MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

Jamila H. Winder, Chair
Neil K. Makhija, Vice Chair
Thomas DiBello, Commissioner

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

October 15, 2026

Mr. E.J. Mentry, Township Manager
Lower Providence Township
100 Parklane Drive
Eagleville, Pennsylvania 19403

Re: MCPC #26-0238-001
Plan Name: 245 Pinetown Minor Subdivision
(1 lot comprising 4.40 acres - Proposed Lot 1: 1.67 acres;
Proposed Lot 2: 2.71 acres)
Parcel ID: 43-00-00-11161-00-1
Situate: 245 Pinetown Road
Lower Providence Township

Dear Mr. Mentry:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 16, 2026. We forward this letter as a report of our review.

BACKGROUND

The subject parcel lies in the R-2 zoning district. The applicant, Liberty Home, LLC, proposes to subdivide the parcel to create one additional lot. No development is proposed with the current submission.

The developer has requested one zoning variance and four waivers. The variance, requested to allow a new driveway to be constructed in the Steep Slope Conservation District, was approved by the Zoning Hearing Board on June 25, 2026. Among the waivers requested to the Board of Supervisors were one to relieve the applicant of the street tree requirement and another for relief from sidewalk requirement.

COMPREHENSIVE PLAN CONSISTENCY

TOWNSHIP PLAN

The proposal is generally consistent with the future land use element of the Lower Providence Township Comprehensive Plan, which places the subject parcel in the Suburban Residential area. Eventual development on Lot 2 will likely be a detached, single-family home, often the hallmark of areas given the Suburban Residential future land use designation.

Regarding sidewalks, the Township Plan says they are "vital to a community" (p. 89). The plan acknowledges that today, sidewalks are inconsistent throughout the township, with some older arterial and collector roads having sidewalk gaps or lacking sidewalks entirely (p. 89). For Suburban Residential areas, the plan states that "improved walking and biking connections will help to provide these expansive residential areas with greater access to nearby parks, trails, neighborhoods, schools, businesses, and other destinations" (p. 137).

COUNTY PLAN

The proposal is generally consistent with *Montco 2040: A Shared Vision*. The plan's future land use element places the subject parcel in the Suburban Residential area. Eventual development on Lot 2 is likely to be a detached, single-family home, often the hallmark of areas given the Suburban Residential future land use designation.

On sidewalks, *Montco 2040* is clear: the County will "advocate for more sidewalks" (p. 18). *Montco 2040* calls for sidewalks in "all growth areas," and the subject parcel lies within a designated growth area.

RECOMMENDATION AND COMMENTS

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. We wish to comment, however, on the applicant's request for a waiver of the sidewalk requirement.

SIDEWALKS

West of Pinetree Drive, Pinetown Road lacks sidewalks and this is the basis of the applicant's waiver request. For the township's consideration, we must highlight that both the Township and County comprehensive plans share a long-range vision for a community with a more complete sidewalk network. Waiving sidewalk requirements *because there are no sidewalks* will run counter to this goal.

CONCLUSION

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 (26-0238-001) on any plans submitted for final recording.

Sincerely,

Austin Mosby, AICP
County Planner II
(610) 278-3529 - austin.mosby@montgomerycountypa.gov

c: Gela Bakuridze, Applicant
All County & Associates, LLC, Applicant's Representative
Mike Mrozinski, Township Community Development Director
Adam Supplee, Chair, Township Planning Commission
Michael P. Clarke, Township Solicitor
Timothy Woodrow, Township Engineer
Casey Moore, Township Traffic Consultant

