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Montgomery County
Planning Commission

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610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

September 18, 2026

Ms. Anne W. Klepfer, Manager
Upper Hanover Township
1704 Pillsbury Road—Box 27
East Greenville, Pennsylvania 18041

Re: MCPC #25-0248-002
Plan Name: 1514 Pottstown Avenue
(1 lots comprising 0.42 acres)
Parcel ID: 25-0248-001
Situate: Pottstown Avenue and Perkiomen Street
Upper Hanover Township and Pennsburg Borough

Dear Ms. Klepfer:

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 September 14, 2026. We forward this letter as a report of our review.

BACKGROUND

The subject parcel straddles the border of Upper Hanover Township and Pennsburg Borough (Attachment A). On November 28, 2025, the applicant, Giosuelo, LLC, submitted to the township an application for subdivision and land development (sketch plan) proposing a two-story, mixed-use building with two dwelling units above 2,400 square feet of commercial space. Pursuant to Act 247, the township forwarded the proposal to us on December 2, 2025. We responded to the township with our review and comments on December 18, 2025.

Before us now is the applicant's revised sketch plan, a resubmission to the township made on or about September 11, 2026. In the revised sketch plan (Attachment B), the parking area has been relocated from the front of the building to the rear, a change we recommended in the December 2025 review.

COMPREHENSIVE PLAN CONSISTENCY

The new iteration of the proposal remains generally consistent with both the municipal and County comprehensive plans. For full details of comprehensive plan consistency, please refer to our letter dated December 18, 2025.

RECOMMENDATION AND CONCLUSION

The Montgomery County Planning Commission (MCPC) supports the applicant's revised proposal without further comment. We find the updated proposal to be a substantial improvement. The reduced front yard setback and the walkway connection from the sidewalk to the building entrance align with the regional and County comprehensive plans' vision for more pedestrian-friendly communities.

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 (25-0248-002) on any plans submitted for final recording.

Sincerely,

Austin Mosby

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

c: Giosuelo, LLC, Applicant
Daniel McKenna, Horizon Engineering, Applicant's Representative
Richard Fain, Chairperson, Township Planning Commission

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



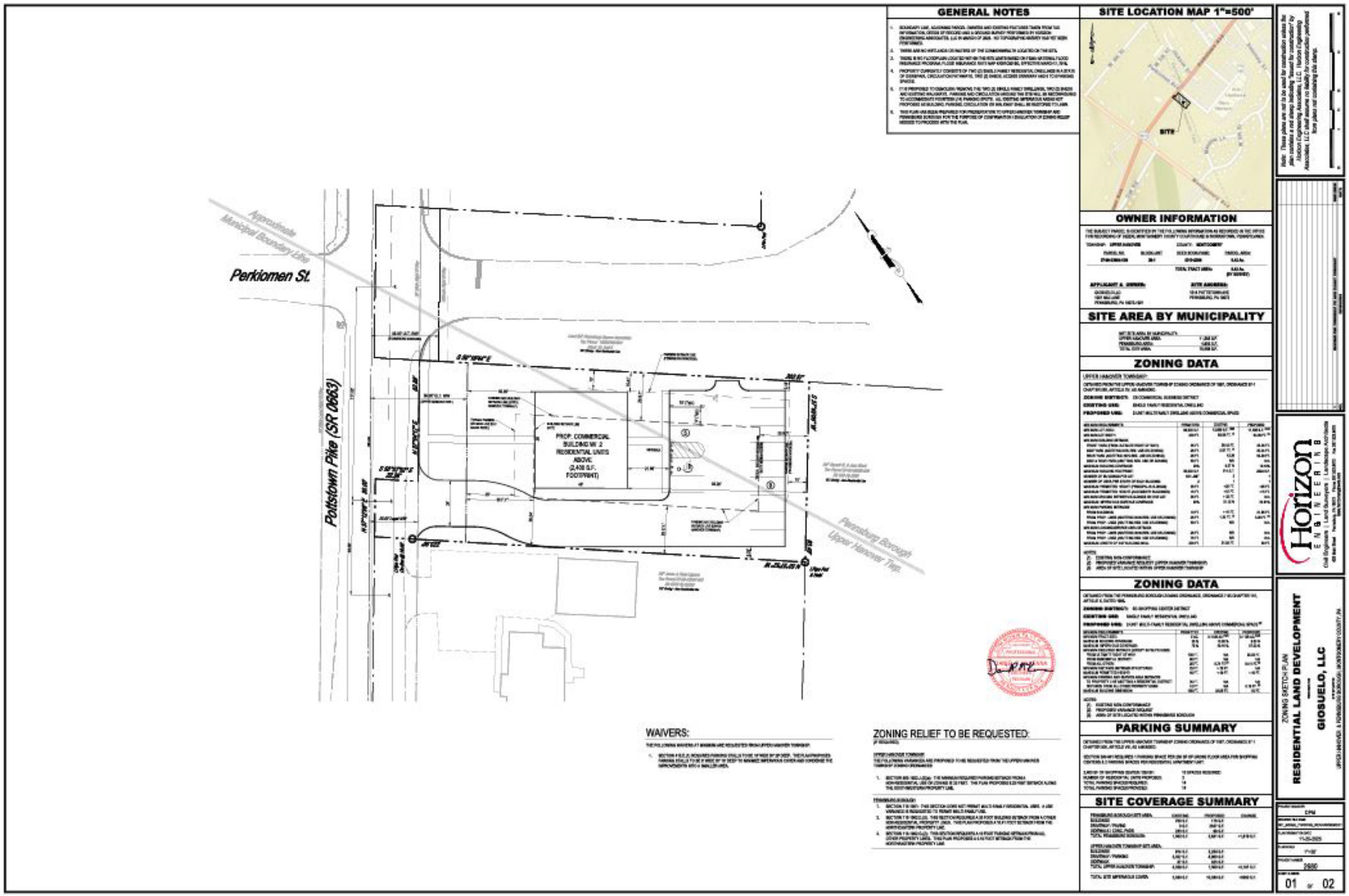
1514 Pottstown Avenue
MCPC#250248002

Montgomery County Planning Commission

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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


GENERAL NOTES
SITE LOCATION MAP 1"=500'
OWNER INFORMATION
SITE AREA BY MUNICIPALITY
ZONING DATA
ZONING DATA
PARKING SUMMARY
SITE COVERAGE SUMMARY
Approximate Municipal Boundary Line
Perkiomen St.
Pottstown Pike (SR 0663)
PROP. COMMERCIAL BUILDING W/ 2 RESIDENTIAL UNITS ABOVE (2,418 S.F. FOOTPRINT)
Pennsburg Borough
Upper Hanover Twp.
WAIVERS:
ZONING RELIEF TO BE REQUESTED:
Horizon ENGINEERING
ZONING SKETCH PLAN
RESIDENTIAL LAND DEVELOPMENT
GIOSUELO, LLC
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