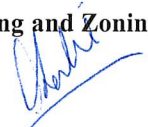

WHITEMARSH TOWNSHIP

TO: PLANNING COMMISSION
FROM: Charles L. Guttenplan, AICP, Director of Planning and Zoning
SUBJECT: MATERIAL FOR JANUARY 13, 2026 MEETING
DATE: JANUARY 8, 2026
CC: Vincent Manuele, BOS Liaison
 Krista Heinrich, PE, Township Engineer
 Tim Konetchy, MCPC Planner Liaison


Craig T. McAnally., Township Manager
Dave Sander, Esq., Township Solicitor

Since this is the first meeting of the year, the first two orders of business are election of a Chair and election of a Vice Chair. After that, in addition to the minutes from the November 19, 2025 and December 9, 2025 meetings, we have four agenda items for the January 13th meeting.

The first agenda item is a review of SLD #08-25, Sketch Land Development Plan for 608 Germantown Pike Associates, LLC involving property at 604, 606 and 608 Germantown Pike, Lafayette Hill. The proposal would result in a total of 22 multi-family dwelling units. Each of the homes on 606 and 608 would be used as a single dwelling unit, with an addition to the rear adding 10 dwelling units each. There is no proposed development on 604 Germantown Pike; an easement is proposed over its existing driveway which would serve as an exit for the development; access in would be via a one-way driveway spanning the boundary between 606 and 608 Germantown Pike. In addition to the application and plan, there are a number of reviews in the packet for this meeting. As a Sketch Plan, no recommendation is being requested; the Commission is asked to raise any questions about the proposal, and make any comments or suggestions to the applicant on the proposed development and its design.

The second agenda item is also a Sketch Land Development Plan, this one for SLD #10-25, application of 612 Germantown Pike, LLC. This property at 612 Germantown Pike, is immediately adjacent to 608 Germantown Pike. It is the location of the former Wells Fargo bank, currently used as offices. The proposal is to raze the building and remove the existing improvements and develop the property with a single cul-de-sac serving 10 dwelling units in 5 twin dwelling buildings. As with the other Sketch Plan discussed above, the application and plan as well as a number of reviews, are contained in the packet for this meeting. Also as with the other Sketch Plan, no recommendation is requested, just questions and comments or suggestions concerning the proposed development.

The third agenda item is a review of Component 4A of the Sewage Facilities Planning Module, "Municipal Planning Agency Review" for 'Hightop Real Estate & Development, HT 1001 Washington LLC' (former David's Bridal property). The Planning Commission is asked to confirm the proposed responses to the questions asked on this component. (While the Planning Commission recommended denial of this project at its November 19, 2025 meeting, the Board of Supervisors granted conditional preliminary plan approval at its December 11, 2025 meeting.)

The final agenda item is the initiation of the 2026 zoning work program under our Planning Assistance Contract with MCPC. This follows our discussion in December of what the zoning priorities should be for this year. Tim Konetchy, AICP has prepared a memo included in your packet summarizing the decisions we made in December. He will present a short PowerPoint at the meeting going into some additional detail on the zoning amendments that we will be addressing.

If you have any questions prior to the Planning Commission meeting, please feel free to get in touch with me by e-mail (cguttenplan@whitemarshwp.org). If any member is unable to attend the meeting, please send an e-mail to Aaron Kostyk (aekostyk@gmail.com) and copy me. I look forward to seeing you all at the meeting.

Enclosures

G:/Planning Commission/Meeting Cover Memo's/2026/Cover Memo 1.13.26 Mtg.doc

Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer
616 Germantown Pike
Lafayette Hill, PA 19444
Phone: 484-594-2625 Fax: 610-825-6252
Email: cguttenplan@whitemarshwp.org

**WHITEMARSH TOWNSHIP
PLANNING COMMISSION MEETING (IN-PERSON)
AGENDA
JANUARY 13, 2026
6:30 PM**

BUSHONG ___ GLANTZ PATCHEN ___ KOSTYK ___ QUITEL ___ SHAW-FINK ___ SHULA ___ NORBECK ___
MANUELE (BOS) ___ GUTTENPLAN (Staff) ___ HEINRICH (Engineer) ___ SANDER (Solicitor's Office) ___

1. CALL TO ORDER

2. ELECTION OF CHAIR

3. ELECTION OF VICE CHAIR

4. ANNOUNCEMENTS & CORRESPONDENCE

- All speakers are requested to speak directly into the microphones.
- Consider adjusting public comment period to 3 minutes similar to recent change made by the Board of Supervisors

5. APPROVAL OF MINUTES

- November 19, 2025
- December 9, 2025

6. ZONING HEARING BOARD APPEALS (None)

7. CONDITIONAL USE APPLICATIONS (None)

8. SUBDIVISION &/OR LAND DEVELOPMENT APPLICATIONS

- SLD #08-25 608 Germantown Pike Associates LLC; Sketch Plan for 22 Dwelling Units; 604-608 Germantown Pike
- SLD #10-25 612 Germantown Pike, LLC; Sketch Plan for 10 Dwelling Units; 612 Germantown Pike

9. OLD BUSINESS

10. NEW BUSINESS

- Sewer Module Component 4A; SLD #07-23 Hightop Real Estate & Development, HT 1001 Washington LLC
- Initiation of MCPC 2026 Zoning Work Program—Tim Konetchy, AICP

11. PLANNING COMMISSION MEMBER COMMENTS

12. PUBLIC COMMENT FOR NON-AGENDA ITEMS

13. ADJOURNMENT

TENTATIVE AGENDA NEXT MEETING: February 10, 2026

- SLD #07-25 Quaker Park Redevelopment; Version 2 of Sketch Plan for a Mixed-use Building and Zoning Text Amendments; 1001 E Hector Street

PUBLIC PARTICIPATION INFORMATION

1. Public meetings of the Commission shall follow a prescribed agenda, which will be available to the general public no later than the Friday preceding the meeting.
 2. If members of the public wish the Commission to address a specific item at a public meeting, a written request to the Staff Liaison shall be submitted at least one week before the meeting. The written request shall specify the item or items the individual desires to be addressed.
 3. The Commission may consider other matters for the agenda as they see fit.
 4. The Commission will entertain Public Comment at the conclusion of the discussion of the item and prior to specific action on the item during the meeting, at the discretion of the Chair. Individuals must advise the Chair of their desire to offer such comment.
 5. A Public Comment period will be provided at the conclusion of a meeting for input on any new subject.
 6. The Commission Chair shall preside over Public Comments and may within their discretion:
 - a. Recognize individuals wishing to offer comment.
 - b. Require identification of such persons.
 - c. Allocate total available Public Comment time among all individuals wishing to comment.
 - d. Allocate up to a five (5) minute maximum for each individual to offer Public Comment at a meeting, Township Staff shall time comments and shall announce, "one minute remaining" and "time expired" to the Chair.
 - e. Rule out of order scandalous, impertinent and redundant comment or any comment the discernible purpose of which is to disrupt or prevent the conduct of the business of the meeting including the questioning of, or polling of, or debating with, individual members of the Commission.
-

**WHITEMARSH TOWNSHIP
PLANNING COMMISSION MEETING (IN-PERSON)
MEETING MINUTES
NOVEMBER 19, 2025
6:30 PM**

Attendees/Participants: Carmen Bushong, Sherri Glanz Patchen, Aaron Kostyk (Chair), Scott Quitel, Elizabeth Shaw-Fink, Donald Norbeck, Krista Heinrich (Township Engineer), Charlie Guttenplan, AICP (Director of Planning and Zoning), Deanna Williams (Solicitor's Office), Vince Manuele (BOS liaison), Samantha Zrillo (Township Planner).

