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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

July 2, 2026

Ms. Lisa Hiltz, Administrative Manager
Borough of Pennsburg
76 West 6th Street
Pennsburg, Pennsylvania 19468

Re: MCPC #25-0157-002
Plan Name: Improvements to The Perkiomen School
(3.5 acres of development within the 75.5-acre campus)
Situate: 200 Seminary Street
Borough of Pennsburg

Dear Ms. Hiltz:

We have reviewed the above-referenced subdivision and land development submission in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 8, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, The Perkiomen School, has submitted for review an amended land development plan which is an amendment to a previously reviewed land development plan. The submission shows several improvements and minor modifications to the previously reviewed plans. On the south side of Seminary Avenue improvements are proposed near the new Student Center and campus green. The proposed improvements include: three pickle ball courts, a basketball court and an adjacent hardscape area for outdoor enjoyment, the realignment of pedestrian walkways, a drop-off area near the Science Center, and a new surface parking lot with 24 spaces. The improvements on the north side of Seminary Avenue include: a large synthetic turf soccer/lacrosse field (+/- 345 feet) and a smaller practice field are proposed west of Kriebel Hall.

The Montgomery County Planning Commission (MCPC) reviewed the initial development of the 20,690-square-foot Student Center in a letter to the borough dated January 21, 2020. In a letter dated August 16, 2025, we provided review comments on most of the proposed improvements in this submission. The most significant change is the addition of a large synthetic turf, recreational field and the adjacent practice field with related site grading and stormwater management improvements.

The improvements to The Perkiomen School are situated in the borough's INST-Institutional District and the development tract is Tax Parcel #15-00-02095-00-5. The land development plan (Sheet 15/63) lists 19 requested waivers and an accompanying waiver request letter for relief from the borough's Subdivision and Land Development Code.

COMMENT AND RECOMMENDATION

Universal Access is Needed to the Renovated Lacrosse/Soccer Fields

We recommend the applicant establish an ADA accessible pedestrian route to the new soccer/lacrosse field from Kriebel Hall and the parking lot in the rear of the building. According to the site plan notes, the applicant is seeking a waiver for the sidewalk requirement on the north side of Seminary Street that parallels the recreational fields and could potentially provide the needed universal access route. When a major renovation of a recreational field is proposed, it is required to address universal accessibility for all users and spectators. Under the 2010 ADA Standards for Accessible Design, newly constructed recreational fields must be fully accessible to individuals with disabilities. This requires accessible routes to the fields, spectator viewing areas, and inclusive team seating. We recommend the applicant and borough consider these requirements and provide an accessible route and related improvements for universal access to the new fields. Please see the graphic below that illustrates the missing connections between the recreational fields and Kriebel Hall and a weblink to the American with Disabilities Act requirements.



https://www.access-board.gov/aba/chapter/ch10/#1016-outdoor-recreation-access-routes

CONCLUSION

MCPC supports the proposed amended land development plan and recommends the borough address the need for universal accessibility to the renovated recreational fields to your satisfaction.

Please note that the review comments and recommendations contained in this report are advisory to the borough 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 (*25-0157-002*) on any plans submitted for final recording.

Sincerely,

Barry W. Jeffries

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

c: Charlie Scanzello, T and M Associates, Applicant's Representative
Kris Squiccimara, Chrp., Borough Planning Commission
Mark Hosterman, Esq., Borough Solicitor

