



Summary of Subdivision, Land Development, and Zoning Activity

Montgomery County, Pennsylvania

For Verified Dates 3/1/2019 To 3/31/2019

Date Printed 4/17/2019

| | |
|--|----|
| Total Submissions* | 36 |
| New Subdivision and Land Development Proposals | 14 |
| Plan Resubmissions | 3 |

| Actions | |
|---------------------------------|----|
| Subdivision | 13 |
| Land Development | 20 |
| Conditional Use | 3 |
| Lot Line Change | 1 |
| Zoning Ordinance Amendment | 8 |
| Zoning Map Amendment | 1 |
| Subdivision Ordinance Amendment | 2 |
| Special Reviews | 0 |

New Subdivision and Land Development Proposals Summary

| Land Use Codes | Acres | Sqft | Lots | Units | No of Proposals |
|----------------|--------------|----------------|-----------|------------|-----------------|
| C | 2.00 | 6,400 | 1 | 0 | 1 |
| IND | 3.85 | 5,600 | 2 | 0 | 2 |
| INE | 5.00 | 40,854 | 0 | 0 | 1 |
| INS | 0.85 | 4,941 | 2 | 0 | 2 |
| PO | 19.20 | 303,700 | 2 | 0 | 2 |
| RDE | 4.00 | 0 | 1 | 4 | 1 |
| RM | 14.90 | 0 | 2 | 214 | 2 |
| RSA | 0.50 | 0 | 3 | 4 | 2 |
| RSD | 6.04 | 0 | 12 | 11 | 4 |
| Total | 56.34 | 361,495 | 25 | 233 | 17 |

Key to Subdivision and Land Development Summary

| | |
|-----------------------------|---|
| AG = Agriculture | RAE = Residential - Single Attached Elderly |
| C = Commercial | RDC = Residential - Single Family Detached Country Estate |
| IND = Industrial | RDE = Residential - Single Detached Elderly |
| INE = Institutional Elderly | RE = Recreational |
| INS = Institutional | RM = Residential - Multifamily (Apartments/Duplex/Condo) (Individual Ownership) |
| MUN = Municipal | RME = Residential - Multifamily Elderly |
| OS = Open Space | RSA = Residential - Single Family Attached (Twins/Townhouse) |
| PO = Professional Office | RSD = Residential - Single Family Detached |
| | T = Transportation |
| | U = Utilities |

* Number of submissions will not necessarily equal sum of actions - some submissions may involve more than one action
 Source: Montgomery County Planning Commission, Montgomery County, Pennsylvania



County Development Activity

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| Municipality | MCPC Number | Plan Name | Location/Cross Street | Action | Land Use | Acres | Sq FT | Lots | Units | Date Proposal Verified | Applicant Name | Applicant Representative |
|-------------------|----------------------|--|--|--------|----------|-------|---------|------|-----------|------------------------|--|---|
| Ambler | 19-0062-001 | Wissahickon Valley Public Library Addition | 209 Race Street Lindenwold Avenue | L | INS | 0.10 | 2,526 | 1 | 0 | 3/7/2019 | Wissahickon Valley Public Library | Anne Frank AFrank@wvpl.org |
| Cheltenham | 19-0056-001 | Short Term Transient Lodging Ordinance | | ZO | | | | | | 3/5/2019 | Cheltenham Township | Henry Sekawungu hsekawungu@cheltenham-township.org |
| | 19-0073-001 | Expansion of Nonconforming Uses | | ZO | | | | | | 3/25/2019 | Cheltenham Township | Henry Sekawungu hsekawungu@cheltenham-township.org |
| | 19-0076-001 | 7770 Montgomery Ave | 7770 Montgomery Ave Ashbourne Rd | L S | RSA | 0.06 | 0 | 1 | 2 | 3/28/2019 | Dreck Properties, LTD | Nick Rose, P.E. nrose@protract.net |
| Hatfield Township | 19-0052-001 | Penn Street Apartments | 3120 Penn St Bergey Rd | L | RM | 2.90 | 0 | 1 | 28 | 3/1/2019 | Mann Road Properties LLC c/o Michael Evans | Timothy P Woodrow, PE twoodrow@woodrowinc.com |
| Limerick | 19-0071-001 | Outdoor Storage Zoning Update | | ZO | | | | | | 3/21/2019 | Limerick Township | Limerick Township cvolpe@limerickpa.org |
| Lower Gwynedd | 18-0241-002 | D-1 SPECIAL USE DISTRICT | | ZO | | | | | | 3/26/2019 | MRA GROUP | DAN FUCHS dfuchs@mragroup.net |
| | 18-0257-003 | FOULKEWAYS REZONE/TEXT AMENDMENT | | ZO | | | | | | 3/8/2019 | Foulkeways at Gwynedd | CHRISTEN PIONZIO cpionzio@hrmml.com |
| Lower Merion | 19-0060-001 | Lower Merion Middle School | 1860 W Montgomery Avenue & 421 Saybrook Road N Stone Ridge Lane | L S | INS | 22.23 | 121,402 | 1 | 0 | 3/7/2019 | Fred Fomhold | Fred Fromhold bissingerf@comcast.net |
| | 19-0068-001 | Linden Hill Continuing Care Facility | 1543 Monk Road Monk Road & Old Monk Road | L S | RME | 15.00 | 0 | 1 | 173 | 3/19/2019 | George W. Broseman | George Broseman gbroseman@kaplaw.com |
| | | | | | RSD | 15.00 | 0 | 0 | 18 | | | |
| 19-0069-001 | 112 Bryn Mawr Avenue | 112 Bryn Mawr Ave | S | RSD | 1.00 | 0 | 2 | 0 | 3/20/2019 | Meir Badush | Meir Badush meirbadush@yahoo.com | |
| Lower Pottsgrove | 15-0071-007 | Spring Valley Farms Proposed Lot Line Revision | Bleim Road Pleasantview Road | LLCR | RAE | 10.00 | 0 | 21 | 0 | 3/21/2019 | 1934 Bleim Road Partners, LP | Rolph A. Graph rgraf@grafeng.com |
| Lower Providence | 19-0058-001 | St. Andrew's Lutheran Church Addition | 2725 Egypt Road Crawford Rd | L | INS | 0.75 | 2,415 | 1 | 0 | 3/5/2019 | St. Andrew's Lutheran Church | David Lopatka dlopatka@reutherbowen.com |

