MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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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 16, 2026

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

Re: MCPC #25-0055-002
Plan Name: 0 Hoffman Road
(3 lots comprising 6.10 acres)
Parcel ID: 50-00-01099-01-2
Situate: Hoffman Road (cross street: Sharon Lane)
Lower Salford Township

Dear Mr. Czajkowski:

We have reviewed the above-referenced subdivision and land development 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, Ilya Sivchuk, has submitted a proposal for a residential subdivision on an undeveloped 6.10-acre property. The property is proposed to be subdivided into three lots for the development of three single-family residences, one of which would be a rear lot. All three lots would share a common access driveway from Hoffman Road.

The property is located in the R1-A Residential Zoning District. The waterline and sanitary service will be extended to the property. The southeastern side of the property contains steep slopes down to a wooded area. There is an existing sidewalk along the frontage of the property that connects to the Lederach Golf Course community. We reviewed previously submitted proposals in letters dated March 18, 2025 and January 28, 2026.

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. Rural resource areas primarily consist of farms, scattered low-density homes, and villages. Rural areas should have very limited new development.

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.

REVIEW COMMENTS

LANDSCAPING

The landscape plan provided in the previous submission, that we reviewed in a letter dated January 28, 2026, was very slim on street trees and buffering and lacked in species diversity. We commend the applicant on expanding the plant palette and making revision from the previous plan, which will result in better buffering and a more integrated development overall.

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 (MCPC #25-0055-003) on any plans submitted for final recording.

Sincerely,

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

c: Ilya Sivchuk, Applicant
Adam J. Prince, P.E., Applicant's Engineer - Fioravanti, Inc.
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 Site Plan