1. CALL TO ORDER Chair Kostyk called the meeting to order at 6:33 PM.

2. ANNOUNCEMENTS & CORRESPONDENCE

- All speakers are requested to speak directly into the microphones.
- This re-scheduled meeting was advertised in the Times Herald on November 7, 2025

Mr. Guttenplan made the aforementioned announcements and also mentioned a printed email at each Commissioner's seat regarding the first agenda item (SLD #07-23); it was sent by a resident today and forwarded to each Commissioner.

3. APPROVAL OF MINUTES

- August 12, 2025

Ms. Glanz Patchen made a motion to approve the August 12, 2025 meeting minutes. Ms. Shaw-Fink seconded the motion. Motion carried unanimously.

- September 9, 2025

Ms. Glanz Patchen made a motion to approve the September 9, 2025 meeting minutes. Ms. Shaw-Fink seconded the motion. Motion carried 5-0-1. Mr. Norbeck abstained as he was not in attendance at that meeting.

4. ZONING HEARING BOARD APPEALS (None)

5. CONDITIONAL USE APPLICATIONS (None)

6. SUBDIVISION &/OR LAND DEVELOPMENT APPLICATIONS

- Continued Review: SLD #07-23 Hightop Real Estate & Development, HT 1001 Washington LLC; Preliminary Land Development Plan for 46 Townhouses; 1001 Washington Street, Conshohocken

In attendance: Rob Lewis, Esquire, Kaplin Stewart, Applicant's Attorney; Greg Newell, P.E., Nave Newell Engineering, Applicant's Engineer

Rob Lewis returned with follow-up information on the 1001 Washington Street redevelopment. He presented a comprehensive chart of all waiver requests, noting which matched relief granted at 901 Washington, which were needed for the Washington Street extension, or were required for the approved riverfront trail; one waiver was no longer needed. Details on tree removal were provided: of 74 trees, 46 would be removed and 39 replaced, per the arborist and Shade Tree Commission recommendations. A full site cross-section showed proposed elevations 3-4.5 feet above the 100-year floodplain. Commissioners asked about Hurricane Ida comparisons; Mr. Newell noted Ida would still have been about 4.5 below the lowest habitable floors. Mr. Lewis concluded that all requested follow-up information had been provided and invited further Commission questions.

The Planning Commission continued its review of the 1001 Washington Street redevelopment proposal, including the waiver summary chart showing 22 total waivers, one of which is no longer required. Commissioners raised questions about emergency planning, including how resident vehicles would be relocated during flood events, the adequacy of emergency-vehicle access, and street widths for safe circulation. The applicant's representatives explained that procedures would mirror those used at 901 Washington, with HOA-managed evacuation plans, coordination with emergency services, and later designation of off-site parking. Commissioners expressed concern about building in the floodplain, including increased density and whether the development sufficiently exceeds FEMA flood-protection standards; the applicant's representatives noted that the project removes existing floodplain obstructions, reduces population relative to prior commercial use, enables completion of Washington Street for emergency access, and elevates buildings several feet above FEMA requirements.

Discussion also addressed public access to the river, the adequacy of kayak-launch parking, and whether the site represents the community's last meaningful river-access opportunity. The applicant's representatives responded that the ordinance limits what can be required on private property but that the project includes trail extensions, two public access points, and an optional kayak launch with potential timed or short-term parking. Commissioners reviewed streetscape standards, including pedestrian lighting, benches, varied paving, and trail safety along steep slopes, noting constraints from a drainage easement and the need for elevated boardwalks with guardrails along the river. The Commission further questioned maintenance responsibilities for public pathways, the narrow private street width, the jog in Washington Street, traffic impacts from 46 new homes combined with 901 Washington, and the lack of improvements to nearby rail crossings.

Additional discussion focused on the County Planning Commission's January 23rd review letter, including concerns about consistency with the Spring Mill Multimodal Study, pedestrian amenities, riverfront orientation, and coordination with SEPTA. The applicant's representatives stated that improvements on SEPTA property were outside the project scope but confirmed that the development will provide new continuous pedestrian connections from 901 Washington to the train station and the trail. Commissioners also discussed the need for clarification on flood elevations, potential impacts of 10-year storms on garages, and which lots may experience minor flooding. With no further Commission questions, the discussion moved to public comment.

Public in attendance: Gordon Geasland, Tom Doll, Sydelle Zove, Debra Harris, Steve Kaufman, Joe Dougherty, Wes Burns (via email)

Resident Gordon Geasland opposed the project, noting the site's severe wind tunnel at the river bend causes higher stormwater than 901 Washington. Drawing on decades of experience, he described recurring flooding, collapses of filled areas, and heavy items being lifted by floodwaters. He argued the riverfront is unsuitable for residential use, questioned enforceability of parking restrictions, and urged the Commission not to put future residents "in harm's way."

Resident Tom Doll expressed concern that the requested waivers could negatively affect future residents. He agreed with prior flooding concerns, noting repeated flooding he observed while commuting by train, and questioned the impact on quality of life, particularly with HVAC and other equipment in flood-prone garages. He urged caution, stating approval could put residents at risk, while acknowledging the decision rests with the Board.

Resident Sydelle Zove noted that her photos show flooding overtopping the riverbank and trail, with several proposed buildings in the existing floodway. She emphasized that the project is not yet compliant with current code, cited past flooding and variances, and argued that placing homes there would endanger residents and first responders. She noted unresolved engineering comments, opposed two waivers, and urged the Commission to deny the requests and consider a conservation easement (to be obtained with Township Open Space funds) to reduce density and protect open space.

Resident Debra Harris opposed widening Washington Street from Lee to Station Avenue, citing the Spring Mill study she participated in. She noted the study recommended widening only to Lee Street for emergency access, while the rest should focus on pedestrian and bicycle safety, traffic calming, and trail access. She cautioned that widening could endanger pedestrians and cyclists and reduce space for trees and streetscape improvements, urging the Commission to preserve the narrower roadway.

Resident Steve Kaufman noted that the Shade Tree Commission was “aghast” at the extensive Chapter 55 waivers, with tree replacement fees totaling about \$100,000. Unlike 901 Washington, the proposal includes no street trees or verge, removing a key neighborhood amenity. He urged the Commission to deny the waivers and consider using Township open-space funds.

Resident Joe Dougherty raised concerns about traffic and safety, citing missing stop signs, narrow sidewalks, and challenges for emergency and service vehicles. He questioned the traffic study’s assumption of SEPTA use, criticized the “S-turn” road layout, and suggested fewer homes could allow a safer, straighter Washington Street with more green space. On flooding, he worried that grading could redirect water onto neighbors, and he argued the development prioritizes profit over preserving views or open space.

The Chair noted correspondence received via email from Wes Burns regarding the development, which had been provided to the applicant for review. The Chair entered the correspondence into the record and then closed public comment.

