MONTGOMERY COUNTY
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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

August 13, 2026

Mr. Edward Wagner, Manager
Lower Pottsgrove Township
1963 East High Street
Pottstown, Pennsylvania 19464

Re: MCPC #26-0192-001
Plan Name: Pruss Hill Road
(2 lots comprising 35.74 acres)
Parcel IDs: 42-00-03808-00-2, 42-00-04551-00-6
Situate: 2473 Pruss Hill Road at Schaffer Road
Lower Pottsgrove Township

Dear Mr. Wagner:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 13, 2026. We forward this letter as a report of our review.

BACKGROUND

Sukonik Prusshill LP, applicant, proposes a subdivision (lot line adjustment). The proposed subdivision would transfer 7.001 acres of land from Parcel 42-00-04551-00-6 to Parcel 42-00-03808-00-2. The first parcel would be reduced in size, from 882,392 square feet to 577,405 square feet. The second parcel would be increased in size, from 674,337 square feet to 979,319 square feet. Parcel 42-00-03808-00-2 is currently vacant. Parcel 42-00-04551-00-6 is residential, containing a shed and a garage.

The site is located in the R-1 Residential zoning district. The applicant has submitted a preliminary plan, dated July 9, 2026.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040: A SHARED VISION: COMPREHENSIVE PLAN FOR MONTGOMERY COUNTY

The site is located in the Rural Resource and Open Space future land use areas. Low density residential development that is clustered or has a rural character is a primary use in these areas. The proposal is consistent with the plan.

POTTSTOWN METROPOLITAN REGIONAL COMPREHENSIVE PLAN

The site is located in the Conservation Area of the Pottstown Metropolitan Regional Comprehensive Plan (2015). The proposal is consistent with that plan.

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

RECREATION AREAS AND OPEN SPACE REQUIREMENTS

R-1 District. In the case of a single-family subdivision, the developer shall provide a minimum of 2,600 square feet of land for recreation areas and open space (1,300 square feet per building lot). Where the Board of Commissioners agree with the developer that, because of the size, shape, location, access, topography or other physical features of the land it is impractical to dedicate land to the township or set aside an open space area, the Commissioners shall require a payment of a fee in lieu of dedication of such land and recreational facilities which shall be payable to the township. A notation stating that such fees are accepted shall be stated on the final record plan [§215-21.D., G].

OTHER PLAN INFORMATION

The following shall be shown on the plans:

A. Information within 400 Feet. The following shall be shown on the plans: Within 400 feet of any part of the land being subdivided: Location, names, width, radii and surface conditions of existing streets and alleys and those shown on the Township Official Map Summary of streets and alleys, the location of watercourses, floodplains, sanitary sewers, storm drains, utilities above or below the ground and other similar features [§215-35.C].

B. Measured Distances. Measured distances from the center line of streets to buildings, large trees standing alone shall be shown [§215-35.C].

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Pottstown's planning objectives for residential 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 (*#26-0192-001*) on any plans submitted for final recording.

Sincerely,



Mike Narcowich, AICP, Community Planning Assistant Manager II
michael.narcowich@montgomerycountypa.gov - 610-278-5238

c: Sukonik Prusshill LP, Applicant
Jonathan Sukonik, Applicant's Representative
Frank Cebular, Chair, Township Planning Commission
Nick Perilli, McCarthy Engineers, Township Engineer
Jamie Ottaviano, Esq., Township Solicitor
Nicole Varady, Township Secretary