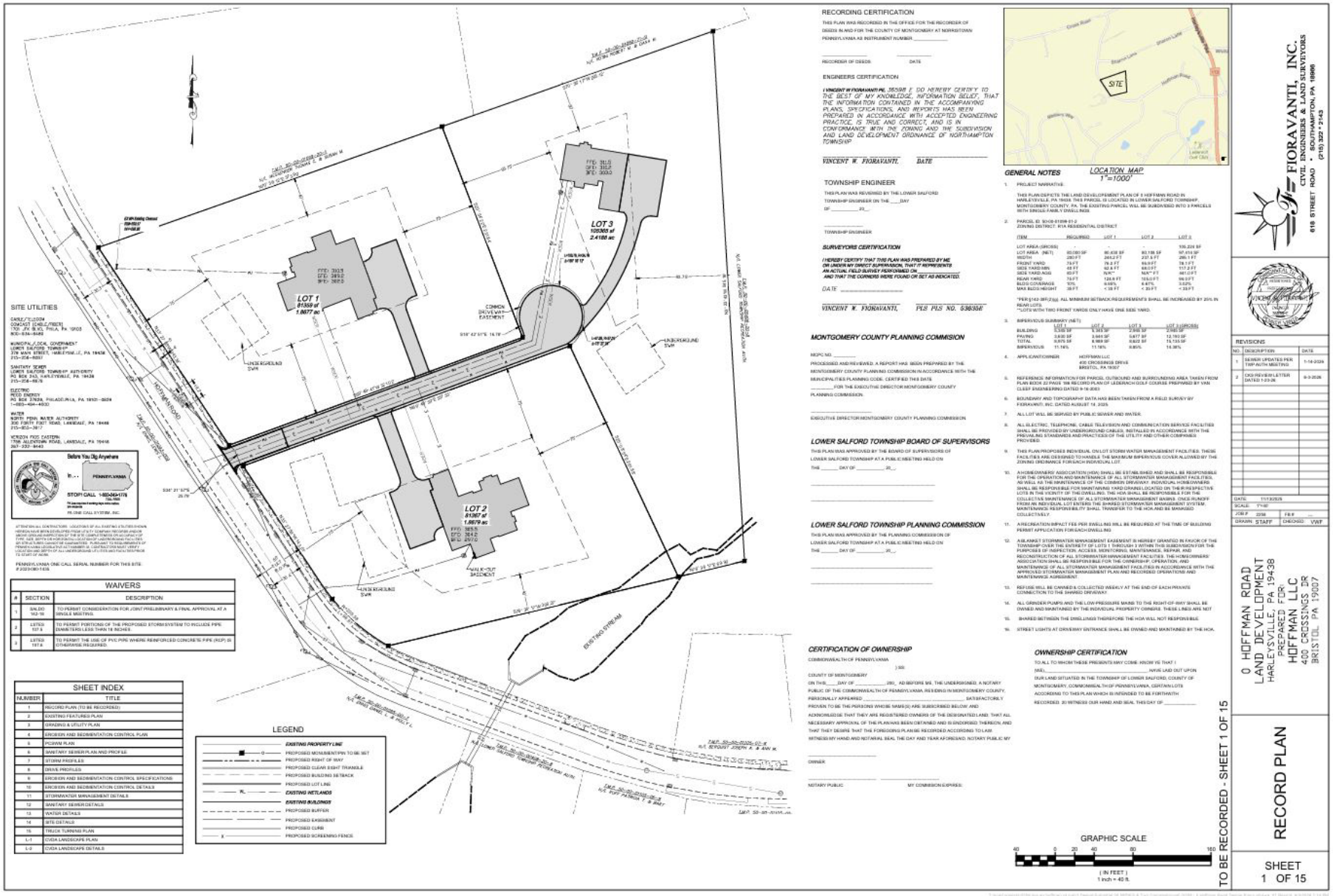
0 Hoffman Road
MCPC#250055003

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/plancom
Aerial photography provided by Nearmap



RECORDING CERTIFICATION

THIS PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN PENNSYLVANIA AS INSTRUMENT NUMBER _____

RECORDER OF DEEDS DATE

ENGINEERS CERTIFICATION

I VINCENT W FIORAVANTI PE, JESSE E DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF NORTHAMPTON TOWNSHIP

VINCENT W. FIORAVANTI, DATE

TOWNSHIP ENGINEER

THIS PLAN WAS REVIEWED BY THE LOWER SALFORD TOWNSHIP ENGINEER ON THE ___ DAY OF _____, 20__.

TOWNSHIP ENGINEER

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON _____ AND THAT THE CORNERS WERE FOUND OR SET AS INDICATED.

DATE _____

VINCENT W. FIORAVANTI, PLS PLS NO. 038356

MONTGOMERY COUNTY PLANNING COMMISION

MCPC NO. _____

PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE _____ FOR THE EXECUTIVE DIRECTOR MONTGOMERY COUNTY PLANNING COMMISSION.

EXECUTIVE DIRECTOR MONTGOMERY COUNTY PLANNING COMMISSION

LOWER SALFORD TOWNSHIP BOARD OF SUPERVISORS

THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF LOWER SALFORD TOWNSHIP AT A PUBLIC MEETING HELD ON THIS _____ DAY OF _____, 20__.

LOWER SALFORD TOWNSHIP PLANNING COMMISSION

THIS PLAN WAS APPROVED BY THE PLANNING COMMISSION OF LOWER SALFORD TOWNSHIP AT A PUBLIC MEETING HELD ON THIS _____ DAY OF _____, 20__.

CERTIFICATION OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA)
) SS
COUNTY OF MONTGOMERY)

ON THIS, _____ DAY OF _____, 20__, AD BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN MONTGOMERY COUNTY, PERSONALLY APPEARED _____ SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAME(S) ARE SUBSCRIBED BELOW, AND ACKNOWLEDGE THAT THEY ARE REGISTERED OWNERS OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID. NOTARY PUBLIC MY

OWNER

NOTARY PUBLIC MY COMMISION EXPIRES:

LOCATION MAP
1"=1000'

GENERAL NOTES

1. PROJECT NARRATIVE:

THIS PLAN DEPICTS THE LAND DEVELOPMENT PLAN OF 0 HOFFMAN ROAD IN HARLEYSVILLE, PA 19438. THIS PARCEL IS LOCATED IN LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PA. THE EXISTING PARCEL WILL BE SUBDIVIDED INTO 3 PARCELS WITH SINGLE FAMILY DWELLINGS.

2. PARCEL ID: 50-00-01099-01-2
ZONING DISTRICT: R1A RESIDENTIAL DISTRICT

ITEM	REQUIRED	LOT 1	LOT 2	LOT 3
LOT AREA (GROSS)		-	-	105,224 SF
LOT AREA (NET)	80,000 SF	80,438 SF	80,198 SF	97,474 SF
WIDTH	200 FT	240.2 FT	237.5 FT	286.1 FT
FRONT YARD	75 FT	76.3 FT	94.9 FT	78.1 FT
SIDE YARD MIN	40 FT	42.4 FT	68.0 FT	117.2 FT
SIDE YARD AGG	80 FT	N/A**	N/A**	441.0 FT
REAR YARD	75 FT	126.9 FT	103.0 FT	94.0 FT
BLDG COVERAGE	10%	9.98%	6.41%	3.02%
MAX BLDG HEIGHT	35 FT	< 35 FT	< 35 FT	< 35 FT

*PER §142-38F(2)(a), ALL MINIMUM SETBACK REQUIREMENTS SHALL BE INCREASED BY 25% IN REAR LOTS.
**LOTS WITH TWO FRONT YARDS ONLY HAVE ONE SIDE YARD.