Commission members reviewed the Washington Avenue preliminary plan and waiver requests, focusing on key concerns. The applicant clarified that the plan now allows two-way traffic to Station Avenue and that discussions about conservation easements would be with the Board of Supervisors; need to pass this project on to them to continue discussions. Remaining comments from the Township Engineer’s August 7th review would be addressed if the Commission recommended approval. On trees and landscaping, 46 of 74 significant trees would be removed for the Riverfront Trail, with replacements on-site and a fee-in-lieu for those that cannot be replaced. Vehicle circulation was addressed with 24-foot streets and double-width driveways for fire, delivery, and service vehicles. Floodplain and grading issues were discussed extensively; although some areas will be raised for level building sites, the project would not displace water onto neighbors and would increase stormwater capacity, with no structures in the delineated floodway and FEMA/LOMAR permits required.

Commissioners also examined the waivers, noting many relate to prior zoning relief and township-required site improvements. Mr. Guttenplan mentioned recommendations should be based on ordinance requirements. Traffic, circulation, and site design were discussed, including emergency access, limited sidewalks, railway buffering, and public safety in storm events. Density and green space were also key topics, with concerns that reducing units or modifying Washington Street could improve riverfront access and environmental protection. While the Commission cannot dictate conservation easements, its recommendations could guide the Board of Supervisors on these matters.

Throughout the discussion, members emphasized the advisory nature of the Commission’s role, noting the importance of separating personal preference from code compliance. It was agreed that the Planning Commission should provide a recommendation on the preliminary plan and waivers while incorporating concerns raised during public comment and by the Commission, understanding that the plan would return for review at the final plan stage and allow further discussion of outstanding issues.

Supervisor Manuele stated that the Board needs guidance from the Planning Commission.

Motions and Votes:

1. **Waivers:** A motion was made by Mr. Scott Quitel to not recommend approval of the requested waivers for the Washington Avenue project. The motion was seconded by Mr. Norbeck and carried with a vote of 6-0.
2. **Preliminary Plan:** A motion was made by Mr. Quitel to not recommend preliminary plan approval based on concerns raised. The motion was seconded by Ms. Shaw-Fink and carried with a vote of 6-0, with no abstentions. It was further recommended that discussions continue for possible alternative plans for the property.

The Commission acknowledged public commentary provided during the meeting and noted that feedback would be incorporated in the minutes for the Board of Supervisors’ review.

7. OLD BUSINESS

- Review Updated Draft of Steep Slope Overlay District Amendments – Tim Konetchy, MCPC

Tim Konetchy, Senior Community Planner with Montgomery County Planning Commission, recapped the previous month's work session on the steep slope overlay district and recent ordinance revisions. Key updates included clarifying definitions, adjusting permissible disturbance by slope category, and evaluating dimensional standards for new versus existing lots. Legal counsel advised against differentiating slope thresholds for existing vs. new lots without expert testimony; this feature is therefore not part of the proposed draft. The draft added clearer definitions for disturbance and invasive species, aligned conservation features with slope categories, refined agricultural exemptions, clarified slope measurement, and included potential climate-change mitigation language in the legislative intent section.

Commissioners suggested minor wording changes, including specifying recognition of conservation practices and refining exemption language. Commissioners discussed the 15% slope threshold without the two-tier lot distinction and agreed to proceed, with a post-implementation review to assess effectiveness.

Public in attendance: Debra Harris, Steve Kaufman,

Debra Harris noted that the definition of invasive species in the draft, drawn from Chapter 55, should reference the DCNR invasive plant list rather than DCNR fact sheets, as the list is comprehensive while fact sheets provide supplementary information.

Steve Kaufman stressed maintaining policy balance when liberalizing zoning, urging staff to explore functional alternatives to avoid unintended consequences. He recommended approving the current draft while allowing for future refinements.

Ms. Glanz Patchen made a motion to recommend that the Board of Supervisors authorize a public hearing on the draft ordinance with consideration of a change in the first line in the intent section and clarification of the term "recognized natural resource". Mr. Norbeck seconded the motion. Motion carried unanimously.

The Commission also discussed reviewing the ordinance one year after implementation to evaluate its effectiveness and ensure the intended outcomes are achieved.

8. NEW BUSINESS (none)

9. PLANNING COMMISSION MEMBER COMMENTS (none)

10. PUBLIC COMMENT FOR NON-AGENDA ITEMS

Sydelle Zove noted that staff's recommendation to open Washington Street fully to Station Avenue deviates from the Spring Mill Study, potentially undermining safety, public input, and planned pedestrian improvements, and urged careful evaluation of community impacts.

11. ADJOURNMENT

Mr. Norbeck made a motion to adjourn the meeting. Ms. Shaw-Fink seconded the motion. Motion carried unanimously. Meeting adjourned at 9:55 PM.

The Planning Commission is appointed as an advisory group to the Board of Supervisors and the Zoning Hearing Board with respect to comprehensive land use planning, existing land use, and various land use and zoning applications in Whitemarsh Township. No formal decisions are rendered by the Planning Commission. Formal decisions are rendered by the Board of Supervisors or Zoning Hearing Board, as prescribed by law, based on the type of application.

**WHITEMARSH TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
DECEMBER 9, 2025
6:30 PM**

Attendees/Participants: Carmen Bushong, Aaron Kostyk (Chair), Scott Quitel, Elizabeth Shaw-Fink, Dave Shula, Krista Heinrich (Township Engineer), Charlie Guttenplan, AICP (Director of Planning and Zoning), Dave Sander (Township Solicitor), Samantha Zrillo (Township Planner).

1. CALL TO ORDER Chair Kostyk called the meeting to order at 6:34 PM.

2. ANNOUNCEMENTS & CORRESPONDENCE

- All speakers are requested to speak directly into the microphones.
Mr. Guttenplan asked all speakers to use the microphone for recording purposes.

3. APPROVAL OF MINUTES

- October 20, 2025 (Workshop)
Mr. Shula made a motion to approve the October 20, 2025 meeting minutes. Ms. Shaw-Fink seconded. The motion carried 5-0.
- October 28, 2025
Mr. Shula made a motion to approve the October 28, 2025 meeting minutes. Ms. Shaw-Fink seconded. The motion carried 5-0.

Chair Kostyk said they will start with New Business seeing as the representative for Green Valley Country Club was not yet in attendance.

4. ZONING HEARING BOARD APPEALS (None)

5. CONDITIONAL USE APPLICATIONS (None)

6. SUBDIVISION &/OR LAND DEVELOPMENT APPLICATIONS

- SLD #01-25 Green Valley Country Club; Resubmission for Land Development Waiver; 201 Ridge Pike
In attendance: Darrell Campana, PLA, Eustace Engineering, Applicant's Consultant

Mr. Guttenplan explained that the update is minor. Last year, the Planning Commission and Board approved a land development waiver for two projects at the country club: a pole barn replacement along Germantown Pike and new padel courts near the tennis courts. The pole barn remains unchanged, while the new courts will now replace the fourth tennis court in the existing tennis area, reducing the total number of tennis courts by one.

Mr. Campana explained that relocating the courts preserves the practice golf area, reduces impervious surface, lowers stormwater management needs, and cuts costs. He requested the Planning Commission consider recommending an amended land development waiver, noting the project objectives remain the same.

A commission member asked about the relationship between the padel court surface and the cartway, expressing concern that balls could go over the end line into Ridge Pike. Mr. Campana stated that trees, a retaining wall, and existing structures, including an outdoor café, walkway, vegetation, and tennis court fencing, provide barriers between the padel courts and Ridge Pike.

He noted the courts have anchored glass walls, and padel balls are less likely to travel far compared to tennis balls.

A commission member asked about visibility from Ridge Pike. Mr. Campana confirmed the area has large, mature trees and dense vegetation providing high screening, so the courts will not be visible.

