



# Summary of Subdivision, Land Development, and Zoning Activity

Montgomery County, Pennsylvania

For Verified Dates 8/1/2021 To 8/31/2021

Date Printed 9/9/2021

Total Submissions*	44
New Subdivision and Land Development Proposals	19
Plan Resubmissions	8

Actions	
Subdivision	13
Land Development	26
Conditional Use	1
Lot Line Change	3
Zoning Ordinance Amendment	10
Zoning Map Amendment	3
Subdivision Ordinance Amendment	1
Special Reviews	1

## New Subdivision and Land Development Proposals Summary

Land Use Codes	Acres	Sqft	Lots	Units	No of Proposals
C	23.37	412,607	6	0	7
IND	29.40	91,400	4	0	3
INS	8.00	50,017	3	0	3
OS	81.28	0	1	0	1
PO	15.12	697,292	1	0	2
RAE	50.00	0	286	286	1
RDE	40.72	0	138	138	1
RE	4.00	11,025	0	0	1
RM	30.80	0	3	867	3
RME	30.00	0	96	96	1
RSD	8.95	0	8	8	5
<b>Total</b>	<b>321.64</b>	<b>1,262,341</b>	<b>546</b>	<b>1,395</b>	<b>28</b>

### 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

Montgomery County, Pennsylvania

For Verified Dates 8/1/2021 To 8/31/2021

Date Printed 9/9/2021

Page 1 of 4

Municipality	MCPC Number	Plan Name	Location/Cross Street	Action	Land Use	Acres	Sq FT	Lots	Units	Date Proposal Verified	Applicant Name	Applicant Representative
Abington	21-0223-001	Humangood Pennsylvania	1515 The Fairway	SP						8/5/2021	Humangood Pennsylvania,t/a Presby's Inspired Life	Charles E. Shoemaker, Inc. gtilford@ceshoemaker.com
Ambler	19-0254-002	Telecommunications Ordinance		ZO						8/6/2021	Ambler Borough	Ambler Borough code@borough.ambler.pa.us
Cheltenham	21-0238-001	Zoning Amendment for Fences and Walls		ZO						8/19/2021	Cheltenham Township	Henry Sekawungu hsekawungu@cheltenham-township.org
	21-0244-001	Arcadia Student Rec Center	450 S. Easton Rd, Glenside, PA S.Easton Rd and Church Rd	L	INS	1.00	20,678	1	0	8/27/2021	Arcadia University	Harold Lichtman hal@glparch.com
Douglass	20-0186-002	Niehls 107 Wild Run Road	107 Wild Run Road West Branch Road	S	RSD	1.32	0	1	0	8/24/2021	Niehls 107 Wild Run Road	Stephen Tabakelis spt@all-county-assoc.com
					AG	21.72	0	1	0			
East Greenville	21-0218-001	Nonconforming Zoning Update		ZO						8/4/2021	East Greenville Borough	James Fry codes@egreenville.org
Hatfield Township	21-0219-001	BAPS Shri Swaminarayan Mandir	2021 Township Line Road Cowpath Road	L	INS	5.00	17,339	1	0	8/4/2021	Bochasanwasi Shree Akshar Purushottam	Robert Cunningham rob@hceengineering.net
Horsham	21-0225-001	1000 Park Ridge Rd	1000 Park Ridge Road Keith Valley Road	CU						8/6/2021	Hallmark Building Group	Holmes Cunningham Engineering rob@hceengineering.net
	21-0245-001	Sign Zoning Ordinance Amendment		ZO						8/31/2021	Horsham Township	Mary Eberle meberle@grimlaw.com
Limerick	11-0179-003	Lewis Square Subdivision	North Lewis Road US Route 422	S	IND	16.70	0	2	0	8/5/2021	REDGO Development, LP, c/o Fred Goebert	Gregg I. Adelman, Esquire/ Kaplin Stewart gadelman@kaplaw.com
	21-0246-001	Futura Drive	Futura Drive (Lots 2, 3 and 4) W. Ridge Pike/Futura Drive/ Penn Road	L S	C	5.03	86,000	1	0	8/31/2021	Americo P. Moscariello	Americo Moscariello moscariellobuild@comcast.net
Lower Frederick	21-0243-001	Lock Tight, LLC Land Development	309 Big Road Simmons Road	L	IND	11.20	66,400	1	0	8/25/2021	Rich Black	Richard Black locktight@comcast.net

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)  
 RME = Residential - Multifamily Elderly  
 RSA = Residential - Single Family Attached (Twins/Townhouse)  
 RSD = Residential - Single Family Detached  
 T = Transportation  
 U = Utilities



