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Montgomery County
Planning Commission

Montgomery County • PO Box 311
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610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

September 29, 2026

Mr. EJ Lee, Interim Township Manager
Lower Moreland Township
640 Red Lion Road
Huntingdon Valley, Pennsylvania 19006-6234

Re: MCPC #26-0227-001
Plan Name: Lot Line Change Plan
(2 lots comprising .81 acres – exchange of 35,534 sq. ft)
Situate: Byberry Road (south) at Creek Road
Lower Moreland Township

Dear Mr. Lee:

We have reviewed the above-referenced lot line adjustment plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 8, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Pennypack Watershed Association and the Pennink 2012 Family Trust has submitted for review a lot-line change that proposes the transfer of 35,543 square feet from Tract 'A' (Tax Parcel #41-00-02590-00-6), Creek Road (15.05 acres); to Tract 'B' (Tax Parcel #41-00-01586-00-2), 1708 Byberry Road (8.0329 acres). The action will result in existing property lines being extinguished and new lot lines created resulting in Tract 'B' being a 8.8489-acre lot.

Tract 'A' is adjacent to the Pennypack Trail and is situated in the township's SP-PRO Special Purpose, Park Recreation and Open Space District. Tract 'B' lies in the RSD 2 Residential Single-Detached 2 Zoning District. The plan indicates that no construction is proposed at this time.

The township's Zoning Hearing Board granted several variances to the applicant including variances from Section 303.C.Table 3-3.3 - Density and Dimensional Requirements in the MU Zoning District and a variance to permit parking in the required setback of 20 feet in the rear and side yards.

RECOMMENDATION & COMMENT

The Montgomery County Planning Commission (MCPC) generally supports the submitted lot-line change plan and has identified one issue we recommend the township consider prior to approval of this proposed change. The issue is whether any potential conservation easement and development restrictions may exist

on the 35,543-square foot lot owned by the Pennypack Watershed Association and being transferred to an adjacent property at 1708 Byberry Road. We recommend the township determine if any easement and restrictions exist on the subject lot area (35,543 sq. ft.) which will become the land of Tract 'B' at 1708 Byberry Road.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal and recommend the township address the review comment discussed above to your satisfaction and ensure that all applicable local and state regulations are addressed by the plan.

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 #26-0227-001 on any plans submitted for final recording.

Sincerely,

Barry W. Jeffries

Barry W. Jeffries, ASLA, Senior Design Planner
610-278-3444 - Barry.Jeffries@montgomerycountypa.gov

c: Pennypack Water Shed & Pennink 2012 Famliy Trust, Applicant
Nick T. Rose, ProTract Engineering, Inc., Applicant's Representative
Andrew Frey, Chrm., Twp. Planning Commission
John B. Rice, Twp. Solicitor
Timothy P. Woodrow, PE, Twp. Engineer

Attachments: A. Aerial View of Tract development
B. Proposed Site Development Plan