There was no public comment.

Mr. Shula made a motion to recommend the amended waiver of land development. Ms. Shaw-Fink seconded the motion. Motion carried 5-0.

7. OLD BUSINESS (None)

8. NEW BUSINESS

- Review of Priority Projects as part of the Planning Assistance Work Program – Tim Konetchy, MCPC

Mr. Guttenplan stated that after completing the steep slope ordinance, staff aims to develop a year-long program with mid-year and year-end amendments, including smaller and larger changes. Tim will review priorities for discussion to establish a full-year plan.

Mr. Konetchy noted that the discussed projects stem from staff input during last year's planning consultant solicitation. The steep slope overlay was addressed first due to urgency, and remaining items are now prioritized. He introduced the Village Commercial Districts (VC-1–VC-4), highlighting development interest and ordinance issues with permitted uses, shared parking, and cross-access. Many uses currently require conditional use approval, which has slowed development; staff will review uses, review levels, and design requirements for potential adjustment. He also introduced the Open Space Conservation Overlay (OSCO) District, applying to subdivisions of five or more lots, noting a draft has previously been substantially completed but will require detailed review due to its complexity.

Mr. Guttenplan explained the proposed district as an alternative to the current Conservation Subdivision Overlay, which has struggled with smaller developments like Maple Hill. The revision aims to ensure meaningful open space, especially for larger projects.

Mr. Konetchy discussed adding accessory dwelling units (ADUs) to the zoning ordinance to make it easier for homeowners to house relatives, noting current rules can be burdensome. He cited North Wales Borough, where ADUs are allowed in two-family districts, and said design, setbacks, and district suitability would need consideration. He noted it could be a relatively short-term project. A commission member asked if ADUs could be detached. Tim Konetchy explained they can be attached or detached, with detached units needing more design review, and allowed in select districts.

Staff also noted reviewing off-street parking to address land use omissions, and the Floodplain Conservation Overlay District to assess requirements and permitted residential uses. Mr. Guttenplan noted that the Zoning Hearing Board solicitor has long recommended reviewing the Floodplain Conservation Overlay District, as variances are often needed for necessary improvements like roads and sidewalks, even though houses are permitted.

Tim Konetchy discussed the Spring Mill Mixed Use and Transit-Friendly Overlay Districts, noting staff is reviewing regulations to clarify which rules apply in various situations and ensure consistency. A prospective developer has raised potential text amendments, which could be incorporated during the ongoing review. Mr. Guttenplan added that some provisions have produced unintended results, and staff will consider any developer recommendations before deciding on changes.

Ms. Heinrich proposed amending the solar panel regulations to remove the requirement for engineer approval.

The Commission discussed priorities for the 2026 work plan. Staff suggested addressing several smaller items in the short term, while devoting more time later in the year to finalize the OSCO ordinance. Commissioners emphasized prioritizing the OSCO updates, along with the Floodplain Conservation Overlay District, as key items. Minor updates to mixed-use and transit-friendly overlay districts, as well as off-street parking corrections, could also be addressed concurrently. ADUs were noted as a longer-term project requiring public outreach. The Commission agreed on this general approach, with staff to formalize the work plan for the next meeting.

Public Comment: Steve Kaufman

Resident Steve Kaufman supported reviewing the March 2022 OSCO draft, emphasizing open space workshops, considering workforce housing in ADUs, updating parking requirements, and briefly revisiting riparian corridors alongside the floodplain discussion.

A commission member emphasized applying a conservation and ecosystem perspective to all work of the Planning Commission, consistent with the policies expressed in recent comprehensive plan updates.

9. PLANNING COMMISSION MEMBER COMMENTS

Mr. Quitel shared that his nonprofit, the Land Health Institute, nominated the Lower Schuylkill River (from Phoenixville to the mouth) for Pennsylvania's "River of the Year," a DCNR program that raises awareness and provides \$15,000 for public programming. He noted the river is underrepresented and emphasized the importance of providing recreational access to diverse communities. Voting is online, and he encouraged the township and local groups to support the nomination.

10. PUBLIC COMMENT FOR NON-AGENDA ITEMS

Public in attendance: Steve Kaufman

Steve Kaufman, a member of the public, expressed mild concerns about the process used for adopting the Steep Slopes Ordinance. He noted that the final draft went directly to the Board of Supervisors (to authorize a public hearing) rather than returning to the full Planning Commission, which was understandable given the urgency but may not be suitable for larger projects like OSCO. He also mentioned that a proposed revision on new construction in the proposed steep slope amendments was dropped due to insufficient rationale and emphasized the need for careful review and clear communication to avoid unintentionally losing revisions. He clarified that his comments were not critical and expressed appreciation for the open process and public participation.

11. ADJOURNMENT

Ms. Bushong made a motion to adjourn the meeting. Ms. Shaw-Fink seconded the motion. Motion carried 5-0. Meeting adjourned at 7:27 PM.

Respectfully submitted,

Charles L. Guttenplan, AICP
Director of Planning & Zoning

The Planning Commission is appointed as an advisory group to the Board of Supervisors and the Zoning Hearing Board with respect to comprehensive land use planning, existing land use, and various land use and zoning applications in Whitemarsh Township. No formal decisions are rendered by the Planning Commission. Formal decisions are rendered by the Board of Supervisors or Zoning Hearing Board, as prescribed by law, based on the type of application.



This Checklist and the following items MUST be submitted to the Township, completed in their entirety, at the time of submission for the Township to accept a subdivision/land development application.

This checklist page must be filled out after printing the completed form starting on page 2 where applicable.

<u>Applicant Initials</u>	<u>Required Items of Submission</u>	<u>Township Receipt</u>
<u>JBR</u>	Whitemarsh Township Checklist	_____
<u>JBR</u>	Whitemarsh Township Application (Signature <u>MUST</u> Be Original)	_____
<u>JBR</u>	Whitemarsh Township Request for Modification (Signature <u>MUST</u> Be Original)	_____
<u>JBR</u>	Whitemarsh Time Waiver Form (Signature <u>MUST</u> Be Original)	_____
<u>JBR</u>	Whitemarsh Township Escrow (Payable to Whitmarsh Township; credit card payment accepted in person)	_____
<u>JBR</u>	Montgomery County Planning Commission Municipal Request for Review (County will request fee directly from applicant)	_____
<u>N/A</u>	Shade Tree Commission Checklist for Compliance with Chapter 55 (attached)	_____
<u>N/A</u>	Transportation Impact Study [§105-21.B.(9)(c)] (if applicable)	_____
<u>N/A</u>	Stormwater Management Plan & Supporting Calculations (if applicable)	_____
<u>N/A</u>	Supplemental Documents Applicable to a Specific Application	_____
<u>N/A</u>	List of Encumbrances (Book & Page Numbers) (if applicable)	_____
_____	Three (3) Complete Sets of All Application Materials	_____
_____	PDF or Link to Digital File of Each Component of the Application	_____

**WHITEMARSH TOWNSHIP
SUBDIVISION and/or LAND DEVELOPMENT APPLICATION**

The applicant, or applicant's authorized agent, for the Township to accept submission of the application, must complete each Application item and each Application Submission Checklist item.