# County Development Activity

Montgomery County, Pennsylvania

For Verified Dates 8/1/2021 To 8/31/2021

Date Printed 9/9/2021

Page 2 of 4

Municipality	MCP Number	Plan Name	Location/Cross Street	Action	Land Use	Acres	Sq FT	Lots	Units	Date Proposal Verified	Applicant Name	Applicant Representative
Lower Gwynedd	21-0242-001	1612 N. BETHLEHEM PIKE	1612 N. BETHLEHEM PIKE ROUTE 63	L	C	0.37	4,760	1	0	8/24/2021	PRECISION WATCHES & JEWELRY	WOODROW & ASSOCIATES TWOODROW@WOODROWINC. COM
Lower Merion	18-0320-005	SOPI - 121 E City Ave	121 E City Ave Belmont Ave	L	RM	4.00	0	1	220	8/27/2021	Federal Realty Investment Trust, c/o John Tschiderer	George Broseman gbroseman@kaplaw.com
					C	3.00	15,547	1	0			
	19-0096-002	231 & 251 St Asaphs Rd & 333 E City Ave	231&251 St Asaphs Rd & 333 E City Ave Belmont Ave & St. Asaphs Rd	L	RM	25.00	0	1	757	8/24/2021	Bala Plaza Property, Inc	Janet Giulian-Managing Director jgiulian@tishmanspeyer.com
					C	10.00	295,037	1	0			
					PO	15.00	694,292	1	0			
	20-0097-007	SOPI - 2, 6 & 10 S Bryn Mawr	2,6,10 S Bryn Mawr Ave Lancaster Ave & Bryn Mawr Ave.	L	C	0.80	11,955	1	0	8/27/2021	Bryn Mawr Avenue Investors, LLC	George Broseman gbroseman@kaplaw.com
RM					0.80	0	1	110				
21-0142-003	SOPI - 525 Clothier Road	525 Clothier Road Morris Road	L S	RSD	1.46	0	2	2	8/27/2021	Rayer Sexton Homes, LLC	Yohn Engineering c/o Christopher C. Yohn, P.E., CPESC chris@yohnengineering.com	
Lower Pottsgrove	18-0221-007	663 Storage	1473 N Charlotte Street Maugers Mill Road	L	C	4.03	31,938	1	0	8/26/2021	GEG Investments	Daniel Laudenslayer dlaudenslayer@tarsonllc.com
	21-0118-002	Moove In Partners	2148 E High Street Heritage	L	C	6.00	54,700	1	0	8/26/2021	Moove In Partners- Pottstown, LLC	Christopher Falencki cfalencki@McCarthy- Engineering.com
	21-0161-002	Redner's Gas Service	1258 N Charlotte Street Mervine	L	C	0.38	210	1	0	8/26/2021	Redner's Proposed Gas Canopy/Kiosk	Eric Britz ebritz@bohlereng.com
	21-0231-001	Bassett Industries	2119 Sanatoga Station Road South Pleasantview Road	L	IND	1.50	25,000	1	0	8/12/2021	Bassett Industries	Gorski Engineering Inc. jriebow@gorskiengineering.co m
	21-0232-001	1751 Karen Drive	1751 Karen Drive Pruss Hill Road	L S	RSD	0.68	0	1	1	8/12/2021	Sheldon F Wedemeyer III	Sheldon F. Wedemeyer III sheldonw.123@gmail.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)  
 RME = Residential - Multifamily Elderly  
 RSA = Residential - Single Family Attached (Twins/Townhouse)  
 RSD = Residential - Single Family Detached  
 T = Transportation  
 U = Utilities



# County Development Activity

Montgomery County, Pennsylvania

For Verified Dates 8/1/2021 To 8/31/2021

Date Printed 9/9/2021

Page 3 of 4

Municipality	MCP Number	Plan Name	Location/Cross Street	Action	Land Use	Acres	Sq FT	Lots	Units	Date Proposal Verified	Applicant Name	Applicant Representative
Lower Pottsgrove	21-0233-001	Royal Farms #407	300 Armandhammer Blvd Industrial Highway	L S	C	3.14	6,628	1	0	8/12/2021	Royal Farms #407	Robert E. Blue rblue@robertblue.com
Lower Salford	21-0239-001	931 Harleysville Pike	931 Harleysville Pike Cressman Road	L S	RSD	10.95	0	4	4	8/20/2021	Zaar & Bushra Inc.	Michael Tulio mtulio@csacinc.net
Marlborough	18-0325-007	Highway Material		ZM						8/25/2021	Marlborough Township	Highway Materials, Inc. btate@depaulgroup.com
	21-0023-003	Institutional Overlay Ordinance		ZO ZM						8/25/2021	Marlborough Township	Marybeth Cody mcody@marlboroughpa.org
Montgomery	21-0220-001	Outdoor Dining Zoning Text Amendment Ordinance		ZO						8/4/2021	Montgomery Township	Mary Gambino mgambino@montgomerytp.org
New Hanover	21-0234-001	Bee Ordinance		ZO						8/17/2021	New Hanover Township	Jamie Gwynn jgwynn@newhanover-pa.org
	21-0240-001	Hanover Meadows	Big Road Church Road	L S	RME	30.00	0	96	96	8/20/2021	Liberty Commercial Development Corporation	Kim Freimuth kfreimuth@foxrothschild.com
					RAE	50.00	0	286	286			
					RDE	40.72	0	138	138			
					C	4.00	14,000	0	0			
					RE	4.00	11,025	0	0			
OS	81.28	0	1	0								
Norristown	21-0224-001	Multifamily Ordinance		ZO						8/6/2021	Municipality of Norristown	Brian Mechanick bmechanick@norristown.org
Perkiomen	21-0236-001	401 Wartman Road	Wartman Road Greenwood Avenue	L S	RSD	1.02	0	1	1	8/18/2021	Mark Marino	Timothy P. Woodrow twoodrow@woodrowinc.com
Plymouth	21-0177-002	Plymouthtowne II	Fairfield Road Jefferson Street	L	RM	2.80	0	1	32	8/24/2021	Plymouthtowne II	Keith Tornetta kct@tornettaproperties.com
Red Hill	19-0040-005	Kershner Weaver Tract	1354 Hendricks Road Cedar Lee Court	L S	RSA	5.32	0	34	34	8/12/2021	Kershner Village LLC	S.T. A. Engineering, Inc. srice@stotac.com
					RSD	6.00	0	37	37			

