



Summary of Subdivision, Land Development, and Zoning Activity

Montgomery County, Pennsylvania

For Verified Dates 5/1/2019 To 5/31/2019

Date Printed 6/18/2019

| | |
|--|----|
| Total Submissions* | 44 |
| New Subdivision and Land Development Proposals | 16 |
| Plan Resubmissions | 2 |

| Actions | |
|---------------------------------|----|
| Subdivision | 11 |
| Land Development | 23 |
| Conditional Use | 0 |
| Lot Line Change | 4 |
| Zoning Ordinance Amendment | 14 |
| Zoning Map Amendment | 6 |
| Subdivision Ordinance Amendment | 0 |
| Special Reviews | 5 |

New Subdivision and Land Development Proposals Summary

| Land Use Codes | Acres | Sqft | Lots | Units | No of Proposals |
|----------------|---------------|----------------|-----------|------------|-----------------|
| C | 9.26 | 106,351 | 2 | 0 | 3 |
| IND | 13.20 | 90,235 | 3 | 0 | 3 |
| INS | 58.78 | 340,000 | 1 | 0 | 1 |
| OS | 46.22 | 0 | 1 | 0 | 1 |
| PO | 4.00 | 37,063 | 2 | 0 | 1 |
| RE | 1.00 | 16,470 | 0 | 0 | 1 |
| RM | 20.28 | 0 | 2 | 598 | 2 |
| RSA | 0.62 | 0 | 10 | 8 | 3 |
| RSD | 64.64 | 0 | 55 | 55 | 4 |
| Total | 218.00 | 590,119 | 76 | 661 | 19 |