Application Type: (check one) Minor Subdivision Minor Land Development
 Major Subdivision Major Land Development
 Land Development Waiver
Plan Type: Sketch Preliminary Final

INSERT "N/A" FOR NOT APPLICABLE WHERE APPROPRIATE

Name of Subdivision/Land Development: 604-608 Germantown Pike

Location of Subdivision/Land Development: 604-608 Germantown Pike
(Primary Access Roadway Name)

Between: Kerper Road and Mitchell Court
(Roadway Name) (Roadway Name)

Number of Parcels: 3 **Block Number(s):** 34 **Unit Number(s):** 28, 29, 30

Parcel Number(s): 65-00-04585-00-3, 65-00-04582-00-6, 65-00-04579-00-9

Acreage: 1.7 acres **Total Lots Proposed:** 1 **Zoning District:** VC-1 Village Commercial
District

Water Service Proposed: Public Private Sewer Service Proposed: Public Private

Applicant Name: 608 Germantown Pike Associates, LLC **Contact Name:** J.B. Reibstein

Phone #: 610-635-9772 **Fax #:** N/A **Email:** jbreibstein@coventrycre.com

Address: 446 Germantown Pike, Box 145, Lafayette Hill, PA 19444

Owner of Record Name (If Different): _____

Phone #: _____ **Fax #:** _____ **Email:** _____

Address: _____

Engineer Name: Timothy P. Woodrow, P.E. **Firm Name:** Woodrow & Associates, Inc.

Phone #: 215-542-5648 **Fax #:** _____ **Email:** twoodrow@woodrowinc.com

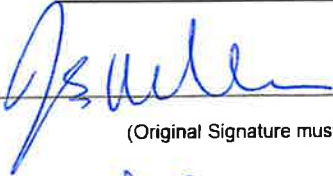
Address: 1108 N. Bethlehem Pike, Suite 5, Lower Gwynedd, PA 19002

Fees and plans showing all public improvements are submitted with this application. Any additional plan information required by the Township Engineer will be submitted to the Director of Planning and Zoning for distribution. The undersigned applicant agrees to comply with all the provisions of Chapter 105 of the Code of the Township of Whitmarsh, as amended, and agrees to obtain all necessary permits in connection with the proposed subdivision and/ or land development.

Whitmarsh Township employees, or township-authorized agents, are hereby granted permission to enter upon the land, if necessary, for site inspections.


Original preliminary and/or original final subdivision and/or land development applications submitted by 4:00pm on the last business day of the month will be reviewed by the Whitmarsh Township Planning Commission at a regular meeting two (2) months following the date of submission or other appropriate meeting date depending upon the results of Township reviews.

I hereby certify, as the undersigned applicant, that I am familiar with the provisions of: [1] Chapter 105, "Subdivision and Land Development", [2] Chapter 58, "Grading, Erosion Control, Stormwater Management and Best Management Practices", and [3] Chapter 55, "Tree Protection Standards" of the Code of the Township of Whitmarsh, as amended, and, to the best of my knowledge and belief, this application and the submitted plans conform to those provisions.

Date of Submission: 9-12-25
Signature: 
(Original Signature must be submitted)
Printed Name: JB REIBSTEIN

I, (name) JB REIBSTEIN (title) MANAGING MEMBER of
(entity submitting application) 604-608 GERMAINTOWN INVESTORS, LLC do hereby affirm

that I am authorized by the applicant to affix my signature to this application.

Date: 9-12-25 Signature: 
(Original Signature must be submitted)

**WHITEMARSH TOWNSHIP
SUBDIVISION and/or LAND DEVELOPMENT
TIME WAIVER FORM**

Date: 9-12-25

Granted to: Whitemarsh Township Board of Supervisors

Name of Subdivision and/or Land Development: 604-608 Germantown Pike

On or about 9-12-25, I/we submitted for official filing the above-reference application.

Notwithstanding any contrary provision of the Pennsylvania Municipalities Planning Code or the Code of the Township of Whitemarsh, this letter will serve as notice to Whitemarsh Township that the requirement that action be taken on this application within ninety (90) days is hereby waived, without limitation as to time. This waiver is granted to permit us to make revisions to the application during the application review process.

Further, with the understanding that this waiver is voluntarily given and will be relied upon by Whitemarsh Township, I/we will give Whitemarsh Township written notice (by certified mail or recognized overnight carrier) should we determine that limiting the time of the review process becomes necessary. Whitemarsh Township shall then have ninety (90) days from receipt of such written notice in which to act upon the application.

This waiver is not transferable or assignable by the Applicants and shall apply to any and all revised submissions made in relation to the above-referenced application.

I/we represent that I/we have been duly authorized to execute this waiver on behalf of the Applicant.

Date: 9-12-25

Signature: 
(Original Signature must be submitted)

Printed Name: JB REIBSTEIN

Firm Name: 604-608 GERMAN TOWN INVESTORS, LLC
(if applicable)

Title: MANAGING MEMBER
(if applicable)

RESOLUTION 2012-07

WHEREAS, Article II, Administration, of Chapter 105, Subdivision and Land Development, of the Code of the Township of Whitemarsh provides that the Board of Supervisors of Whitemarsh Township shall establish a schedule of fees and that such fees shall be fixed by the Board of Supervisors by resolution from time to time; and

WHEREAS, Township Staff recommends that the Board of Supervisors of Whitemarsh Township establish Subdivision and/or Land Development Application Escrows to ensure Applicants pay all costs authorized by the provisions of the Pennsylvania Municipalities Planning Code for such Applications.

NOW THEREFORE, BE IT RESOLVED that the Board of Supervisors of Whitemarsh Township hereby adopts the following Subdivision and/or Land Development Application Escrows:

Subdivision and/or Land Development Sketch (Tentative) Plan:	Escrow:	\$2,500.00
Minor Subdivision and/or Land Development Preliminary Plan:	Escrow:	\$5,000.00
Major Subdivision and/or Land Development Preliminary Plan:	Escrow:	\$7,500.00
Minor Subdivision and/or Land Development Final Plan:	Escrow:	\$3,000.00
Major Subdivision and/or Land Development Final Plan:	Escrow:	\$5,500.00
Waiver of Land Development	Escrow:	\$1,500.00

1. A Township administrative fee of ten percent (10%) of the Escrow shall be charged to the Escrow Account ("**Escrow Account**") immediately upon submission. Thereafter, one hundred percent (100%) of all costs authorized by the provisions of the Pennsylvania Municipalities Planning Code and incurred for the plan reviews shall be charged to the Escrow Account on a monthly basis.

2. If the Township determines that the application is one for which such costs for review are likely to exceed the Escrow, the Applicant may be required to pay into the Escrow Account, in advance, an amount over and above the stated Escrow estimated to be sufficient to cover the expected costs. No application(s) shall be processed prior to the required Escrow having been deposited with the Township.

4. If funds in the Escrow Account are depleted to twenty percent (20%) or less of the original balance, the Applicant shall make an additional Escrow deposit sufficient to cover any deficit and to reestablish the Escrow Account to its original balance or such greater amount as is determined by the Township to be reasonably necessary in order to cover anticipated remaining or future expenses. No further action shall be taken on an application until the Escrow Account has been reestablished to such appropriate level. A Township administrative fee of ten percent (10%) of the additional Escrow deposit shall be charged to the Escrow Account ("**Escrow Account**") immediately upon submission.

5. The Escrow Account shall not be an interest-bearing account.

6. Any excess funds remaining in the Escrow Account after the application has been withdrawn or fully processed (Sketch Plan) or acted upon (Preliminary Plan or Waiver of Land Development) or recorded (Final Plan) will be refunded to the Applicant without interest. If the balance of the expenses for the application for any reason exceeds the amount remaining in the Escrow Account, the Township shall send the Applicant a statement for such additional costs. The Township may take legal action to collect unpaid costs.

