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Montgomery County
Planning Commission

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610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

September 15, 2026

Mr. Eric Traub, Manager
Whitpain Township
960 Wentz Road
Blue Bell, Pennsylvania 19422

Re: MCPC #25-0153-002
Plan Name: Orpneck Property
(1 lot comprising 4.59 acres)
Parcel ID 530008200018
Situate: 1961 Skippack Pike
Whitpain Township

Dear Mr. Traub:

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 August 31, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicants, Michael Orpneck and Joan Lettieri, are proposing to subdivide their 4.59-acre property at 1961 Skippack Pike into six lots, including four lots for the construction of single-family detached dwellings. The remaining two lots will consist of deed-restricted open space and an existing Colonial/Georgia style stone house (ca. 1860s). The applicant is developing the site under the Open Space Design Option in the R-7 zoning district, which permits smaller lot sizes (min. 6,000 square feet) than the standard R-7 requirements, with at least 50% of the land preserved as deed-restricted open space.

In July 2025, the applicant was granted a variance to allow for more than 2.5 units per developable acre (2.68).

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040*: *A Shared Vision*. The property is in the Suburban Residential future land use designation, which consists of suburban nodes along major roads. The proposal also aligns with Whitpain Township's Agricultural and Wooded land use designation.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant‘s proposal without comment as we have found it to be generally consistent with Montgomery County and Whitpain Township’s planning objectives.

CONCLUSION

We wish to reiterate that MCPC supports the applicant’s proposal without comment as we have found it to be generally consistent with Montgomery County and Whitpain Township’s planning objectives.

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; and the assigned MCPC number (25-0153-002) should be printed on any plans submitted for final recording.

Sincerely,

David Greenberg

David Greenberg, Senior County Planner
(610)-278-3741 – david.greenberg@montgomerycountypa.gov

c: Michael Orpneck & Joan Lettieri, Applicants
Richard C. Mast, PE, Applicant’s Representative
Kenneth Corti, Chair, Township Planning Commission
James Blanche, Township Engineer
Michael P. Clarke, Esq., Township Solicitor
Karen Dolga, Assistant to Township Manager

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



Orpneck Subdivision
MCPC#250153002

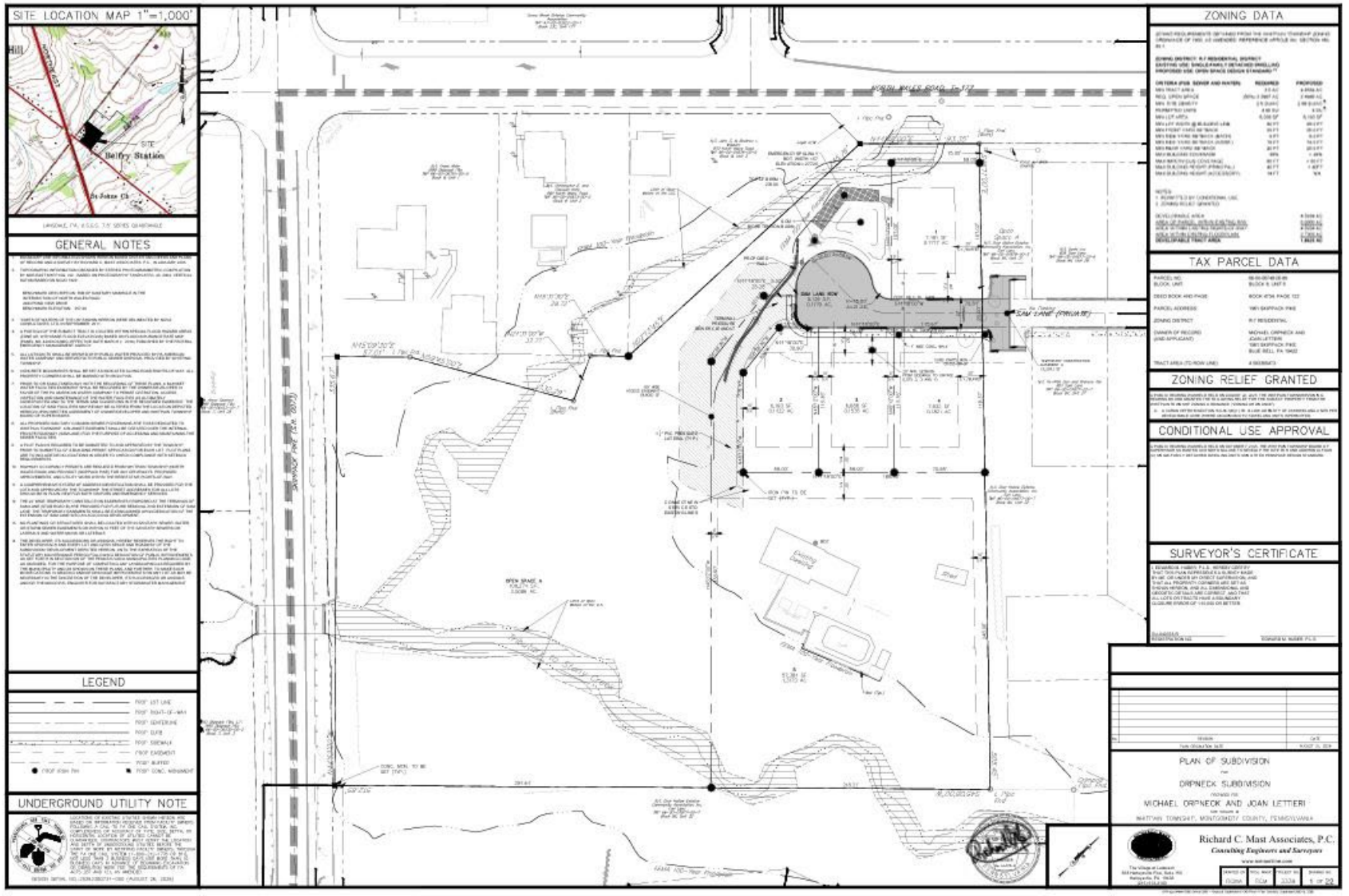
Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/planning

Aerial photography provided by Nearmap


SITE LOCATION MAP 1"=1,000'
SITE
Belfry Station
GENERAL NOTES
LEGEND
UNDERGROUND UTILITY NOTE
ZONING DATA
TAX PARCEL DATA
ZONING RELIEF GRANTED
CONDITIONAL USE APPROVAL
SURVEYOR'S CERTIFICATE
PLAN OF SUBDIVISION
for
ORPNECK SUBDIVISION
MICHAEL ORPNECK AND JOAN LETTIERI
Richard C. Mast Associates, P.C.
Consulting Engineers and Surveyors