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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

October 19, 2026

Ms. Alice Eastmure, Township Manager
Skippack Township
4089 Heckler Road—Box 164
Skippack, Pennsylvania 19474

Re: MCPC #24-0255-002
Plan Name: 2031 Cressman Rd
(2 lots comprising 9.96 acres)
Situate: 2031 Cressman Road
Skippack Township

Dear Ms. Eastmure:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 9, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Pondview Capital, LLC 2031 Cressman Rd, is proposing a subdivision and land development plan which will subdivide a 9.96-acre lot, zoned LI – Limited Industrial, into two separate lots. Proposed Lot 1, totaling 2.13 acres, is already improved with a contractor's storage yard/parking lot. Proposed Lot 2, totaling 7.83 acres, is a vacant lot and will be improved with a 6,000-square foot contractor's headquarters which will include a shop with garage doors and a small office. In addition, a paved parking lot will be constructed that includes 18 tractor-trailer parking spaces, 30 passenger car parking spaces, and a large storage area in the rear of the lot. Culverts are proposed in the middle of and in the rear of the site to allow access across the creek running through the property. Access will be taken from Cressman Road. There is also a proposed driveway connection between the proposed parking area on Lot 2 and the existing parking area on Lot 1.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) is generally supportive of the use of the applicant‘s proposal; however, in the course of our review, it was determined we have serious concerns over the site design and stormwater features located on the site that the applicant and Skippack Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

STORMWATER MANAGEMENT

1. Ensuring integrity of the stream running through the property is paramount. Action should be taken to ensure the health of the riparian corridor remains unchanged and is not disrupted by the proposed culverts. Trees and other vegetation should be planted to help with streambank stabilization and erosion. Likewise, there is concern over environmental degradation with the spillways running straight into the riparian corridor. Proper protection from erosion and pollution of the riparian corridor from these flow paths is imperative.

2. An operation and maintenance agreement should be required for the discharge pipe located on lot 1 that discharges into SCM 003 on lot 2.

3. Given the close proximity to the riparian corridor, special care should be taken to ensure no sediment from impervious surfaces is washed into the stream. Measures should be taken to slow the flow of water from these surfaces.

4. The basin, SCM 001, located along Cressman Road is a safety concern for any vehicular accidents that might result in a vehicle falling into the basin pit, especially with Annandale Drive located across from this basin where cars making a left turn could lose control. MCPC recommends installing fencing and/or landscaping around this basin to screen it from the road for visual and safety improvements.

CONCLUSION

We wish to reiterate that MCPC supports the use being proposed but we believe addressing these stormwater management and site design concerns will better achieve Skippack Township’s planning objectives and also ensure the safety of the public and the environment.

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 (24-0255-002) on any plans submitted for final recording.

Sincerely,



Stephen Zbyszinski, Senior Farmland Preservation Planner
stephen.zbyszinski@montgomerycountypa.gov - 610-278-5960

c: Pondview Capital, LLC 2031 Cressman Rd, Applicant
James Russel, Applicant's Representative
Justin Stottlar, Assistant Township Manager
Karen Lynch, Chrp., Township Supervisors
Joseph Kuhls, Township Solicitor

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



2031 Cressman Road
MCPC#240255002

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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Aerial photography provided by Nearmap

Ms. Alice Eastmure

- Attachment B -

October 19, 2026