RESOLVED this 23rd day of February 2012.

ATTEST

**WHITEMARSH TOWNSHIP
BOARD OF SUPERVISORS**

**Bruce G. Horrocks,
Township Secretary**

By: _____
Robert R. Hart, Chair

MONTGOMERY COUNTY PLANNING COMMISSION (MCPC)

Act 247 Fee Schedule

The following fees will apply to each subdivision or land development submitted to the Montgomery County Planning Commission for review:

- Fees will be waived for applications filed under the name of a governmental subunit of the United States or the Commonwealth of Pennsylvania, including school districts and authorities. This exemption does not apply to private, nonprofit organizations with the exception of volunteer fire companies and ambulance squads.
- For a nonresidential subdivision and land development submitted for the same tract at the same time, only the larger fee will be charged.
- No fee is required for Sketch Plans.

Residential Subdivisions and/or Land Developments

These fees apply to all kinds of residential projects for sale, condominium or rental; any structural type; and either as a subdivision or single-tract land development. No fees are charged for open space lots.

Number of Lots or Dwelling Units (<i>greater number applies</i>)	Base Fee + Fee per Lot or Dwelling Unit
1 – 3*	\$150 (flat fee)
4 – 10	\$180 + \$32 per unit
11 – 20	\$300 + \$30 per unit
21 – 50	\$500 + \$28 per unit
50 – 100	\$700 + \$26 per unit
101+	\$1,060 + \$20 per unit

Nonresidential Land Developments and Conversions

These fees apply to all projects or sections of mixed projects, which are for new construction of nonresidential uses of any kind for sale, rental, lease or condominium in any type of building on a single tract of land. Conversions from residential to nonresidential uses shall also use this schedule, whether the building area is new or existing.

Gross Square Feet of New Building	Base Fee + Fee for Every 1000 Gross Sq. Ft.
1 – 3,000 Sq. Ft.	\$300 flat fee
3,001 – 10,000 Sq. Ft.	\$400 + \$44 for every 1000 Sq. Ft.
10,001 – 25,000 Sq. Ft.	\$600 + \$42 for every 1000 Sq. Ft.
25,001 – 50,000 Sq. Ft.	\$1,050 + \$40 for every 1000 Sq. Ft.
50,001 – 100,000 Sq. Ft.	\$1,550 + \$32 for every 1000 Sq. Ft.
100,001+ Sq. Ft.	\$2,580 + \$25 for every 1000 Sq. Ft.

Nonresidential Subdivisions

These fees apply to applications subdividing and conveying land for nonresidential uses.

Number of Lots	Base Fee + Fee per Lot
1 – 3	\$555 flat fee
4 or more	\$555 + \$88 per lot

Other Reviews

- Residential Lot Line Change = \$65
- Nonresidential Lot Line Change = \$260
- Conditional Use = \$260
- Miscellaneous reviews (including parking lots or structures not associated with new building square footage) = \$260
- Private Petitions for Zoning or SALDO Change (not municipal petition) = \$1,000

Resubmissions

These fees apply to each subsequent plan submission after the original submission, if the resubmission is essentially the same plan with only minor revisions. A subsequent plan is NOT a resubmission if it is more than 5 years after the previous submission, the proposed land use is changed, or the number of dwelling units or square footage has changed by more than 40% from the prior submission.

- Flat fee of \$125 for residential subdivisions/land developments. All resubmissions of 3 lots/units or less no fee required.
- Flat fee of \$190 for all nonresidential subdivisions/land developments. All resubmissions of 3 lot subdivisions or 3,000 square feet development or less no fee required.
- No fee for private Zoning or SALDO resubmissions.

Applicant's representatives will be invoiced electronically (via email) after the municipality submits the proposal to MCPC. Fees are authorized by the Pennsylvania Municipalities Planning Code (Act 247) as amended.

MONTGOMERY COUNTY PLANNING COMMISSION (MCPC)

Act 247 Review Guidelines

For reviews in accordance with the Pennsylvania Municipalities Planning Code (Act 247) as amended

Effective May 1, 2018

Required Fees and Time Limits

To determine the applicable fee and review time limit for MCPC reviews, reference the appropriate section of the Pennsylvania Municipalities Planning Code as follows:

	Act 247 Section	Fee	Time Limit (days)
301.3	Comprehensive Plan Amendments	No	45
304	Public Facilities	No	45
305	Public School Facilities	No	45
408	Official Map	No	45
502	Subdivision and Land Developments	Yes	30
505	Subdivision & Land Development Ordinance Amendments	Yes*	30
609	Zoning Ordinance or Map Amendments	Yes*	30
609.1	Curative Amendments	Yes*	30

*** Fees will be charged for private petitions (developer/landowner) for zoning ordinance/map amendments, SALDO amendments and curative amendments. (See fee schedule)**

- A time limit may be extended if requested by the applicant or by the municipality. If a municipality requests a time extension, it must be in concurrence with the applicant.
- Whenever applications require more than one type of review or otherwise fall under more than one section of the Pennsylvania Municipalities Planning Code, the Montgomery County Planning Commission will attempt to complete all reviews within the shortest official time limit. However, MCPC reserves the right to use the maximum permitted time limit if needed.

Application Procedure

1. The applicant submits the plans and a completed Applicant Request for County Review form to the local municipality.
2. The municipality will submit the application to the county via an online 247 Submission Portal. After the county receives and verifies the submission for accuracy, the county will forward a summary of the application and a request for payment to the applicant's representative.
3. The applicant may pay any county fees online via a credit card or electronic check, or they may choose to send a check or money order to the county made payable to the MONTGOMERY COUNTY TREASURER. More specific instructions for both options will be sent with the application summary.

4. The review time limit is intended to begin when MCPC receives the application from the municipality provided applicable fees and any necessary information are promptly returned. Should payment or requested information go unresolved, the county may suspend or postpone the review time limit.
 5. In the event of a returned check, the MCPC review and its corresponding time limit will stop as of the date we receive notification. MCPC will notify the applicant and municipality. The review process will restart on the date MCPC receives the required fee.
-

Fee Information

Resubmissions

The fee schedule and time limits will apply regardless of whether the submitted application is for the review of a tentative sketch, preliminary plan, or final plan. Once the initial fee has been received, MCPC charges a fee for the resubmission of subdivisions and land developments that are essentially the same as the former submission. A flat fee of \$125 is required for all residential subdivisions/land developments. No fee is required for residential subdivisions/land developments of 3 lots/units or less. A flat fee of \$190 is required for the resubmission all non-residential subdivisions/land developments. No fee is required for non-residential subdivisions/land developments of 3 lots or 3,000 square feet or less respectively. A subsequent plan is NOT a resubmission and requires full fee payment if it is more than 5 years after the previous submission, the proposed land use is changed, or the number of dwelling units or square footage has changed by more than 40% from the prior submission.

Waiver of Fees

Fees are waived for an application filed under the name of a governmental subunit of the United States or the Commonwealth of Pennsylvania, including school districts and authorities. This exemption does not apply to private nonprofit organizations except for volunteer fire companies and ambulance squads.

Refunds

If MCPC fails to complete its review within the required time limits, the fee will be returned to the applicant upon request, except in those instances involving an incorrect fee or incomplete application or when MCPC has been granted a time extension for the review.

