the goals of the rural resource future land use of the regional comprehensive plan. The lower-density development appears to preserve more of the open space. Sidewalks would be provided along Store Road and Township Line Road, which would facilitate pedestrian and bicycle connectivity to nearby Skippack Village.

A. Zoning Requirements. The minimum lot size in the R-1A District is 80,000 square feet, which would be met in this proposal. The lot sizes range from approximately 81,000 to 92,000 square feet.

B. Vehicular Access. Three of the proposed lots would have access from Store Road, including two flag lots, and four lots would have access from Township Line Road. The applicant may want to consider consolidating the three driveways on Store Road to create one shared driveway, reducing the number of access points.

SKETCH 13-LOT PLAN

The 13-lot proposal would consist of a cluster development with all lots being accessed by a cul-de-sac off Store Road. In addition, Store Road would be realigned to create a four-way intersection with Township Line Road. A paved path is proposed along Store Road. The lots would range in size from approximately 15,000 to 35,000 square feet.

A. Zoning Requirements. We recommend that the applicant and township coordinate to determine the best use for the site and if a zoning amendment would be necessary.

1. *Proposed Use: R-1 Cluster*. The applicant has proposed a R-1 Cluster development consisting of 13 lots. The property is located in the R-1A Residential District, which does not list the R-1 Cluster as a permitted use. The R-1 Cluster District does not appear to be mapped. We recommend the township consider how the R-1 Cluster use applies to properties that are not within the R-1 Residential District.

    a. *Permitted Density*. The proposed development exceeds the maximum permitted density for an R-1 Cluster development (§ 164-36.4.A). The maximum density in the R-1 Cluster District is 1.1 dwelling units per acre. A density of 1.3 dwelling units per acre is proposed.

2. *Land Preservation Overlay District*. In the R-1A District, a "single-family detached dwelling within an LPOD cluster development" is permitted by conditional use, provided it adheres to the provisions of Article VIA, Land Preservation Overlay District. Based on our interpretation, the applicant would be permitted to develop a cluster development that meets the standards of the LPO District as a conditional use (§ 164-28.2). However, the Land Preservation Overlay concept does not explicitly state that an LPOD cluster is a use that can be applied to other districts. We recommend the applicant coordinate with the township to determine how the LPOD regulations are applied in other zoning districts where the LPOD is not mapped.

B. Landscape Buffer. We recommend considering how a buffer for privacy could be provided between lots. For example, Lot 5 is a flag lot off of the cul-de-sac and would face the backs of Lots 6 and 7.

C. Transportation. The proposal includes realigning Store Road to create a four-way intersection at Township Line Road. All lots, including one flag lot, would be accessed from a cul-de-sac.

1. *Traffic Calming*. The straightness of Township Line Road and relatively low traffic volume may create conditions that encourage speeding along that stretch of rural road. We recommend the township consider the need for straightening out the intersection, and if there are other traffic calming measures that could be integrated into the intersection design.

2. *Pedestrian Connections*. The proposal includes an 8-foot-wide path along Store Road, but no pedestrian connections are shown along Township Line Road. We recommend adding a path along Township Line Road to connect to the proposed path on Store Road.

B. Open Space. We suggest that the applicant consider how to design the layout of the lots to increase the amount of common open space. It is our understanding that the proposed R-1 Cluster subdivision would be required to adhere to the standards of the R-1 Cluster District, which requires that common open space be provided and meet the standards of Section 164-22. Based on the sketch plan provided, it does not appear that the proposal would meet the design requirements, nor the intent to preserve open land and natural features, of the R-1 Cluster District.

1. *Common Open Space*. We recommend the applicant consider how common space would be provided for residents. The R-1 Cluster requires that 60% of the tract be preserved as common open space, in accordance with § 164-22 (per § 164-36.2). However, based on the plan provided, much of the open space would be used for stormwater basins. The cluster development requires a 100-foot buffer from rights-of-way, which leaves little usable open space for the

residents. In addition, the stormwater basin along the eastern property line would limit the amount of landscape buffering that could be planted.

