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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

July 30, 2026

Mr. John Toner, Borough Manager
Schwenksville Borough
300 Main Street
Schwenksville, Pennsylvania 19473

Re: MCPC #26-0173-001
Plan Name: Pugliese Brothers, Inc. – 415 Main Street
(2 lots comprising 0.72 acres)
Parcel ID: 200000328003, 200000550006
Situate: Main Street (west) at Centennial Street (south)
Schwenksville Borough

Dear Mr. Toner:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 17, 2026. We forward this letter as a report of our review.

BACKGROUND

We are in receipt of preliminary/final plans dated June 15, 2026 for the land development of 415 Main Street. The applicant, A. Nicholas Pugliese of Pugliese Brothers, Inc., proposes a mixed-use development which repurposes the former Univest Bank building, adding a four-story extension in the rear of the building. The proposed development includes a restaurant or brewpub in the existing structure with 12 apartments above a ground floor retail unit in the rear building addition. The development tract measures 0.7 acres in area and includes two existing parcels located at the intersection of Main and Centennial Streets. The applicant proposes merging these parcels. The site is served by public water and sanitary sewer and is located on Main Street, between Centennial Street and Walnut Street.

COMPREHENSIVE PLAN COMPLIANCE

CENTRAL PERKIOMEN VALLEY REGIONAL COMPREHENSIVE PLAN

We find the applicant's proposal to be generally consistent with the Central Perkiomen Valley Regional Comprehensive Plan. Schwenksville is identified as a borough conservation area on the regional

comprehensive plan's Future Land Use Map. Adaptive reuse of existing buildings is encouraged for all designated growth areas, with borough conservation areas in particular being identified as places where the plan encourages "adaptive reuse and redevelopment of existing housing stock, as well as the conversion of obsolete or unused non-residential space to quality residential options."

MONTCO 2040: A SHARED VISION

We find the applicant's proposal to be generally consistent with the county comprehensive plan. The future land use plan of *Montco 2040: A Shared Vision* identifies the proposed development site as town residential area. This future land use category includes areas "that are oriented towards pedestrians more than automobiles" and include multifamily development among primary uses. Secondary uses include supporting retail and office uses. The description of town residential areas also notes that "historic and other older buildings should be preserved, rehabilitated, and reused", as the applicant proposes.

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 Borough may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

ZONING

A. Parking:

1. Parking Reduction - The proposal makes use of a zoning provision, §176-1706(B)2, which reduces the off-street parking requirement at an exchange rate of one (1) parking space for bike rack parking for at least eight (8) bicycles. The location of the two proposed bike racks (providing parking for 16 bicycles) is identified on the plans as "optional hardscape area". We respect the applicant's vison and applaud the adaptability of their proposal. While we do not wish to promote unnecessary paving or impervious surfacing, we recommend that any bike parking be securely installed and located in a paved, accessible location. We recommend the applicant describe where and how the bike parking would be installed in the case that they refrain from installing the indicated "optional hardscape area".

2. Bike Racks – The preliminary/final development plans do not specify the exact type of bike parking rack that is proposed to be installed. The zoning ordinance says that bicycle racks "should conform to bicycle parking standards established by the Association of Pedestrian and Bicycle Professionals" (§176-1706(B)2b). The bike racks depicted in the development plans appear to be of the type the Association of Pedestrian and Bicycle Professionals (APBP) refers to as "schoolyard", "comb", or "grid". Guidance from the APBP indicates this is a type of rack to avoid, say that it "does not allow locking of [a bike's] frame and can lead to wheel damage. Inappropriate for most public uses, but useful for temporary attended bike storage at events and in locations with no theft concerns. Sometimes preferred by recreational riders, who may travel

without locks and tend to monitor their bikes while parked." Given the nature and location of this proposed development, we recommend the applicant install what the APBP deems "racks for all applications", such as the "Inverted U" (also called staple or loop) or the "Post & Ring" types of racks. (see the attached figure).

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Schwenksville Borough's planning objectives for Main Street development.

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 (*#26-0173-001*) on any plans submitted for final recording.

Sincerely,

John Miklos, Senior Community Planner
John.Miklos@montgomerycountypa.gov – (610) 278-3554

c: A. Nicholas Pugliese, Applicant
Scott Camburn, Applicant's Representative
H. Gilbert Williams, Chair, Borough Planning Commission
Wendy Feiss-McKenna, Borough Solicitor

Attachments: A. Recommended Bike Racks
B. Aerial View of Site
C. Reduced Copy of Applicant's Plan

Recommended Bike Racks (excerpted from "Essentials of Bike Parking, 2nd ed." Association of Pedestrian and Bicycle Professionals. September 2015.)

RACKS FOR ALL APPLICATIONS

When properly designed and installed, these rack styles typically meet all performance criteria and are appropriate for use in nearly any application.

INVERTED U

also called staple, loop



Common style appropriate for many uses; two points of ground contact. Can be installed in series on rails to create a free-standing parking area in variable quantities. Available in many variations.

POST & RING



Common style appropriate for many uses; one point of ground contact. Compared to inverted-U racks, these are less prone to unintended perpendicular parking. Products exist for converting unused parking meter posts.