Informal Reviews and Special Circumstances

Meetings with MCPC to discuss applications, either prior to or during the formal review process, are encouraged and free of charge. If the applicant requests the meeting, the local municipality will also be invited. Meetings and informal reviews do not replace the official formal review by MCPC. In addition, if a municipality requests any meetings, court appearances, redesigns, or other special events that are related to the MCPC review, no extra fees will be charged. Similar requests by developers will be charged appropriately in accordance with fees for staff services.

Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.



Date: _____

Municipality: Whitemarsh Township

Proposal Name: 604-608 Germantown Pike
608 Germantown Pike Associates, LLC

Applicant Name: c/o J.B. Reibstein

Address: 446 Germantown Pike, Box 145
Lafayette Hill, PA 19444

Phone: 610-635-9772

Email: jbreibstein@coventrycre.com

Applicant's Representative: Woodrow & Associates, Inc.

Address: 1108 N. Bethlehem Pike, Suit 5

City/State/Zip: Lower Gwynedd, PA 19002

Business Phone (required): 215-542-5648

Business Email (required): jkolb@woodrowinc.com

Type of Review Requested:

(Check All Appropriate Boxes)

- Land Development Plan
- Subdivision Plan
- Residential Lot Line Change
- Nonresidential Lot Line Change
- Zoning Ordinance Amendment
- Zoning Map Amendment
- Subdivision Ordinance Amendment
- Curative Amendment
- Comprehensive / Other Plan
- Special Review*

* (Not included in any other category - includes parking lot or structures that are not associated with new building square footage)

Type of Plan:

- Tentative (Sketch)
- Preliminary / Final

Type of Submission:

- New Proposal
- Resubmission*

* A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.

Zoning:

Existing District: VC-1 Village Commercial District

Special Exception Granted Yes No

Variance Granted Yes No For _____

Plan Information:

Tax Parcel Number(s) 65-00-04585-00-3
65-00-04582-00-6
68-00-04579-00-9

Location (address or frontage) 604-608 Germantown Pike

Nearest Cross Street Westaway Drive

Total Tract Area _____

Total Tract Area Impacted By Development _____

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family	3	12				
Townhouses/Twins				<input checked="" type="checkbox"/>		
Apartments				<input checked="" type="checkbox"/>		
Commercial						
Industrial						
Office						
Institutional						
Other						

* (Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.)

Additional Information: _____



Applicant Name: 608 Germantown Pike Associates, LLC c/o J.B. Reibstein
Development Name: 604-608 Germantown Pike
Location of Property: 604-608 Germantown Pike
Date: _____

PROJECT COVER SHEET – *Approved at June 6, 2023 Shade Tree Commission Meeting*

To verify fulfillment of Chapter 55 Ordinance requirements for:

1. Maximum Tree Removal – 55-4B
2. Tree Replacement – 55-4D(6)(a)
3. Substitutions for Replacements – 55-4F
4. Replacement Tree Species – 55-4E
5. Tree and Shrub requirements for Chapters other than Chapter 55

Complete the following tables, filling in data for each lettered item, and resolving each Compliance Test. In accordance with 55-4C(4)(e), provide this completed Cover Sheet together with the Landscape Plan.

Citations to Sections of Chapter 55 are provided for the convenience of the Applicant. Other Chapters of the Whitemarsh Township Code and other sections of Chapter 55, such as 55-2 Definitions, may be relevant. In the event of an inconsistency between this Cover Sheet and any provision of the Code, the language of the Code shall be controlling.

1) Calculation of Requirement for Maximum Tree Removal – 55-4B:

A.	Total of all existing Trees on the lot with DBH of 10 inches or greater, per 55-4C(3)(a).	
B.	33% of line (A) = maximum existing Trees that may be Removed.	
C.	Provide number of existing Trees proposed to be Removed by the Applicant, per 55-4C(3)(a).	
COMPLIANCE TEST: If Line (C) is greater than Line (B), the Applicant's proposal is not in compliance with the requirement that no more than 33% of trees having a DBH of 10 inches or greater may be removed.		

To Be Determined



2) Calculation of Replacement Requirement for Removed Trees having a DBH of Six Inches or Greater 55-4D(6)(a):

D.	Total DBH of all existing Living and Healthy Trees (as determined per 55-4A) having a DBH of 6" or greater that are proposed to be Removed , per 55-4C(3)(a).	
E.	Total DBH of all Living and Healthy Trees (as determined per 55-4A) having a DBH of 6" or greater, removed within five years prior to the submission of application , per 55-4C(3)(b).	
F.	Sum of line (D) and line (E) = Total DBH that must be replaced for all Removed Living and Healthy Trees.	
G.	Total Caliper inches of Canopy Replacement Trees proposed to be planted by the Applicant (as shown on the Landscape Plan) per 55-4D(6)(a). Each Canopy Replacement Tree shall have a minimum Caliper of three inches.	
	COMPLIANCE TEST: If Line (G) is less than Line (F), the Applicant's proposal is not in compliance with the minimum Canopy Tree Replacement Requirement. To comply with this requirement, the Applicant may request a waiver from the Shade Tree Commission to permit limited substitutions per 55-4F. If so, proceed to Substitution calculation (3) below.	

3) Calculation of maximum Proposed Substitutions for Replacement Canopy Trees – 554F, subject to certain limitations and approval by the Shade Tree Commission.

H.	40% of line (F) (round fractions <u>down</u> to a whole number) = maximum Caliper of required Replacement Canopy Trees that may be substituted with Understory Trees and/or FIL, upon STC approval, per 55-4F.	
I.	Line (F) less Line (G) = Shortfall in DBH compliance with the minimum Canopy Tree Replacement Requirement , per 55-4D(6)(a).	
	COMPLIANCE TEST: If line (H) is less than line (I), the deficit of minimum Canopy Tree Replacement requirement, per 55-4D(6) cannot be fully compensated with Substitutions, per 55-4F.	



J.	Line (I) divided by 3" (round fractions <u>up</u> to a whole number) = Shortfall in the <u>number</u> of required 3" Canopy Replacement Trees.	
K.	Provide the total number of substitution Understory Trees proposed to be planted by the Applicant, per 55-4F(1).	
L.	Line (K) divided by two = Number of required 3"-cal. Replacement Canopy Trees being substituted with Understory Trees per 55-4F(1).	
M.	Line (J) less Line (L) = Number of required 3"-cal. Replacement Canopy Trees proposed by the Applicant to be substituted with payment of in-lieu fees, per 55-4F(2). NOTE: Review proposed Landscape Plan to ensure that the use of Replacement Understory Tree substitutes has been maximized prior to calculating the number of substitutes via in-lieu fees, per 55-4F(4).	
N.	Sum of Line (L) and Line (M) = Total proposed number of Replacement Canopy Trees being substituted per 55-4F.	
O.	Line (N) multiplied by 3" = Total shortfall of DBH to be fulfilled with substitutions as proposed by this Landscape Plan.	
	COMPLIANCE TEST: If (O) is greater than (H), the Applicant's proposal has exceeded the 40% maximum eligible for consideration for Replacement substitutions, per 55-4F, and is not in compliance.	
P.	Sum of Line (O) and (G) = Total Caliper compensation for Removed Trees as provided by this proposed Landscape Plan.	
	COMPLIANCE TEST: If (P) is less than (F), the Applicant's proposal is not in compliance with the Tree Replacement Requirement.	