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

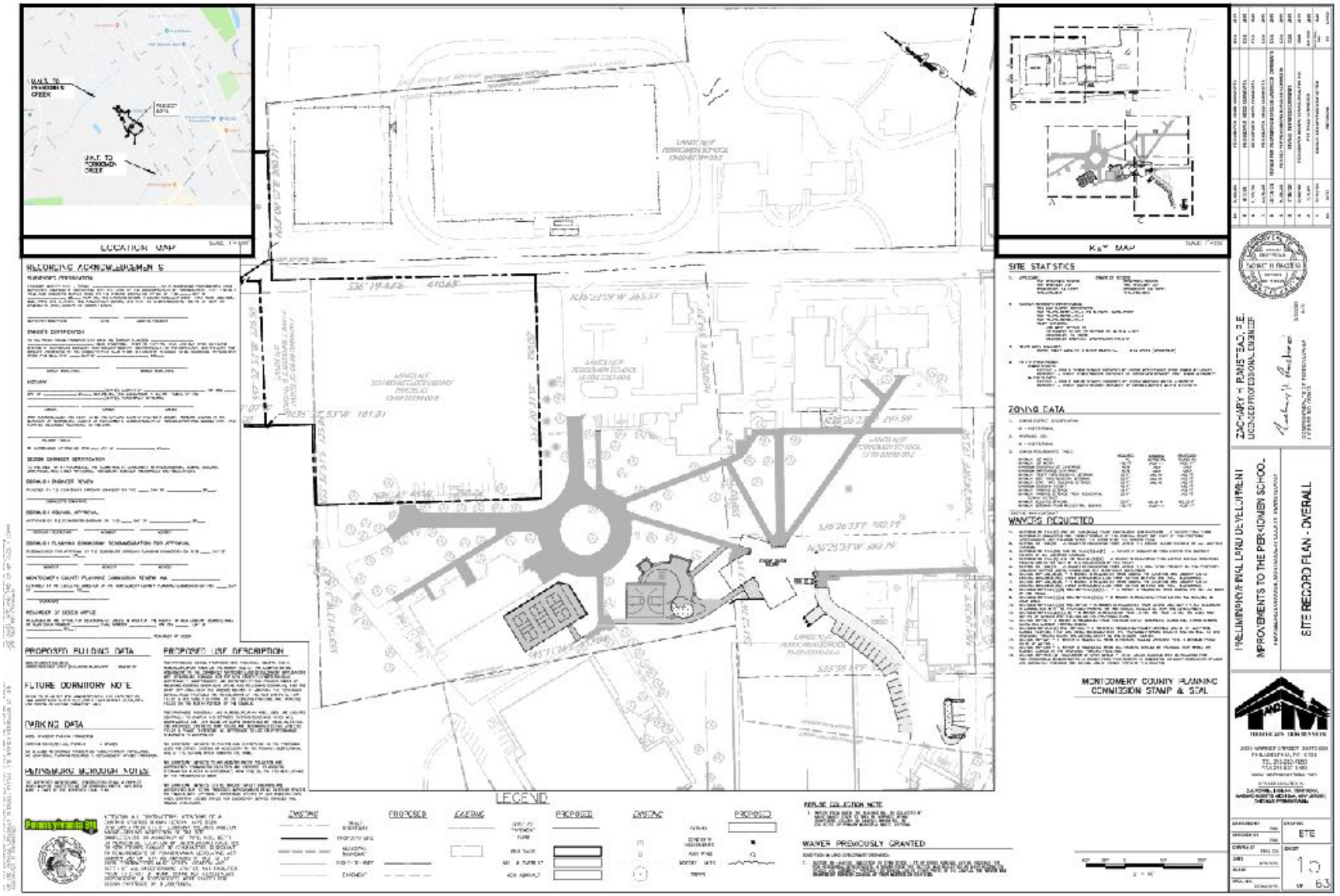


The Perkiomen School Turf Fields
MCPC#260158001

Montgomery County Planning Commission

0 100 200 400 Feet

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LOCATION MAP
KEY MAP
SITE STATISTICS
ZONING DATA
WAIVERS REQUESTED
WAIVER PREVIOUSLY GRANTED
LEGEND
MONTGOMERY COUNTY PLANNING COMMISSION STAMP & SEAL
PRELIMINARY/FINAL LAND DEVELOPMENT IMPROVEMENTS TO THE PERKIOMEN SCHOOL
SITE RECORD PLAN - OVERALL