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 |
|-------------------|-------------|--|--|--------|----------|-------|--------|------|-------|------------------------|---|---|
| Abington | 18-0273-004 | CHOP Abington | 1073 Old York Road Susquehanna Road | L LLCN | PO | 4.00 | 37,063 | 2 | 0 | 5/20/2019 | Abington Terrace, LLC c/o BET Investments | Robert Gundlach rgundlach@foxrothschild.com |
| | 19-0126-001 | Jefferson Avenue Subdivision | 2907 Jefferson Avenue Central Avenue | L S | RSD | 0.40 | 0 | 2 | 2 | 5/16/2019 | Crest Commons, LLC c/o Tom Calhoun | Kristin Homes kristin@hceengineering.net |
| Bridgeport | 19-0117-001 | 8th and Mill Street | 8th and mill Streets Mill Street | L S | RSA | 0.23 | 0 | 4 | 4 | 5/9/2019 | Tri-County Builders, Inc. | Tri-County Bulders, Inc jg3tcb@gmail.com |
| Cheltenham | 19-0056-002 | Short Term Transient Lodging and Vacation Rental | | ZO | | | | | | 5/20/2019 | Cheltenham Township | Henry Sekawungu hsekawungu@cheltenham-township.org |
| | 19-0130-001 | MU1 Mixed Uses and provisions for Convenience Stores | | ZO | | | | | | 5/20/2019 | Goodman Properties | Christen Pionzio CPionzio@HRMML.com |
| | 19-0131-001 | Zoning Map Amendment - R3 Residential to MU1 Mixed Use | | ZM | | | | | | 5/20/2019 | Goodman Properties | Christen Pionzio CPionzio@HRMML.com |
| Conshohocken | 19-0141-001 | 541 East Hector Street | 541 East Hector St | L | RM | 0.28 | 0 | 1 | 12 | 5/28/2019 | Craft Custom Homes, LLC | Edward J. Hughes ehughes@hkolaw.com |
| Hatboro | 19-0123-001 | R-1 Zoning Amendment | | ZO | | | | | | 5/15/2019 | Borough of Hatboro | Diane Hegele dhegele@hatborogov.org |
| Hatfield Township | 19-0116-001 | Moyer Road Rezoning | | ZM | | | | | | 5/9/2019 | Hatfield Township | Aaron Bibro abibro@hatfield.org |
| Horsham | 19-0109-001 | Ball Metalpack Aerosol Containers, LLC | 431 Privet Road Horsham Road | L | IND | 8.70 | 60,000 | 1 | 0 | 5/1/2019 | Ball Metalpack Aerosol Containers, LLC | R.L. Showalter & Associates, Inc. rlshow@aol.com |
| Jenkintown | 19-0128-001 | 441/443 Leedom Street Subdivision | 441/443 Leedom Street Leedom Street & Cherry Street | S | RSA | 0.19 | 0 | 2 | 0 | 5/16/2019 | Jenkintown Borough | Nick T. Rose P.E. nrose@protract.net |
| Limerick | 19-0129-001 | North Gate | 83 School Road | L S | RSD | 62.08 | 0 | 51 | 51 | 5/17/2019 | Sukonik Limerick Homes LLC | North Gate NSukonik@sukonik.com |
| | | | Graterford Road | | OS | 46.22 | 0 | 1 | 0 | | | |
| Lower Merion | 19-0122-001 | 950 Stoke Road - O'Neill Property | 950 stoke road Mt. Pleasant Road | L S | RSD | 2.00 | 0 | 2 | 2 | 5/14/2019 | J. Brian & Miriam P. O'Neill | Kevin S. Kyle KKyle@mlpventures.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
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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
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RM = Residential - Multifamily (Apartments/Duplex/Condo) (Individual Ownership)
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|------------------|-------------|---|--|--------------|----------|-------|--------|------|-------|------------------------|---------------------------------------|--|
| Lower Merion | 19-0122-001 | | | | OS | 4.10 | 0 | 2 | 0 | | | |
| Lower Moreland | 18-0231-002 | 2200 Washington Lane | 2200 Washington Lane Grasshopper Road | L S | RSD | 0.90 | 0 | 1 | 1 | 5/30/2019 | Aida Aloian & Aleksandrs Lubimovs | Nick T. Rose, PE nrose@protract.net |
| Lower Pottsgrove | 19-0140-001 | Area Width and Yard Regulations | | ZO | | | | | | 5/28/2019 | Lower Pottsgrove Township | CHARLES GARNER cgarner@wolfbaldwin.com |
| Lower Providence | 19-0113-001 | Village House R2 Text Amendment | | ZO | | | | | | 5/7/2019 | Lower Providence Township | Mike Mrozinski mmrozinski@lowerprovidence. org |
| | 19-0115-001 | Redner's Proposed Gas Canopy/Kiosk | 2828 Egypt Rd Surrey Lane | L | C | 0.70 | 210 | 1 | 0 | 5/7/2019 | Redner's Proposed Gas Canopy/Kiosk | Barry Greenland bgreenland@rednersmarkets.c om |
| | 19-0127-001 | Venezia - 3880 Yerkes Road | 3880 Yerkes Road | L S | RSD | 1.26 | 0 | 1 | 1 | 5/21/2019 | Frank M. and Jennifer A Venezia | Bercek and Smith Engineers mbercek@bercekandsmith.com |
| Lower Salford | 18-0053-004 | MDG Oak Zoning Ordinance Text Amendment | Oak dr | L S ZO | RSA | 12.30 | 0 | 1 | 64 | 5/20/2019 | MDG #9, LLC | Robert W. Gundlach, Esq. RGundlach@foxrothschild.com |
| | 18-0054-004 | MDG Maple Zoning Map Amendment | Maple Ave | L S ZO ZM | RSD | 19.27 | 0 | 48 | 48 | 5/20/2019 | MDG #9, LLC | Robert W. Gundlach, Esq. RGundlach@foxrothschild.com |
| | | | | | OS | 23.90 | 0 | 1 | 0 | | | |
| | 19-0124-001 | Industrial District Zoning Map Amendment- Wambold Rd. & Astor Dr. Parcels | | ZO ZM | | | | | | 5/15/2019 | Lower Salford Township | James Garrity, Esquire jgarrity@wispearl.com |
| Montgomery | 19-0039-002 | North Wales Water Authority Tank | Horsham Road North Wales Road | SP | U | 1.00 | 0 | 1 | 0 | 5/28/2019 | North Wales Water Authority | Brad Fisher, P.E. bfisher@nwwater.com |
| | 19-0118-001 | Trevorah Minor Subdivision/Lot Line Change | 315 Richardson Road County Line Road | LLCR | RSD | 0.22 | 0 | 2 | 0 | 5/10/2019 | William & Laurel Trevorah | Gwen gsimek@rlshowalter.com |
| | 19-0133-001 | R & M Holdings LLC | 109 Park Drive Welsh Road | SP | | | | | | 5/23/2019 | R & M Holdings LLC | Kristin Holmes, P.E. kristin@hceengineering.net |
| Norristown | 17-0159-002 | Alternative Final Plan for Royal Farms at Norristown Centre | 1882 Markley Street Logan Street | L | C | 9.00 | 23,166 | 1 | 0 | 5/30/2019 | Two Farms, Inc. | Louis J. Colagreco, Jr., Esquire lou@rrhc.com |