2. *Realigned Roadway Open Space*. The realigned Store Road would create open space disconnected from the rest of the development. We recommend the applicant consider if the open space would be usable, and if so, how the residents would be able to safely access it.

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 residential development in the rural resource area of the township.

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 26-0139-001 on any plans submitted for final recording.

Sincerely,



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

c: Hallmark Building Group, Inc., Applicant
Susan Rice, Applicant's Engineer
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 By-Right Site Plan
C. Reduced Copy of Applicant's Proposed 13 Lot Site Plan



85 Township Line Road
MCPC#260139001

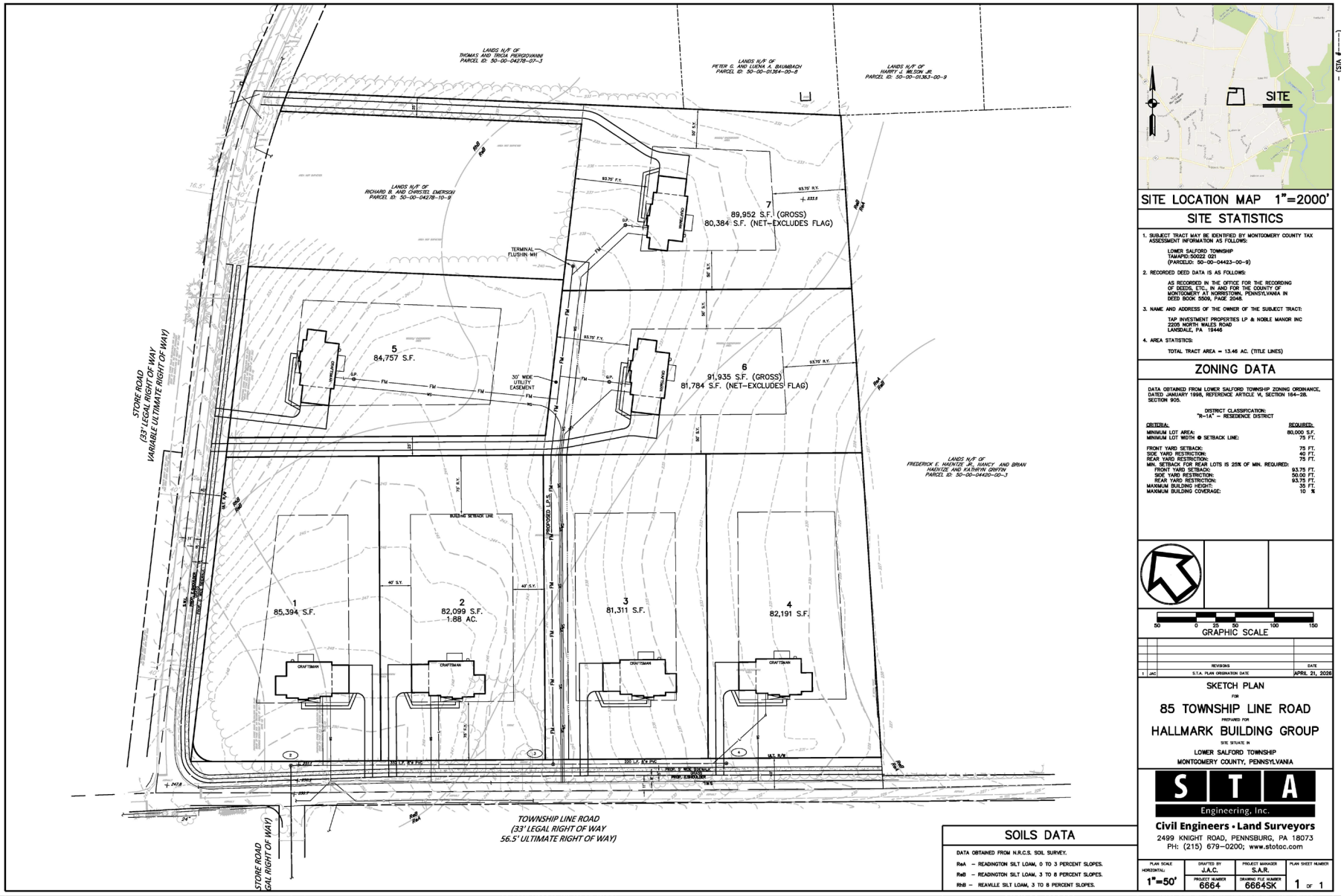
Montgomery County Planning Commission

0 100 200 400 Feet

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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



