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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 15, 2026

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

Re: MCPC #20-0056-005
Plan Name: EMEAPP - 45 Mainland Rd Phase 2
(1 lot comprising 3.25 acres)
Parcel ID: 50-00-01696-00-9
Situate: Mainland Road and Sumneytown Pike (S.R. 0063), cross street: Store Road
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 July 2, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Mellen Legacy Property LLC, has submitted a land development plan for Phase II of the site improvements for an existing museum. The applicant is proposing a parking lot expansion and access reconfiguration. The property contains a primary building and surrounding parking lots with access from Sumneytown Pike (SR 0063) and Mainland Road.

The driveway access on Mainland Road would be relocated to the west and a 10-foot buffer would be added along the abutting property to the east. The driveway along the front of the building (labeled on the plan as Driveway 2) would be widened to add parking spaces at various locations along the driveway around the building. A walkway is proposed along a portion of the expanded parking lot which would connect to the building entrance as well as to a proposed vestibule located at the back of the building. An existing parking area on the Sumneytown Pike side of the property area would be paved and restriped. Portions of existing paved areas along the building façade are proposed to be removed to be green space. The plan also shows a future phase loading dock and one-story lobby addition.

The property, which currently contains an existing musical instrument museum, is located in the I-Industrial District and the VC-Village Commercial District and contains an existing residential structure. Museums are permitted in the I-Industrial District by conditional use, the conditions which must be met are in Section 164-73.E. and the applicant received conditional use approval November 1, 2023. We reviewed previously submitted proposal for this site in letters dated March 11, 2020; June 14, 2022; August 24, 2022; and June 13, 2023.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as the *Village Center* future land use category. Village Centers are traditional village areas with a mix of retail, institutional, office, and residential uses. These centers usually have small separate buildings located close to each other, with people walking or driving from use to use. The land development plan is also generally consistent with the Indian Valley Regional Comprehensive Plan, as it is located in the Future Land Use map's secondary growth area. The proposal aligns with the Regional Comprehensive Plan's initiative to focus smaller scale development at lower densities and intensity than the designated growth areas.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposed; 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

TRANSPORTATION

A. Sidewalks. We recommend that the applicant show sidewalks and driveway crosswalks on the site plan. The applicant received conditional use approval in November 2023 which requires as a condition of the museum use, as noted on the Record Plan Sheet 1, that the applicant financially contributes to the construction of a sidewalk across the adjoining property on Mainland Road and that the sidewalk be in a location determined by the township. Sidewalks are not shown on the submitted plans.

    1. *Walkway*. We recommend the applicant consider adding a walkway between the future sidewalk location and the building entrance. A clear pedestrian connection between the sidewalk and the building would improve safety and level of comfort for pedestrians.

B. Driveway Island. A triangular mountable curb island is proposed to separate the entrance and exit lanes of the driveway on Mainland Road. We anticipate that this island would be in the approximate location of the future sidewalk and suggest that the island be designed to safely accommodate pedestrians crossing the driveway.

LANDSCAPING

A landscape plan is proposed that would include element screens along a portion of the parking lot that faces Mainland Road, and along the eastern property line, street trees, and parking lot landscaping. We recommend that, in general, this phase of the land development may be a good time to add greenery to the site, such as foundation landscaping in the proposed green area along the base of the building to soften the appearance of the building

A. Parking Lot Landscaping. Three trees are proposed for parking lot landscaping as part of this proposed parking lot expansion. We suggest the applicant consider planting additional trees along other portions of the parking lot to add greenery and shade.

    1. Parking Lot Screen. A new section of parking lot would face Mainland Road. A row of 17 Taxus x media 'Taunton' – Taunton's Yew is proposed to screen the parking lot from the street. In addition, a row of 24 Ilex glabra 'Densa' – Densa Inkberry is proposed to screen the parking from the abutting residential property. We recognize that the site element screens should be a straight line; however, we suggest that both screens could be planted in a staggered row with more species diversity.

B. Street Trees. The site has an existing row of mature street trees along Mainland Road, which adds to the streetscape and village character. A waiver is requested from SALDO Section 142-42.E to not plant the required amount of street trees due to site constraints. We suggest that the required street trees could be planted in other locations on the site, such as near the parking lot perimeter, to add shade and greenery to the site.

STORMWATER MANAGEMENT

The proposed Phase II would increase the impervious coverage on the site by 4,391 square feet. We recommend the applicant consider how to handle the stormwater with increased impervious coverage. We recommend the applicant consider integrating "Innovative stormwater management controls such as rain gardens," as is encouraged in the township's subdivision and land development ordinance (§ 142-35.B(7)).

FUTURE PHASES

The proposal includes an area outlined for a one-story, 3,415-square-foot lobby addition and loading dock where the current loading dock and dumpster storage are located, which would be completed at a future phase. We recommend considering the future location of the dumpster storage area to ensure clear and safe vehicle and pedestrian circulation through the site.

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 development in the Village of Mainland.

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 20-0056-005 on any plans submitted for final recording.

