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 13, 2026

Mr. Joseph Czajkowski, Manager
Lower Salford Township
379 Main Street
Harleysville, Pennsylvania 19438-2391

Re: MCPC #26-0259-001
Plan Name: 165 Wambold Rd – Storage Building
(approx. 13,000 square feet on 1 lot comprising approx. 7.78 acres)
Parcel ID: 500000701005
Situate: 165 Wambold Road (cross street: Fretz Road)
Lower Salford Township

Dear Mr. Czajkowski:

We have reviewed the above-referenced land development sketch plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 2, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Pecora Corporation, is proposing to build a storage building on the property of an existing building. The proposed storage building would be approximately 13,000 square feet, consisting of a 12,000 square foot building and an attached 768 square foot lean to located behind the existing building and parking lot. The property is located in the LI Light Industrial Zoning District and has frontage on both Fretz Road and Wambold Road.

COMPREHENSIVE PLAN COMPLIANCE

A. *MONTCO 2040.* The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as a *Business Area* future land use category. Business Areas are concentrations of employment-oriented land uses, such as offices, research facilities, and industrial parks, and are often located near highway interchanges.

B. Indian Valley Regional Comprehensive Plan. The land development plan is generally consistent with the Indian Valley Regional Comprehensive Plan, as it is located in the secondary growth area on the Future Land Use map. The secondary growth areas serve as an extension of the designated growth areas and are expected to develop at somewhat lower densities than the designated growth areas.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

SITE PLAN

Some elements of the site plan are unclear. We recommend the applicant provide additional information on the following.

A. Chain link fence. On the sketch plan provided, there appears to be a chain link fence that runs along the parking lot planting islands, through the location of the proposed building, and toward back of the property. Based on aerial imagery, there appears to be a pedestrian walkway through the fence, but this opening is not shown on the sketch plan. It is also not clear what the plans are for the fence and whether the fence will end at the front of the proposed storage building or go around it.

B. Impervious Coverage. The sketch plan does not state what the impervious coverage would be with the proposed building and new concrete area. It appears that the applicant would still be under the permitted maximum percentage, but we suggest including the proposed impervious coverage percentage on the sketch plan along with the other zoning information.

LANDSCAPING

A. Street Trees. We recommend that the applicant plant street trees along both street frontages to improve the appearance of the property by shielding some of the parking, trucks, and storage and loading areas. The property currently lacks street trees along either street frontage. The addition of street trees and other landscaping would also provide visual consistency with the neighboring industrial properties that have street trees.

B. Site Element Screen. We suggest that the applicant consider planting a site element screen for the proposed storage building. The storage building could be considered an "outdoor storage yard and vehicle storage," in which case a Type 1 Site Element Screen for another Commercial Industrial property would be required (per section 142-42.G.(5)).

PEDESTRIAN CONNECTIVITY

A. Planned Trail. We recommend that the applicant and township consider potential future trail connections to the Sumneytown Pike/PA 309 Connector trail. A trail segment is shown on the township's Sidewalk and Trail Analysis map. Further north, on the same side of Wambold Road, a multi-use trail exists along the frontage of another industrial property. Constructing the trail segment along Wambold Road would help connect the various segments of trails to the proposed Sumneytown Pike/PA 309 Connector trail.

B. Crosswalks. We recommend coordinating with PennDOT to upgrade the existing crosswalk across Fretz Road and Wambold Road. There are existing crosswalks, but we encourage that they be upgraded to be highly visible to more safely connect people to the trail along Wambold Road.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Salford's planning objectives for development in the Industrial District.

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 26-0259-001 on any plans submitted for final recording.

Sincerely,

Claire Warner, Principal Community Planner I, AICP
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Pecora Corporation/Troy Hufgard, Applicant's Representative – hufgardt@pecora.com
Manus McHugh, Chair, Township Planning Commission
Michael Beuke, Director of Building and Zoning
Andrew Freimuth, Township Solicitor
Michele Fountain, P.E., Township Engineer
John Evarts, P.E., Township Engineer
Stephanie Butler, P.E., Township Traffic Engineer
Keith Bergman, Chair, Township Board of Supervisors
Patti Reimel, Codes Administrative Assistant
Holly Hosterman, Assistant to the Township Manager
Nidhi Mehra, HOP Manager, PennDOT – nmehra@pa.gov