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| Pottstown | 19-0142-001 | Area Width and Yard Regulations | | ZO | | | | | | 5/31/2019 | Lower Pottsgrove Township | CHARLES GARNER cgarnier@wolfbaldwin.com |
| Skipack | 19-0132-001 | Perkiomen Airport Subdivision | Collegeville Road Landis Road | L S | RSD | 28.29 | 0 | 66 | 66 | 5/22/2019 | Audubon Land Development | Kim Kryder kim.kryder@bursich.com |
| | | | | | OS | 28.70 | 0 | 1 | 0 | | | |
| Towamencin | 19-0114-001 | Amazon Delivery Center | 2001 Gehman Road Detwiler Road | L | IND | 3.00 | 11,435 | 1 | 0 | 5/9/2019 | Amazon | Jeff DeZort dezort@cesoinc.com |
| | 19-0137-001 | Emerald Equipment Parking Lot | 2194 Detwiler Road Wambold Road | SP | | | | | | 5/24/2019 | Emerald Equipment Systems, Inc. | Sean Tormey stormey@emeraldscreening.com |
| | 19-0138-001 | Limited Access Self-Storage Facility | 1520 Franklin St | L ZO | C | 2.17 | 33,411 | 1 | 0 | 5/24/2019 | Storage Partners of Towamencin | Christen Pionzio cpionzio@hrmml.com |
| Upper Dublin | 19-0134-001 | 445 & 465 Ambler Road | 465 and 445 Ambler Rd | L ZO ZM | RSD | 2.00 | 0 | 1 | 6 | 5/23/2019 | Blake Development Corporation | Mark D. Jonas, Esq. mjonas@eastburngray.com |
| | | | | | RSA | 6.43 | 0 | 0 | 36 | | | |
| | | | | | OS | 5.00 | 0 | 1 | 0 | | | |
| Upper Frederick | 19-0135-001 | Solar Energy Systems | | ZO | | | | | | 5/23/2019 | Upper Frederick Township | David L. Allebach, Jr., Esquire DLAllebach@ydaspc.com |
| Upper Gwynedd | 11-0011-007 | PVC Polysaccharide Facility | 770 Sumneytown Pike South Broad Street | L | IND | 1.50 | 18,800 | 1 | 0 | 5/2/2019 | Merck | Greg Landis GLandis@ipsdb.com |
| | 18-0156-002 | Shoppes at Upper Gwynedd | Sumneytown Pike Church Road | L | C | 4.56 | 29,141 | 1 | 0 | 5/14/2019 | Robert Hill - Hartford Properties, LLC | Bohler Engineering PA, LLC jbeavan@bohlereng.org |
| Upper Hanover | 19-0125-001 | Ordinance #2019-06, Amending Official Map | | SP | | | | | | 5/15/2019 | Upper Hanover Township | Stanley Seitzinger, Jr. sseitzinger@comcast.net |
| Upper Merion | 19-0119-001 | Upper Merion Area High School | 440 Crossfield Rd Springhouse Rd | L | INS | 58.78 | 340,000 | 1 | 0 | 5/14/2019 | Upper Merion Area School District | Michael P. Keeley mkeeley@umasd.org |
| Upper Providence | 11-0040-010 | Residences at Providence Town Center | Arcola Road Waterloop Drive | L | RM | 20.00 | 0 | 1 | 586 | 5/3/2019 | Audubon Land Development | Kim Kryder kim.kryder@bursich.com |
| | | | | | C | 4.00 | 77,000 | 0 | 0 | | | |

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| Upper Providence | 11-0040-010 | | | | RE | 1.00 | 16,470 | 0 | 0 | | | |
| | 19-0111-001 | Pierce Lot Line Change | Old State Road Fox Run Drive | LLCR | RSD | 3.38 | 0 | 2 | 0 | 5/2/2019 | Robert J. Pierce | M. Joseph Clement jclement@wispearl.com |
| Upper Salford | 19-0120-001 | Wrshcka/Rittenhouse Lot Line Adjustment | 2823 Burton Road Harleysville, PA 19438 Briar Ridge LAne | LLCR | RDC | 13.83 | 0 | 2 | 0 | 5/13/2019 | Dean Rittenhouse | Michael E. Tacconelli mtacconelli@stotac.com |
| West Conshohocken | 19-0112-001 | 1008 & 1010 MATSONFORD RD | MATSONFORD ROAD DEHAVEN AVENUE | SP | | | | | | 5/3/2019 | MATSONFORD DEVELOPMENT, LLC | PATRICK SPELLMAN, P.E. PSPELLMAN@SITE-ENGINEERS.COM |
| Whitemarsh | 19-0121-001 | Scoogi's Classic Italian | 738 Bethlehem Pike Arlingham Road | L | C | 0.20 | 48 | 1 | 0 | 5/16/2019 | FYBM, Inc c/o Rob Rosato | Woodrow & Associates, Inc. twoodrow@woodrowinc.com |
| Whitpain | 19-0110-001 | 334 Railroad Avenue | 334 Railroad Avenue E. Mt. Pleasant Avenue | L S | RSA | 0.20 | 0 | 4 | 4 | 5/2/2019 | ABP Investments Inc. | ABP Investments Inc. arthur.herlingIII@longandfoster.com |
| | 19-0136-001 | Signs Regulations | | ZO | | | | | | 5/24/2019 | Whitpain Township | Roman M. Pronczak rpronczak@whitpaintownship.org |
| | 19-0139-001 | Assisted Living Overlay | | ZO ZM | | | | | | 5/24/2019 | Whitpain Township | Roman M. Pronczak, P.E. rpronczak@whitpaintownship.org |

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