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



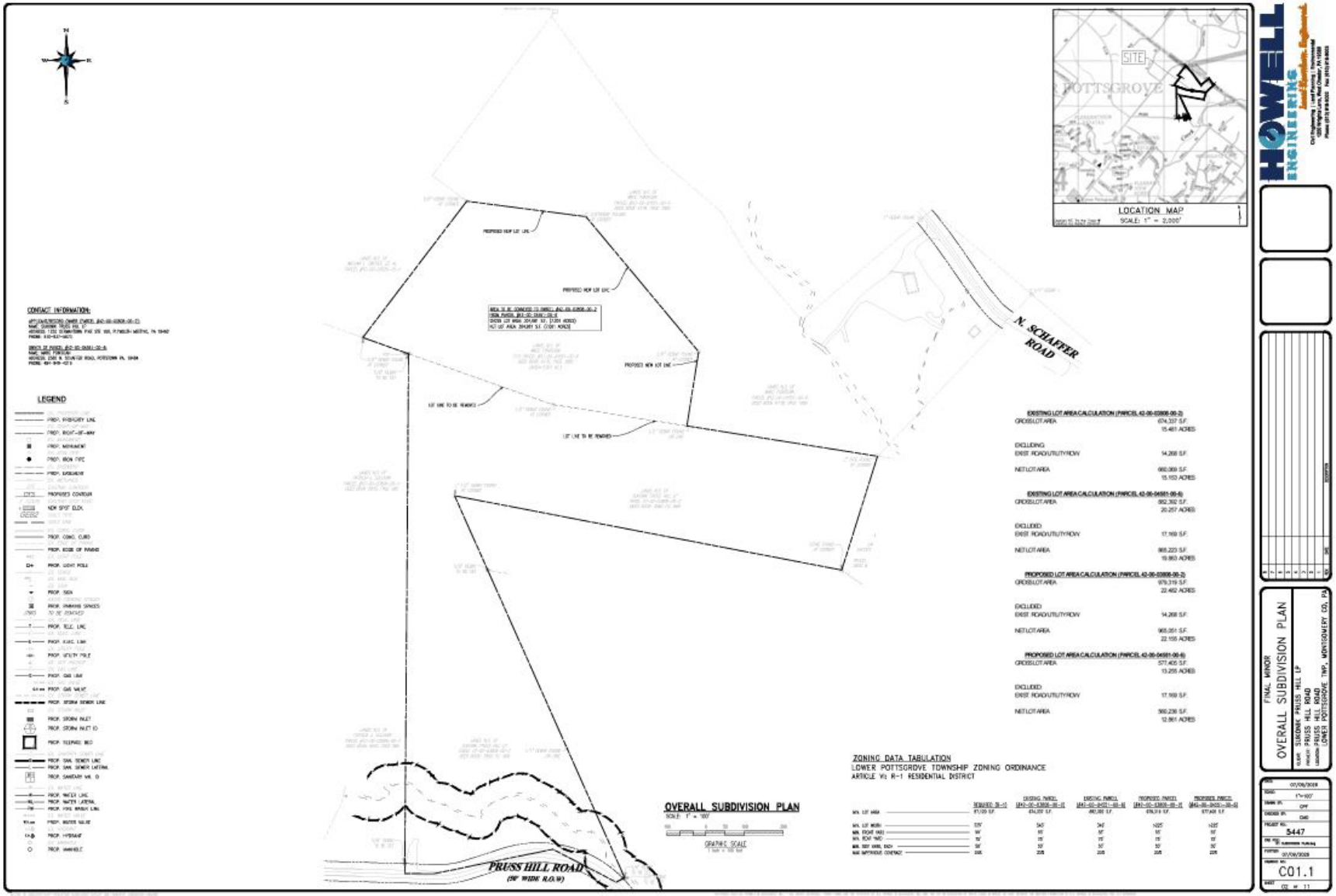
Prusshill Road
MCPC#260192001

Montgomery County Planning Commission

0 200 400 800 Feet

N

Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plancom
Aerial photography provided by Nearmap


LOCATION MAP
SCALE: 1" = 2,000'
SITE
POTTSGROVE
N. SCHAFFER ROAD
PRUSS HILL ROAD
(50' WIDE R.O.W.)
OVERALL SUBDIVISION PLAN
SCALE: 1" = 100'
GRAPHIC SCALE
CONTACT INFORMATION:
LEGEND
EXISTING LOT AREA CALCULATION (PARCEL 42-00-03808-00-2)
GROSS LOT AREA 674,337 S.F. 15.481 ACRES
EXCLUDING
EXIST ROW/UTILITY ROW 14,268 S.F.
NET LOT AREA 660,069 S.F. 15.153 ACRES
EXISTING LOT AREA CALCULATION (PARCEL 42-00-04681-00-6)
GROSS LOT AREA 882,392 S.F. 20.257 ACRES
EXCLUDED
EXIST ROW/UTILITY ROW 17,169 S.F.
NET LOT AREA 865,223 S.F. 19.863 ACRES
PROPOSED LOT AREA CALCULATION (PARCEL 42-00-03808-00-2)
GROSS LOT AREA 979,319 S.F. 22.482 ACRES
EXCLUDED
EXIST ROW/UTILITY ROW 14,268 S.F.
NET LOT AREA 965,051 S.F. 22.155 ACRES
PROPOSED LOT AREA CALCULATION (PARCEL 42-00-04681-00-6)
GROSS LOT AREA 577,405 S.F. 13.255 ACRES
EXCLUDED
EXIST ROW/UTILITY ROW 17,169 S.F.
NET LOT AREA 560,236 S.F. 12.861 ACRES
ZONING DATA TABULATION
LOWER POTTSGROVE TOWNSHIP ZONING ORDINANCE
ARTICLE V: R-1 RESIDENTIAL DISTRICT
HOWELL ENGINEERING
FINAL MINOR
OVERALL SUBDIVISION PLAN
SUBDIVISION: PRUSS HILL LP
PROJECT: PRUSS HILL ROAD
LOCATION: PRUSS HILL ROAD
LOWER POTTSGROVE TWP., MONTGOMERY CO., PA
DATE: 07/08/2026
SCALE: 1"=100'
DRAWN BY: CPF
CHECKED BY: CMS
PROJECT NO.: 5447
DWG FILE: 5447 SUBDIVISION PLAN.dwg
PLOTTED: 07/08/2026
DRAWING NO.: C01.1
SHEET: 02 OF 11