SITE LOCATION MAP 1"=2000'

SITE STATISTICS

1. SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:

   LOWER SALFORD TOWNSHIP
   TAMAPID: 50022 021
   (PARCELID: 50-00-04423-00-9)

2. RECORDED DEED DATA IS AS FOLLOWS:

   AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA IN DEED BOOK 5509, PAGE 2048.

3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:

   TAP INVESTMENT PROPERTIES LP & NOBLE MANOR INC
   2205 NORTH WALES ROAD
   LANSDALE, PA 19446

4. AREA STATISTICS:

   TOTAL TRACT AREA = 13.46 AC. (TITLE LINES)

ZONING DATA

DATA OBTAINED FROM LOWER SALFORD TOWNSHIP ZONING ORDINANCE, DATED JANUARY 1998, REFERENCE ARTICLE VI, SECTION 164-28. SECTION 905.

DISTRICT CLASSIFICATION:
"R-1A" – RESEDENCE DISTRICT

CRITERIA:	REQUIRED:
MINIMUM LOT AREA:	80,000 S.F.
MINIMUM LOT WIDTH @ SETBACK LINE:	75 FT.
FRONT YARD SETBACK:	75 FT.
SIDE YARD RESTRICTION:	40 FT.
REAR YARD RESTRICTION:	75 FT.
MIN. SETBACK FOR REAR LOTS IS 25% OF MIN. REQUIRED:	
FRONT YARD SETBACK:	93.75 FT.
SIDE YARD RESTRICTION:	50.00 FT.
REAR YARD RESTRICTION:	93.75 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.
MAXIMUM BUILDING COVERAGE:	10 %

50 0 25 50 100 150
GRAPHIC SCALE

	REVISIONS	DATE
1	JAC S.T.A. PLAN ORIGINATION DATE	APRIL 21, 2026

SKETCH PLAN
FOR
85 TOWNSHIP LINE ROAD
PREPARED FOR
HALLMARK BUILDING GROUP
SITE SITUATE IN
LOWER SALFORD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

