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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

October 28, 2026

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

Re: MCPC #26-0275-001
Plan Name: 731 Old Sumneytown Pike
(1 lot comprising approximately 3.48 acres)
Parcel ID: 500003125056
Situate: 731 Old Sumneytown Pike (cross street: Main Street)
Lower Salford Township

Dear Mr. Czajkowski:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 26, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, SY Builders, LLC, is proposing a three-lot subdivision. The property currently contains one existing dwelling and driveway. The property would be subdivided into three lots and the existing building preserved on Lot 1. Two new dwellings are proposed for Lots 2 and 3. Site improvements would include the addition of a shared driveway for Lots 1 and 2, a driveway for Lot 3, and a rain garden on each of the lots.

The property is located within the R-3 Residential zoning district, which requires a minimum lot area of 20,000 square feet. After the proposed subdivision, Lot 1 would be 30,588 square feet, Lot 2 would be 72,822 square feet, and Lot 3 would be 34,526 square feet. The property is currently served by on-site water (well) and on-lot sanitary sewer, which are proposed to be abandoned, and all lots would be connected to public water and public sanitary sewer.

COMPREHENSIVE PLAN COMPLIANCE

A. *MONTCO 2040*. The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as a *Suburban Residential Area* future land use category. Suburban Residential

areas consist primarily of single-family detached homes. Residential development should match the character of housing found in the immediate neighborhood, and environmentally sensitive land should be preserved.

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 Future Land Use map's designated growth area. A goal for the Indian Valley Plan is to accommodate adequate housing opportunities and concentrate new development within the designated growth area.

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

STORMWATER

The proposal includes the installation of rain gardens in front of each of the three dwellings. We suggest that the rain gardens be designed as an amenity for the residents. The rain gardens should be vegetated with a variety of herbaceous plants to create year-round visual interest and add ecological value.

TRANSPORTATION

A. Driveway Access. The proposal includes two driveways from Old Sumneytown Pike. The existing driveway would be expanded to accommodate access for both the existing dwelling as well as the proposed flag lot dwelling (Lot 2). The entrance to the common driveway would be on Lot 1 and would need a cross-access easement for Lot 2 to have access. We suggest that there be a shared driveway maintenance agreement for snow removal and other future maintenance.

B. Sidewalks. We recommend that the applicant and township plan for and prepare the site to accommodate the installation of sidewalks at a later time when it would be beneficial to the township. The applicant has requested a deferral for the sidewalk, curbs, and other improvements that are required in the SALDO (§142-41) be deferred until a future time determined by the township. There are currently no other sidewalks along that segment of Old Sumneytown Pike, nor along the section of Main Street closest to the property.

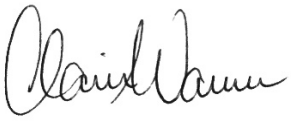
CONCLUSION

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 R-3 Residential 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 26-0275-001 on any plans submitted for final recording.

Sincerely,



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

c: SY Builders, LLC, Applicant
Glen E. Kelczewski, P.E., Applicant's Engineer
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