3. IMPERVIOUS SUMMARY (NET):

	LOT 1	LOT 2	LOT 3	LOT 3 (UPGRADE)
BUILDING	5,538 SF	5,343 SF	2,948 SF	2,948 SF
PAVING	3,630 SF	3,944 SF	5,477 SF	12,193 SF
TOTAL	8,975 SF	8,969 SF	8,825 SF	15,133 SF
IMPERVIOUS	11.16%	11.18%	8.85%	14.38%

4. APPLICANT/OWNER HOFFMAN LLC
400 CROSSINGS DRIVE
BRISTOL, PA 19007

5. REFERENCE INFORMATION FOR PARCEL OUTBOUND AND SURROUNDING AREA TAKEN FROM PLAN BOOK 22 PAGE 166 RECORD PLAN OF LEDERACH GOLF COURSE PREPARED BY VAN CLEEF ENGINEERING DATED 9-16-2003

6. BOUNDARY AND TOPOGRAPHY DATA HAS BEEN TAKEN FROM A FIELD SURVEY BY FIORAVANTI, INC. DATED AUGUST 14, 2025.

7. ALL LOT WILL BE SERVED BY PUBLIC SEWER AND WATER.

8. ALL ELECTRIC, TELEPHONE, CABLE TELEVISION AND COMMUNICATION SERVICE FACILITIES SHALL BE PROVIDED BY UNDERGROUND CABLES, INSTALLED IN ACCORDANCE WITH THE PREVAILING STANDARDS AND PRACTICES OF THE UTILITY AND OTHER COMPANIES PROVIDED.

9. THIS PLAN PROPOSES INDIVIDUAL ON LOT STORM WATER MANAGEMENT FACILITIES. THESE FACILITIES ARE DESIGNED TO HANDLE THE MAXIMUM IMPERVIOUS COVER ALLOWED BY THE ZONING ORDINANCE FOR EACH INDIVIDUAL LOT.

10. A HOMEOWNERS' ASSOCIATION (HOA) SHALL BE ESTABLISHED AND SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES, AS WELL AS THE MAINTENANCE OF THE COMMON DRIVEWAY. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR MAINTAINING YARD DRAINS LOCATED ON THEIR RESPECTIVE LOTS IN THE VICINITY OF THE DWELLING. THE HOA SHALL BE RESPONSIBLE FOR THE COLLECTIVE MAINTENANCE OF ALL STORMWATER MANAGEMENT BASINS. ONCE RUNOFF FROM AN INDIVIDUAL LOT ENTERS THE SHARED STORMWATER MANAGEMENT SYSTEM, MAINTENANCE RESPONSIBILITY SHALL TRANSFER TO THE HOA AND BE MANAGED COLLECTIVELY.

11. A RECREATION IMPACT FEE PER DWELLING WILL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH DWELLING.

12. A BLANKET STORMWATER MANAGEMENT EASEMENT IS HEREBY GRANTED IN FAVOR OF THE TOWNSHIP OVER THE ENTIRETY OF LOTS 1 THROUGH 3 WITHIN THIS SUBDIVISION FOR THE PURPOSES OF INSPECTION, ACCESS, MONITORING, MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL STORMWATER MANAGEMENT FACILITIES. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE OWNERSHIP, OPERATION, AND MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN AND RECORDED OPERATIONS AND MAINTENANCE AGREEMENT.

13. REFUSE WILL BE CANNED & COLLECTED WEEKLY AT THE END OF EACH PRIVATE CONNECTION TO THE SHARED DRIVEWAY.

14. ALL GRINDER PUMPS AND THE LOW PRESSURE MAINS TO THE RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS. THESE LINES ARE NOT SHARED BETWEEN THE DWELLINGS THEREFORE THE HOA WILL NOT RESPONSIBLE.

15. STREET LIGHTS AT DRIVEWAY ENTRANCE SHALL BE OWNED AND MAINTAINED BY THE HOA.

OWNERSHIP CERTIFICATION

TO ALL TO WHOM THESE PRESENTS MAY COME: KNOW YE THAT I (WE), _____ HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF LOWER SALFORD, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. 20 WITNESS OUR HAND AND SEAL, THIS DAY OF _____

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

FIORAVANTI, INC.
CIVIL ENGINEERS & LAND SURVEYORS
618 STREET ROAD (610) 322-4300
SOUTHAMPTON, PA 18966 (215) 322-2143

REVISIONS

NO.	DESCRIPTION	DATE
1	SEWER UPDATES PER TWP MUTH MEETING	1-14-2026
2	CKG REVISION LETTER DATED 1-23-26	9-3-2026

DATE: 11/13/2025
SCALE: 1"=40'
JOB # 2258 FB # ---
DRAWN: STAFF CHECKED: VWF

0 HOFFMAN ROAD
LAND DEVELOPMENT
HARLEYSVILLE, PA 19438
PREPARED FOR
HOFFMAN LLC
400 CROSSINGS DR
BRISTOL, PA 19007

RECORD PLAN

TO BE RECORDED - SHEET 1 OF 15

SHEET
1 OF 15