**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)  
 RME = Residential - Multifamily Elderly  
 RSA = Residential - Single Family Attached (Twins/Townhouse)  
 RSD = Residential - Single Family Detached  
 T = Transportation  
 U = Utilities



# County Development Activity

Montgomery County, Pennsylvania

For Verified Dates 8/1/2021 To 8/31/2021

Date Printed 9/9/2021

Page 4 of 4

Municipality	MPC Number	Plan Name	Location/Cross Street	Action	Land Use	Acres	Sq FT	Lots	Units	Date Proposal Verified	Applicant Name	Applicant Representative					
Red Hill	19-0040-005				OS	23.97	0	1	0								
Royersford	21-0227-001	Main Street Royersford	600,604 & 634 Main St and 651 & 675 Walnut Street Main St & Sixth Ave	L	C	0.12	3,000	1	0	8/9/2021	Main Street Royersford, LLC	Robert Lambert, P.E. rlambert@site-engineers.com					
													RM	3.00	0	1	78
													PO	0.12	3,000	0	0
Schwenksville	21-0139-002	Economic Development Zoning Amendment of 2021 and Map Change		ZO ZM						8/10/2021	Schwenksville Borough	Anne Klepfer aklepfer@schwenksville-pa.org					
Upper Gwynedd	21-0235-001	Karamis Holdings, LLC	894/896 Sumneytown Pike	LLCR	RSD	2.30	0	2	0	8/17/2021	Karamis Holdings, LLC	Tim Karamis karamisholdingsllc@gmail.com					
Upper Hanover	21-0228-001	Ferguson	1032 & 1030 Walt Road Walt Graber Road	LLCR	RSD	0.12	0	2	0	8/10/2021	Scott Ferguson	Scott Ferguson srferguson65@gmail.com					
Whitemarsh	21-0226-001	HawkHurst	6122 Butler Pike Norristown Road	LLCR	RSD	0.00	0	2	1	8/9/2021	Argos Associates	Robert Downs rdowns@spartanorg.com					
Whitpain	21-0217-001	209 Stenton Avenue	209 Stenton Avenue Norristown Road	L S	RSD	2.16	0	1	1	8/3/2021	Daniel & Marlene Coachi	APEX Design & Engineering Group - Brian D. Madsen, P.E. bmadsen@apexdeg.com					
	21-0222-001	1451 Township Line Road	1451 Township Line Road Sweede Road	L	C	0.71	3,182	1	0	8/3/2021	In Kook Park & Soonju Kim	Joon Pak jpak@tpeceng.com					
	21-0229-001	720 - 730 Penllyn Blue Bell Pike	720 - 730 Penllyn Blue Bell Pike	L S	RSD	3.69	0	4	4	8/10/2021	720 Penllyn Blue Bell Pike (Marc Salamone)	Rolph A. Graf, P.E. rgraf@landcoreconsulting.com					
	21-0230-001	651 Cathcart Road	651 Cathcart Road	L S	RSD	1.40	0	1	1	8/10/2021	Regan Construction Co., Inc.	Steven N. Kline snk@regancon.com					
	21-0237-001	Montgomery County Community College - Hospitality Institute	340 DeKalb Pike Tournament Drive & DeKalb Pike (Route 202)	L	INS	2.00	12,000	1	0	8/19/2021	Montgomery County Community College	James Gleaton, David Mason & Associates jgleaton@davidmason.com					
Worcester	21-0241-001	Ordinance 2021-287		SLO ZO						8/23/2021	Worcester Township						

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)  
 RME = Residential - Multifamily Elderly  
 RSA = Residential - Single Family Attached (Twins/Townhouse)  
 RSD = Residential - Single Family Detached  
 T = Transportation  
 U = Utilities