Land Use Codes

CU = Conditional Use
 CUR = Curative Amendment
 L = Land Development
 LLCN = Nonresidential Lot Line Change
 LLCR = Residential Lot Line Change

S = Subdivision
 SLO = Subdivision Land Development Amendment
 SP = Special
 ZM = Zoning Map Amendment
 ZO = Zoning Ordinance Amendment

Action Codes

AG = Agriculture
 C = Commercial
 IND = Industrial
 INE = Institutional Elderly
 INS = Institutional
 MUN = Municipal

OS = Open Space
 PO = Professional Office
 RAE = Residential - Single Attached Elderly
 RDC = Residential - Single Family Detached Country Estate
 RDE = Residential - Single Detached Elderly
 RE = Recreational

RM = Residential - Multifamily (Apartments/Duplex/Condo) (Individual Ownership)
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| Municipality | MCP Number | Plan Name | Location/Cross Street | Action | Land Use | Acres | Sq FT | Lots | Units | Date Proposal Verified | Applicant Name | Applicant Representative | | | | | |
|---------------|-------------|---|--|--------|----------|-------|--------|------|-------|------------------------|--|--|-----|------|--------|---|----|
| Lower Salford | 14-0122-005 | Taco Bell | Sumneytown Pike Quarry Road | CU | C | 0.89 | 2,100 | 1 | 0 | 3/14/2019 | Mainland Pointe, LP | Bryan Hunsberger bhunsberger@springhillrealty.com | | | | | |
| Montgomery | 18-0042-003 | Pro Real Ventures, LLC Sparkles Xpress Car Wash | 1274 Welsh Road Dekalb Pike | L | C | 1.82 | 4,594 | 1 | 0 | 3/29/2019 | Pro Real Ventures, LLC | Andrey Shalaurov finspider@outlook.com | | | | | |
| | 19-0074-001 | The Village of Windsor | Horsham Road North Wales Road | L | PO | 12.00 | 85,500 | 1 | 0 | 3/27/2019 | Airport Square Shopping Associates LP & BRP Montgomeryville LP, C/O | Chirag Thakkar, P.E. cthakkar@arnaengineering.com | | | | | |
| | | | | | | | | | | | | | C | 2.00 | 6,400 | 1 | 0 |
| | | | | | | | | | | | | | INE | 5.00 | 40,854 | 0 | 0 |
| | | | | RM | 12.00 | 0 | 1 | 186 | | | | | | | | | |
| Narberth | 18-0237-002 | 203 Haverford Avenue | 203 Haverford Ave Essex Ave | L S | C | 0.14 | 4,210 | 0 | 0 | 3/12/2019 | Daniel Donley | Daniel Donley dandonley@comcast.net | | | | | |
| | | | | | | | | | | | | | RM | 0.14 | 0 | 1 | 16 |
| | 18-0251-002 | 100 Forrest Avenue | 100 Forrest Ave Haverford Avenue | L | C | 0.07 | 1,347 | 0 | 0 | 3/12/2019 | Daniel Donley | Daniel Donley dandonley@comcast.net | | | | | |
| | | | | | | | | | | | | | RM | 0.06 | 0 | 1 | 8 |
| | 19-0055-001 | Narberth Borough Comprehensive Plan | | | | | | | | 3/5/2019 | Narberth Borough | Sean Metrick smetrick@narberthpa.gov | | | | | |
| Perkiomen | 19-0054-001 | 54 Wartman Road | Wartman Road Bridge Street | L S | RSD | 2.40 | 0 | 2 | 2 | 3/1/2019 | Haeg, LLC Mr. Michael Arsench | Paul Hughes Paul.Hughes@kimley-horn.com | | | | | |
| Plymouth | 19-0064-001 | 3116 Jolly Road | 3116 Jolly Road | L S | RSD | 0.67 | 0 | 1 | 1 | 3/8/2019 | Nasr Ibrahim & Nahla El Falah | Nick Rose nrose@protract.net | | | | | |
| Royersford | 19-0067-001 | Riverfront at Royersford | North First Avenue Main Street & First Avenue | S | IND | 3.65 | 0 | 1 | 0 | 3/18/2019 | Royersford Borough | Michael A. Leonard mleonard@royersfordborough.org | | | | | |
| Springfield | 19-0066-001 | Saldo Financial Security Ordinance | | SLO | | | | | | 3/15/2019 | Springfield Township | Robert rdunlop@springfieldmontco.org | | | | | |