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

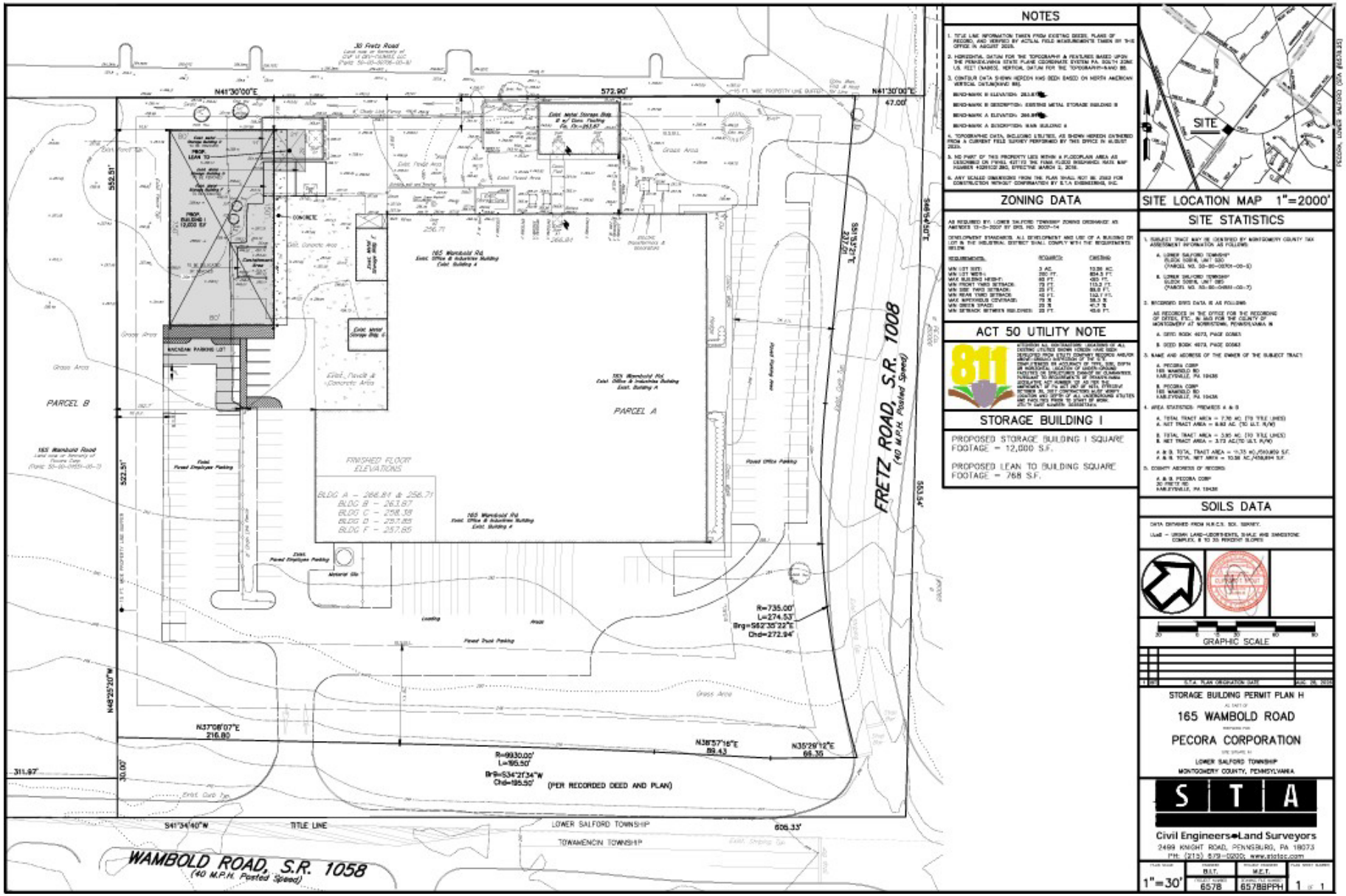


165 Wambold Road Storage Building
MCPC#260259001

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/plancom
Aerial photography provided by Nearmap

0 100 200 400 Feet

N


NOTES
ZONING DATA
ACT 50 UTILITY NOTE
811
STORAGE BUILDING I
PROPOSED STORAGE BUILDING I SQUARE FOOTAGE = 12,000 S.F.
PROPOSED LEAN TO BUILDING SQUARE FOOTAGE = 768 S.F.
SITE
SITE LOCATION MAP 1"=2000'
SITE STATISTICS
SOILS DATA
GRAPHIC SCALE
STORAGE BUILDING PERMIT PLAN H
165 WAMBOLD ROAD
PECORA CORPORATION
LOWER SALFORD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
S T A
Civil Engineers•Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stalcc.com
1"=30'
6578
65788PPH
1 OF 1
FRETZ ROAD, S.R. 1008
(40 M.P.H. Posted Speed)
WAMBOLD ROAD, S.R. 1058
(40 M.P.H. Posted Speed)
PARCEL A
PARCEL B
FINISHED FLOOR ELEVATIONS
BLDG A - 266.81 & 256.71
BLDG B - 263.87
BLDG C - 258.38
BLDG D - 257.85
BLDG F - 257.65
572.90'
606.33'
(PER RECORDED DEED AND PLAN)
TITLE LINE
LOWER SALFORD TOWNSHIP
TOWAMENCIN TOWNSHIP