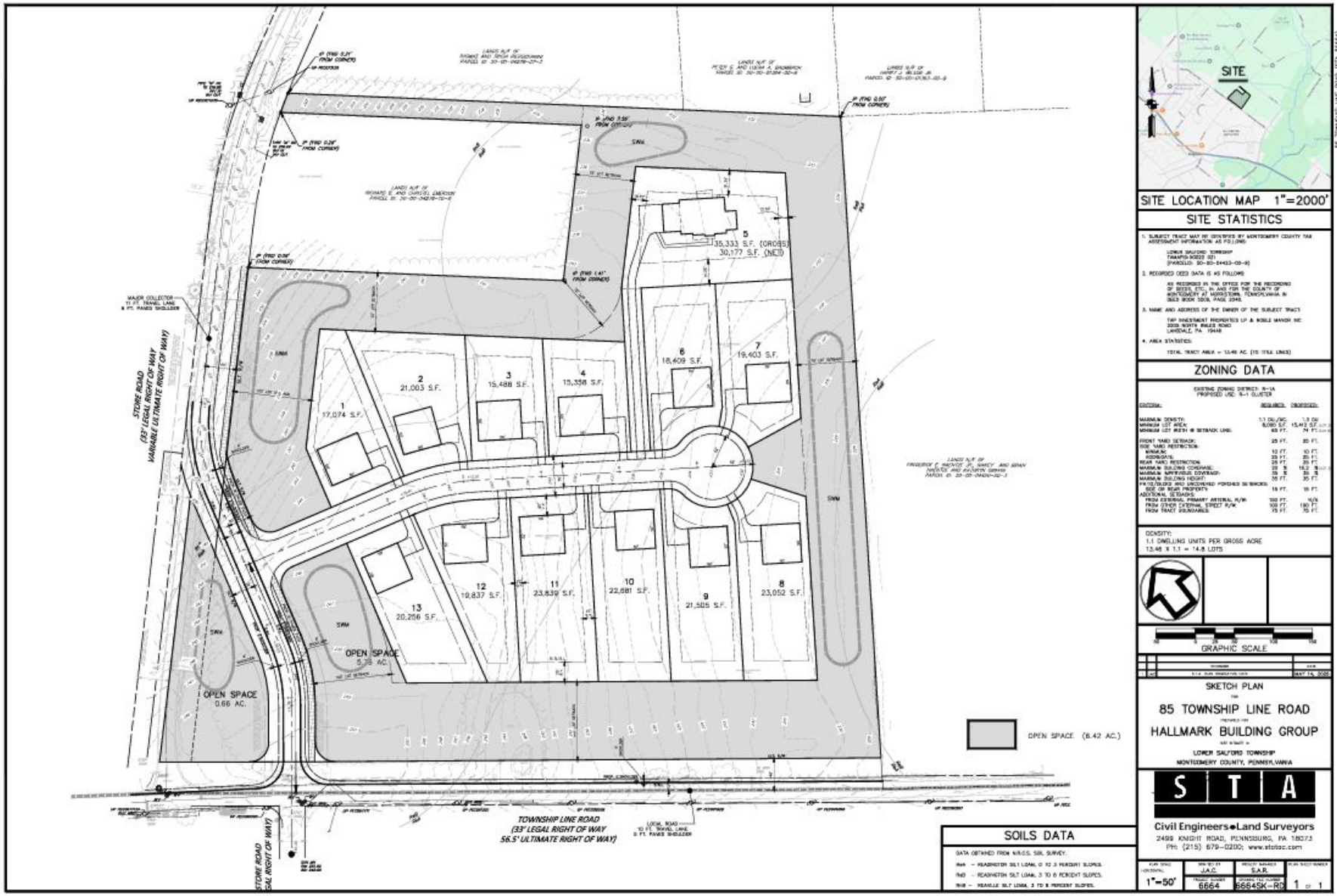
SOILS DATA

DATA OBTAINED FROM N.R.C.S. SOIL SURVEY.

ReA – READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES.
ReB – READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES.
RhB – REAVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES.

S T A Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

PLAN SCALE HORIZONTAL:	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1"=50'	J.A.C.	S.A.R.	1 OF 1
	PROJECT NUMBER 6664	DRAWING FILE NUMBER 6664SK	


SITE
SITE LOCATION MAP 1"=2000'
SITE STATISTICS
ZONING DATA
DENSITY:
1.1 DWELLING UNITS PER GROSS ACRE
13.46 X 1.1 = 14.8 LOTS
GRAPHIC SCALE
SKETCH PLAN
85 TOWNSHIP LINE ROAD
HALLMARK BUILDING GROUP
LOWER SALFORD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
S T A
Civil Engineers◆Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stalac.com
1"=50'
J.A.C.
S.A.R.
6664
6664SK-RD
1 OF 1
SOILS DATA
DATA OBTAINED FROM N.R.C.S. SSK SURVEY.
RaA – READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES.
RaB – READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES.
RdB – READLYN SILT LOAM, 3 TO 8 PERCENT SLOPES.
OPEN SPACE (6.42 AC.)
OPEN SPACE 5.76 AC.
OPEN SPACE 0.66 AC.
TOWNSHIP LINE ROAD (33' LEGAL RIGHT OF WAY 56.5' ULTIMATE RIGHT OF WAY)
STORE ROAD (33' LEGAL RIGHT OF WAY VARIABLE ULTIMATE RIGHT OF WAY)
1 17,074 S.F.
2 21,003 S.F.
3 15,488 S.F.
4 15,358 S.F.
5 35,333 S.F. (GROSS) 30,177 S.F. (NET)
6 18,409 S.F.
7 19,403 S.F.
8 23,052 S.F.
9 21,505 S.F.
10 22,681 S.F.
11 23,839 S.F.
12 19,837 S.F.
13 20,256 S.F.