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| Trappe | 19-0061-001 | Residential Uses in LI | | ZO | | | | | | 3/8/2019 | Borough of Trappe | Tamara D Twardowski borough.manager@trappeborough.com |
| Upper Hanover | 19-0059-001 | Gillespie Electric Building Addition | State Street Water Street | L | IND | 0.20 | 5,600 | 1 | 0 | 3/6/2019 | David and Lisa Burkhart | Paul Yaskowski, PLS py@urwilerwalter.com |
| Upper Merion | 19-0063-001 | Landscaping Requirements Ordinance Amendment | | SLO | | | | | | 3/8/2019 | Upper Merion Township | John Walko jwalko@hrmml.com |
| | 19-0070-001 | Craft Custom Homes | 383 Anderson Rd E Valley Forge Rd | L S | RSD | 1.95 | 0 | 6 | 5 | 3/21/2019 | Craft Custom Homes LLC | Ryan Alexaki ryan.andrew@chariotsservices.com |
| Upper Providence | 15-0009-003 | Windbiel Subdivision | Main Street Pennacker Road | L S | RSD | 1.02 | 0 | 3 | 3 | 3/29/2019 | Gerhard O. & Leonie J. Windbiel | Gerhard & Leonie Windbiel gerhardwindbiel@gmail.com |
| | 15-0106-002 | Pulte Homes | | ZM | | | | | | 3/8/2019 | Pulte Homes | Joseph C. Kuhls jckuhls@kuhlslaw.com |
| | 19-0065-001 | 124 Yerkes Road | Collegeville Rd (Rte 29) Hopwood Road | L S | C | 1.00 | 13,583 | 0 | 0 | 3/12/2019 | Yerkes Station / Silver Rhino | Lance Silver silverrhinoholdings@gmail.com |
| | | | | | | | | | | | | |
| | 19-0077-001 | Barker Subdivision & Conditional Use | 116 Hess Road Rittenhouse Road | L S CU | RSD | 12.30 | 0 | 14 | 14 | 3/29/2019 | Reynolds Acquisition LP | Christopher Canavan chrisc@wbhomesinc.com |
| | | | | | | | | | | | | |
| | | | | | OS | 6.20 | 0 | 1 | 0 | | | |
| West Conshohocken | 18-0168-002 | 509 Apple Street Twins | Apple Street Elizabeth Street | L S CU | RSA | 0.44 | 0 | 2 | 2 | 3/21/2019 | Brian Borden | Borusiewicz Tborusiewica@aol.com |
| | 19-0053-001 | 400 Barr Harbor Drive - Tower Bridge | 400 Barr Harbor Drive Front Street | L | PO | 7.20 | 218,200 | 1 | 0 | 3/1/2019 | 400 Barr Harbor Drive, LLC | Amee S. Farrell afarrell@kaplaw.com |
| | 19-0057-001 | Multifamily and Townhouse Definition | | ZO | | | | | | 3/6/2019 | Micheal English | Joe McGrory HRMM&L jmcgrory@hrmml.com |
| Whitpain | 18-0203-002 | Normandy Farm Estates - 4 Additional Units | 9000 Twin Silo Drive Morris Road | L | RDE | 4.00 | 0 | 1 | 4 | 3/26/2019 | ACTS Retirement-Life Communities, Inc. | Kenneth J. Karmaris kkarmaris@actslife.org |
| Worcester | 19-0075-001 | Building Height | | ZO | | | | | | 3/19/2019 | Worcester Township | Tommy Ryan tryan@worcester.org |

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