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



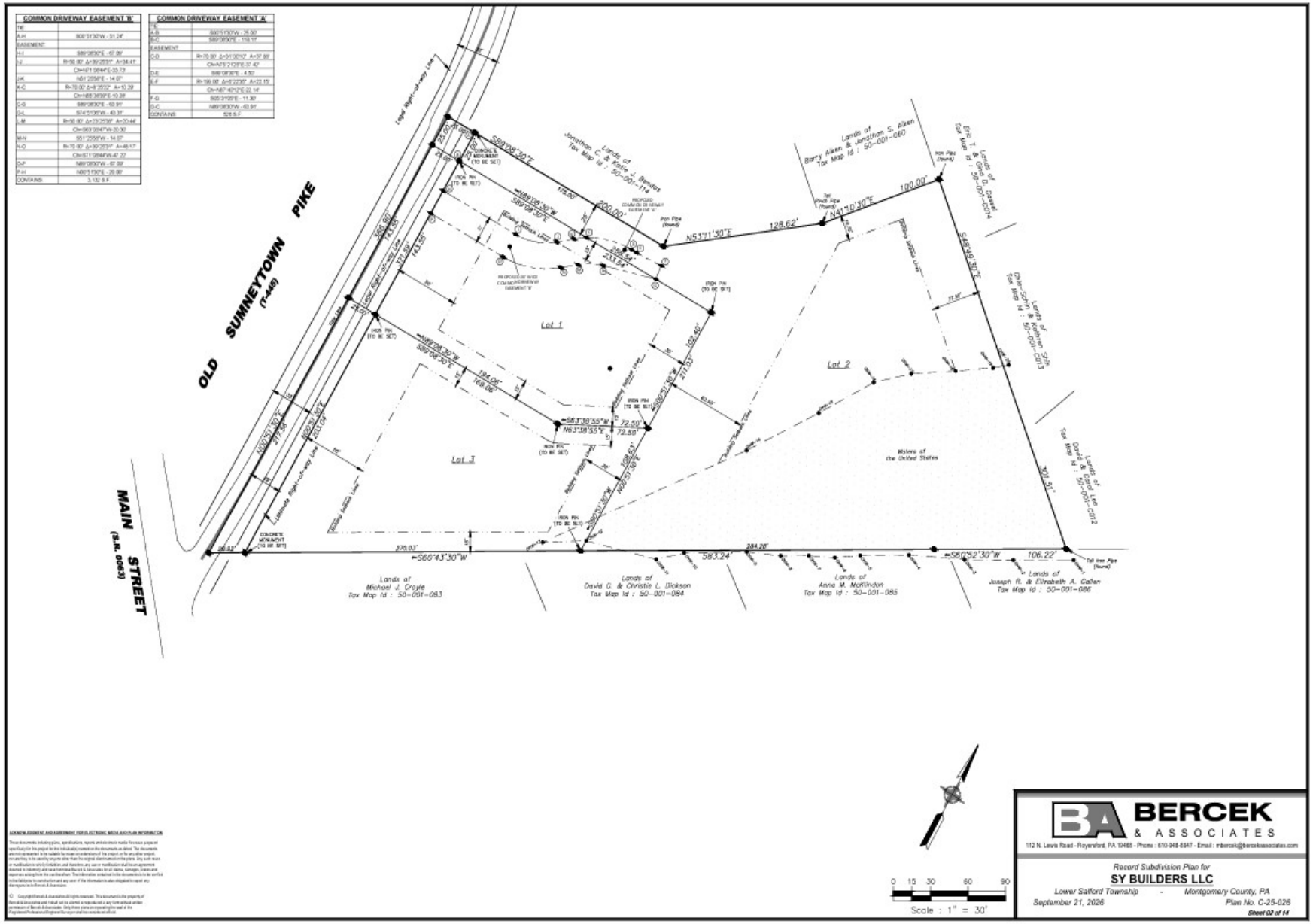
731 Old Sumneytown Pike
MCPC#260275001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plan.com
Aerial photography provided by Nearmap


COMMON DRIVEWAY EASEMENT 'B'
COMMON DRIVEWAY EASEMENT 'A'
OLD SUMNEYTOWN PIKE (T-446)
MAIN STREET (S.R. 0063)
Lot 1
Lot 2
Lot 3
Waters of the United States
Lands of Michael J. Croyle Tax Map Id : 50-001-083
Lands of David G. & Christie L. Dickson Tax Map Id : 50-001-084
Lands of Anna M. McKinstry Tax Map Id : 50-001-085
Lands of Joseph H. & Elizabeth A. Gallen Tax Map Id : 50-001-086
Lands of Barry Aiken & Jonathan S. Aiken Tax Map Id : 50-001-060
Lands of Jonathan C. & Kate J. Bendor Tax Map Id : 50-001-114
Lands of David O. Dewalt Tax Map Id : 50-001-0014
Lands of Kathryn Ohr Tax Map Id : 50-001-0013
Lands of David & Carol Lee Tax Map Id : 50-001-0012
S60°43'30"W 375.03'
S60°52'30"W 106.22'
N53°71'30"E 128.62'
N41°10'30"E 100.00'
S48°49'30"E 301.51'
S60°08'30"E 200.00'
S89°08'30"W 175.00'
N63°38'55"E 72.50'
S56°21'05"E 72.50'
BERCEK & ASSOCIATES
112 N. Lewis Road - Royersford, PA 19468 - Phone : 610-948-8847 - Email : mbercek@bercekassociates.com
Record Subdivision Plan for
SY BUILDERS LLC
Lower Salford Township - Montgomery County, PA
September 21, 2026
Plan No. C-25-026
Sheet 03 of 14
Scale : 1" = 30'
0 15 30 60 90