Pugliese Brothers Inc.
415 Main Street
MCPC#260173001

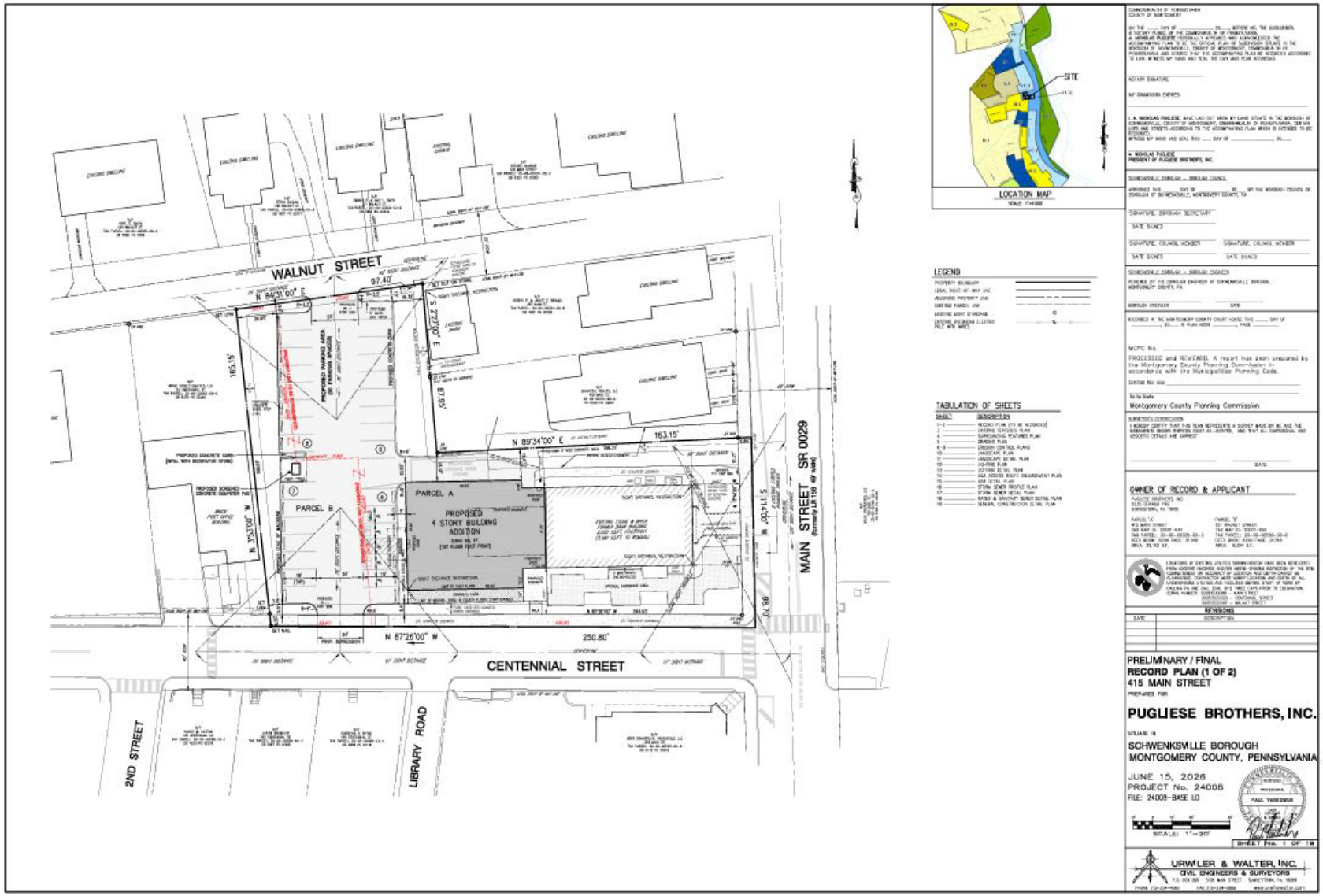
Montgomery County Planning Commission

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Aerial photography provided by Nearmap


WALNUT STREET
N 84°31'00" E
97.40'
N 89°34'00" E
163.15'
165.15'
N 35°30'00" W
PARCEL A
PARCEL B
PROPOSED
4 STORY BUILDING
ADDITION
MAIN STREET SR 0029
(formerly LR 158 and 4036)
S 17°40'00" W
96.70'
N 87°26'00" W
250.80'
CENTENNIAL STREET
2ND STREET
LIBRARY ROAD
SITE
LOCATION MAP
LEGEND
TABULATION OF SHEETS
Montgomery County Planning Commission
OWNER OF RECORD & APPLICANT
REVISIONS
PRELIMINARY / FINAL
RECORD PLAN (1 OF 2)
415 MAIN STREET
PUGLIESE BROTHERS, INC.
SCHWENKSVILLE BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA
JUNE 15, 2026
PROJECT No. 24008
FILE: 24008-BASE LD
SCALE: 1"=20'
SHEET No. 1 OF 18
URWILER & WALTER, INC.
CIVIL ENGINEERS & SURVEYORS