Attachments: A. Aerial Image of Site
B. Site Plan



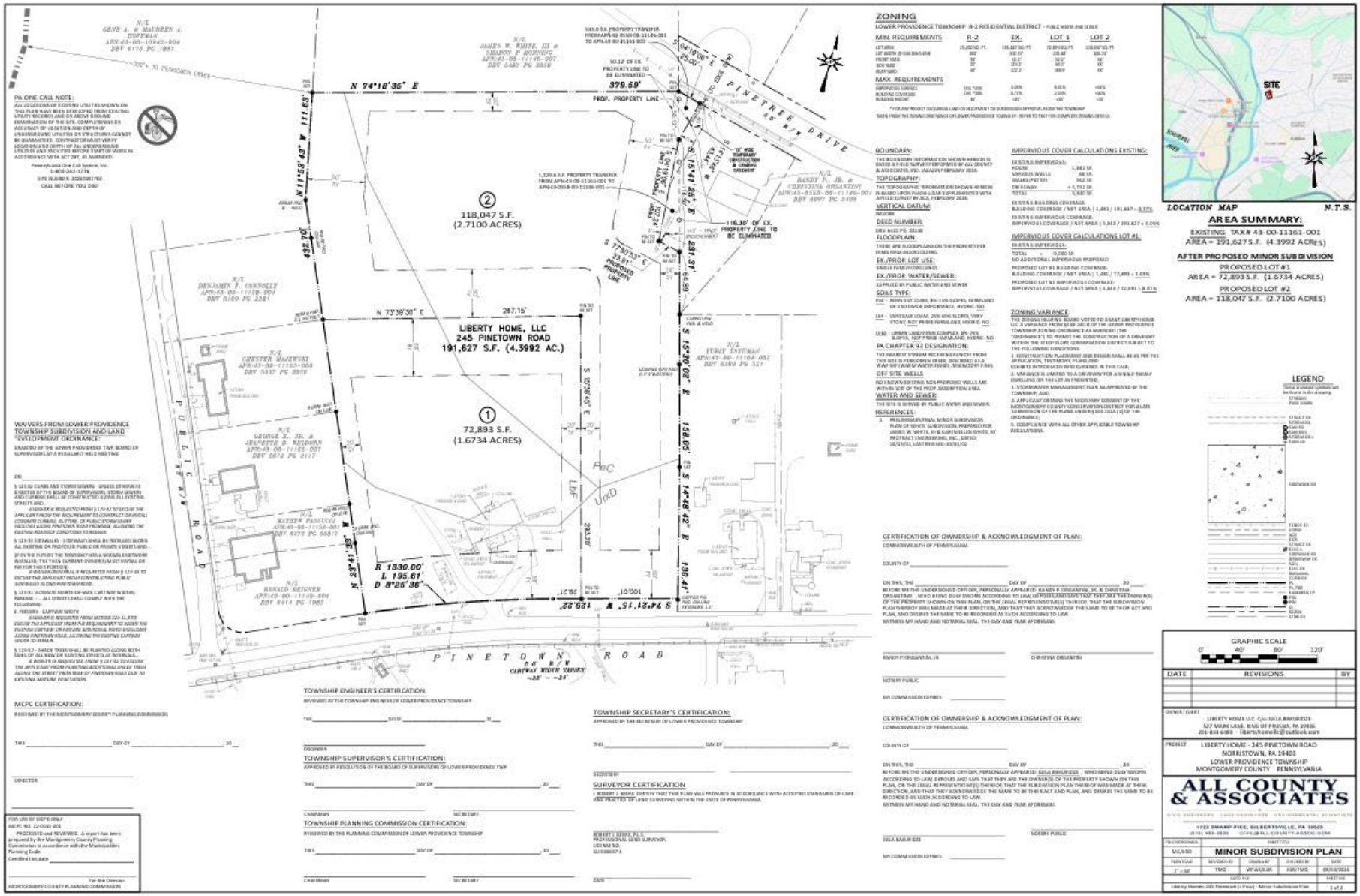
245 Pinetown Road
MCPC#260238001

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/planning
Aerial photography provided by Nearmap


LIBERTY HOME, LLC
245 PINETOWN ROAD
191,627 S.F. (4.3992 AC.)
72,893 S.F.
(1.6734 ACRES)
118,047 S.F.
(2.7100 ACRES)
PINETOWN ROAD
PINETREE DRIVE
N 74°18'35" E
379.59'
PROP. PROPERTY LINE
116.30' OF EX. PROPERTY LINE TO BE ELIMINATED
R 1330.00'
L 195.61'
D 8°25'36"
ZONING
LOCATION MAP
N.T.S.
AREA SUMMARY:
EXISTING TAX.# 43-00-11161-001
AREA = 191,627± S.F. (4.3992 ACRES)
AFTER PROPOSED MINOR SUBDIVISION
PROPOSED LOT #1
AREA = 72,893± S.F. (1.6734 ACRES)
PROPOSED LOT #2
AREA = 118,047 S.F. (2.7100 ACRES)
LEGEND
GRAPHIC SCALE
0' 40' 80' 120'
DATE REVISIONS BY
LIBERTY HOME LLC C/O: GILLA BANJURIDZE
527 MARK LANE, KING OF PRUSSIA, PA 19406
201-868-6888 · libertyhomellc@outlook.com
PROJECT: LIBERTY HOME - 245 PINETOWN ROAD
NORRISTOWN, PA 19403
LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY PENNSYLVANIA
ALL COUNTY & ASSOCIATES
1723 SWAMP PIKE, GILBERTSVILLE, PA 19525
MINOR SUBDIVISION PLAN