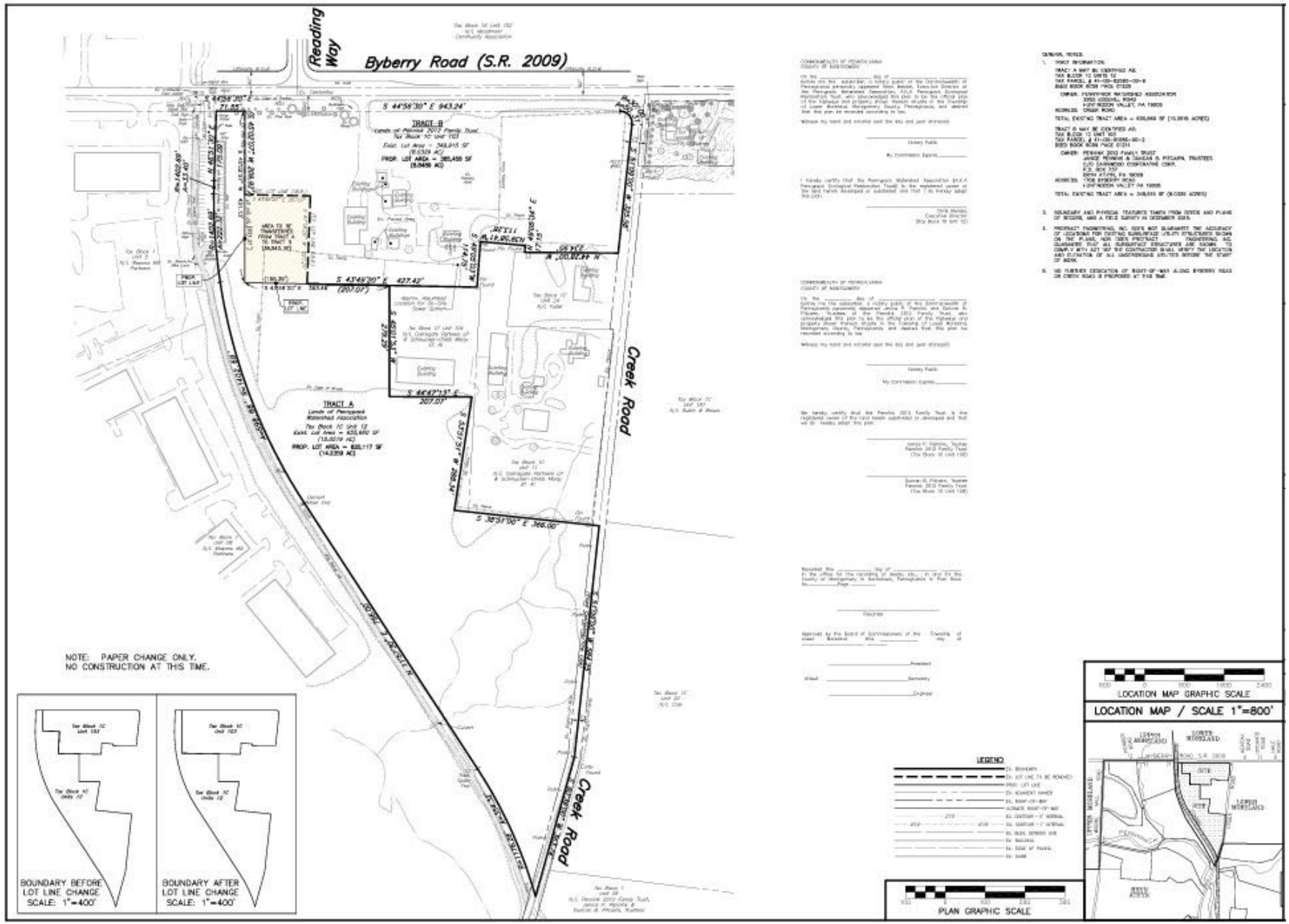


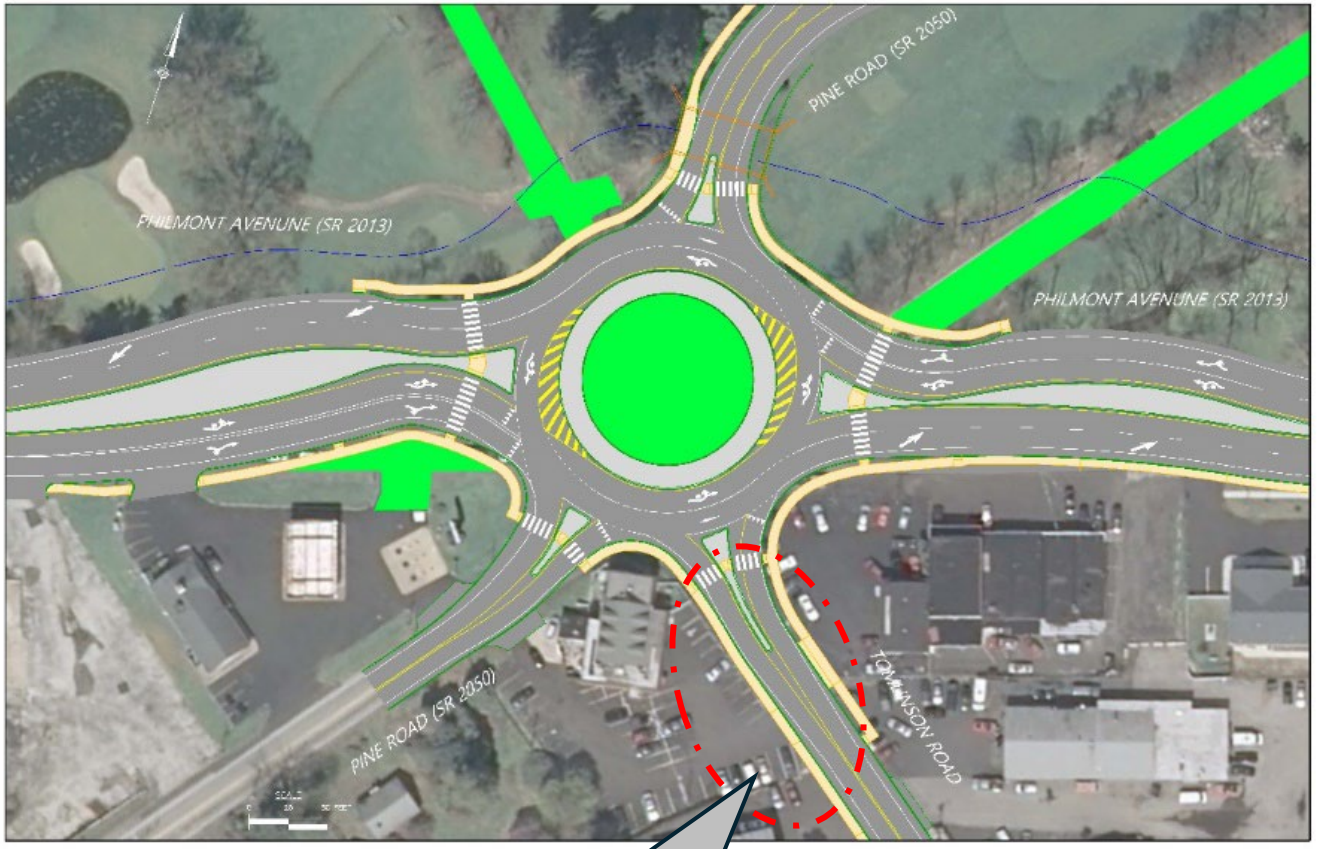
PERT Lot Line
MCPC#260227001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plan.com
Aerial photography provided by Nearmap

0 200 400 800 Feet

N


Reading Way
Byberry Road (S.R. 2009)
Creek Road
Creek Road
TRACT B
TRACT A
S 44°58'30" E 943.24'
S 43°49'20" E 427.42'
S 46°42'13" E 207.07'
S 38°37'00" E 366.00'
NOTE: PAPER CHANGE ONLY.
NO CONSTRUCTION AT THIS TIME.
BOUNDARY BEFORE LOT LINE CHANGE SCALE: 1"=400'
BOUNDARY AFTER LOT LINE CHANGE SCALE: 1"=400'
LOCATION MAP GRAPHIC SCALE
LOCATION MAP / SCALE 1"=800'
LEGEND
PLAN GRAPHIC SCALE


PHILMONT AVENUNE (SR 2013)
PINE ROAD (SR 2050)
PHILMONT AVENUNE (SR 2013)
PINE ROAD (SR 2050)
TOMLINSON ROAD
2895 Pine Road
Redevelopment Site