Sincerely,

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

c: Mellen Legacy Property LLC, Applicant – vince.pupillo@gmail.com
John Hunt, P.E., Applicant's Engineer – jhunt@rcmaonline.com
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
Nidhi Mehra, HOP Manager – nmehra@pa.gov

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



EMEAPP - 45 Mainland Road Phase 2
MCPC#200056005

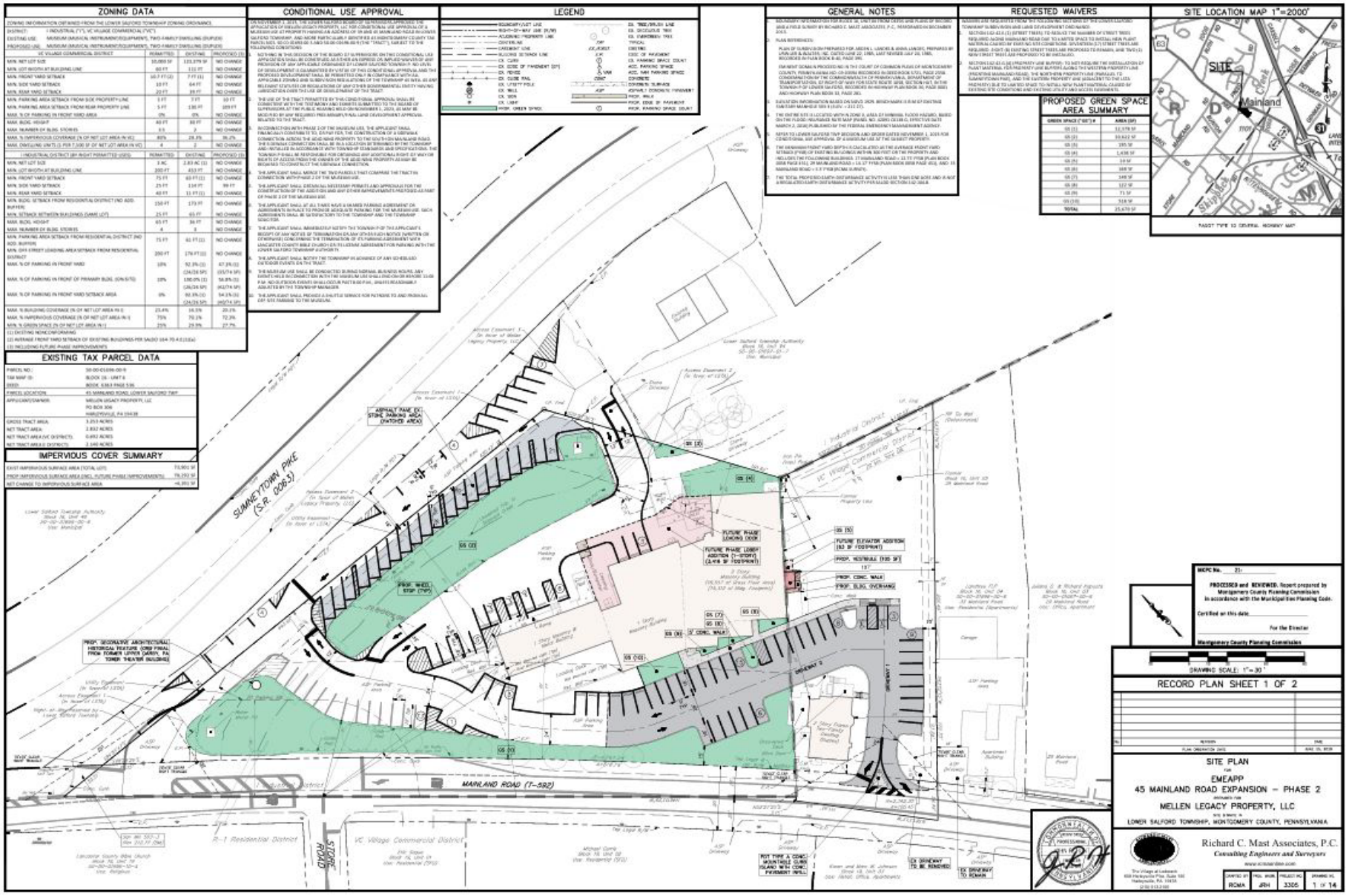
Montgomery County Planning Commission

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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/plancom

Aerial photography provided by Nearmap


ZONING DATA
CONDITIONAL USE APPROVAL
LEGEND
GENERAL NOTES
REQUESTED WAIVERS
SITE LOCATION MAP 1"=2000'
PROPOSED GREEN SPACE AREA SUMMARY
EXISTING TAX PARCEL DATA
IMPERVIOUS COVER SUMMARY
SUMNEYTOWN PIKE (S.R. 0063)
MAINLAND ROAD (T-592)
STONE ROAD
R-1 Residential District
VC Village Commercial District
PROP. DECORATIVE ARCHITECTURAL HISTORICAL FEATURE (ORIG FINIAL FROM FORMER LOWER GARDEN, PA TOWER THEATER BUILDING)
PROCESSED and REVIEWED: Report prepared by Montgomery County Planning Commission in accordance with the Municipal Ems Planning Code.
Certified on this date:
For the Director
Montgomery County Planning Commission
DRAWING SCALE: 1"= 30'
RECORD PLAN SHEET 1 OF 2
SITE PLAN
EMEAPP
45 MAINLAND ROAD EXPANSION – PHASE 2
MELLEN LEGACY PROPERTY, LLC
LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
Richard C. Mast Associates, P.C.
Consulting Engineers and Surveyors
DRAWN BY: RCMA
FIELD WORK: JRH
PROJECT NO.: 3305
DRAWING NO.: 1 OF 14