4) Compliance with Species Requirement of Replacement Trees – 55-4E:

Q.	Total number of proposed Canopy Replacement Trees, per 55-4C(4)(c).	
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R.	75% of line (Q) (round fractions <u>up</u> to the next whole number) = Minimum required number of Native Species Replacement Canopy Trees, per 55-4E.	
S.	Provide the number of proposed Native Species Canopy Replacement Trees, per 55-4C(4)(c).	
	COMPLIANCE TEST: If Line (S) is less than Line (R), the Applicant's proposal is not in compliance with the 75% Native Species requirement for Replacement Canopy Trees, per 55-4E.	
T.	Provide the number of proposed Native Species Understory Trees.	
	COMPLIANCE TEST: If Line (T) is less than line (K), the Applicant's proposal is not in compliance with the 100% Native Species requirement for Replacement Understory Trees.	



5) Compliance with Landscaping Requirements of Other Code Chapters. Complete the following Tables for each applicable requirement.

REQUIRED TREES:

A	B	C	D*	E	F**
Full Code Citation: Chapter; sub-chapter, etc.	Subject matter as indicated in Code caption	Required # of Trees	Credits for Preserved Trees per 55-4D(5)	Proposed # of Trees	Column (C) less Column (D) and (E)

***NOTE: Column (D) Credits are strictly limited to calculating Chapter 105-52 Buffer yards, in accordance with 55-4D(5).**

****NOTE: When the result in Column (F) is greater than zero, the Applicant's proposal is not in compliance with the applicable Code requirement.**

REQUIRED SHRUBS:

A	B	C	D	E*
Full Code Citation: Chapter; sub-chapter, etc.	Subject matter as indicated in Code caption	Required # of Shrubs	Proposed # of Shrubs	Column (C) less Column (D)



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***NOTE: When the result in Column (E) is greater than zero, the Applicant's proposal is not in compliance with the applicable Code requirement.**



PLAN WITHDRAWN

PLAN WITHDRAWN

PLAN WITHDRAWN

PLAN WITHDRAWN

PLAN WITHDRAWN

GENERAL PLAN NOTES

- EXISTING FEATURES and SURVEY NOTES:**
- A metes and bounds survey has NOT been performed by Woodrow & Associates, Inc. The Boundary information shown was prepared without the benefit of a Title Report and was prepared from documents of record. This property may be subject to additional rights of others that might be listed in a Title Report. Bearings shown reflect a rotation from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis.
 - A topographic and existing features survey has NOT been performed for this site by Woodrow & Associates, Inc. Site information shown was prepared from public data, per note #3 below. Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum. Site Vertical Datum using Topcon Topnet Live Virtual Network System.
 - This plan was prepared utilizing the following references:
 - tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
 - Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated June 16, 2024, updated February 22, 2025.
 - There has been NO field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils at the time of the site survey.
 - This site is located within Flood Plain Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091-C-0359-C, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
 - All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.paspecial.org.
 - Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
 - Legal right(s)-of-way width are per deed reference, recorded plan, and PennDOT Highway data. Ultimate right(s)-of-way width are derived from Municipal Ordinances.
 - Subject property is zoned 'VC-1' Village Commercial District as noted on the official Zoning Map.
 -
- DEVELOPMENT NOTES:**
- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
 - Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
 - Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except towns or suitable ground cover.
 - Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
 - Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Municipality, and as such, one to be protected, maintained and preserved in accordance with the approved plans. The Municipality and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.

ZONING and SITE DATA SCHEDULE

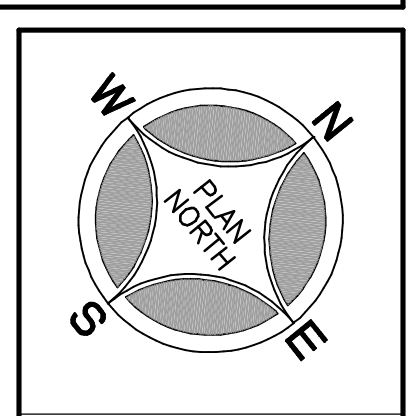
Zoning District: VC-1 VILLAGE COMMERCIAL DISTRICT			
Item	Section	Requirement	PLAN PROVIDED
Permitted Use	116-290.B	(1) Townhomes By Conditional Use	TOWNHOMES
(Max) Density	116-292.D	8 DU/Acre	7 DU/Acre = 12 Units
(Max) Bldg Footprint	116-294.2	8,000 Sq. Ft. [1]	10,000 Sq. Ft.
(Max) Bldg Height	116-294.4	3 Stories / 42 Ft.	3 Stories / <42 Ft.
(Max) Bldg Front Facade Width	116-294.5	75 Ft.	100 Ft.
(Max) Bldg Coverage	116-294.6	40 %	20.0± %
(Max) Impervious Coverage	116-294.7	65 %	47.0± %
(Min) Vegetated Open Space	116-294.9	35 %	53.0± %
(Min) Lot Width @ BSL	116-294.10	100 Ft.	168± Ft.
(Min) Street Frontage	116-294.11	50 Ft.	168± Ft.
(Min) Bldg Separation	116-294.12	15 Ft. [1]	> 15 Ft.
(Min) Front Yard	116-295 [2]	50-90% of Bldg Facade w/10 Ft. of Ult RW 5 Ft.	20 Ft.
(Min) Side/Rear Yard	116-295 [2]	25 Ft. 5 Ft. [3]	>25 Ft. > 5 Ft.
Required Parking Quantity	116-184.A	2 Spaces per 2 DU	2 Spoces per DU

[1] Requirement for Uses provided by Conditional Use.
 [2] For Lots 2 Acres or Less
 [3] 25 Ft. Adjacent to Residential - 5 Ft. All other cases

CONCEPT LAYOUT STATISTICS

TRACT AREA:	1.71± Acres
TOTAL DWLG UNITS:	12 UNITS
PARKING SPACES (DWLG):	24 SPACES
PARKING SPACES (GUEST):	11 SPACES
TRACT BUILDING COVERAGE:	20.0± %
TRACT IMPERVIOUS COVERAGE:	47.0± %

REVISED	DATE	DESCRIPTION
1	09/12/25	DATE ADDRESS CHANGE PER TWP COMMENT



PROJECT SERIAL NUMBER FOR DESIGN:

Pennsylvania 811
 A Homeless Shelter and Support Services Corporation

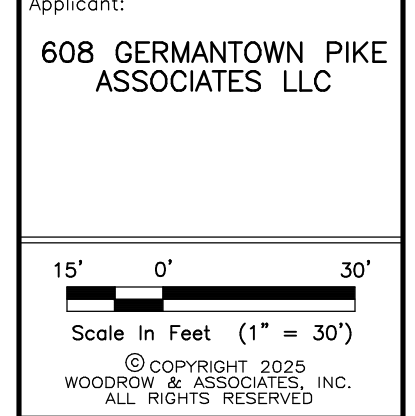
Parcel Information:

N/F: 608 GERMANTOWN PIKE ASSOCIATES LLC
 TP: 65-00-04585-00-3
 Block 34 Unit 28
 604 Germantown Pike

TP: 65-00-04582-00-6
 Block 34 Unit 29
 606 Germantown Pike

TP: 65-00-04579-00-9
 Block 34 Unit 30
 608 Germantown Pike

Applicant:
 608 GERMANTOWN PIKE ASSOCIATES LLC



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WOODROW & ASSOCIATES, INC.
 MUNICIPAL / CIVIL CONSULTING ENGINEERS

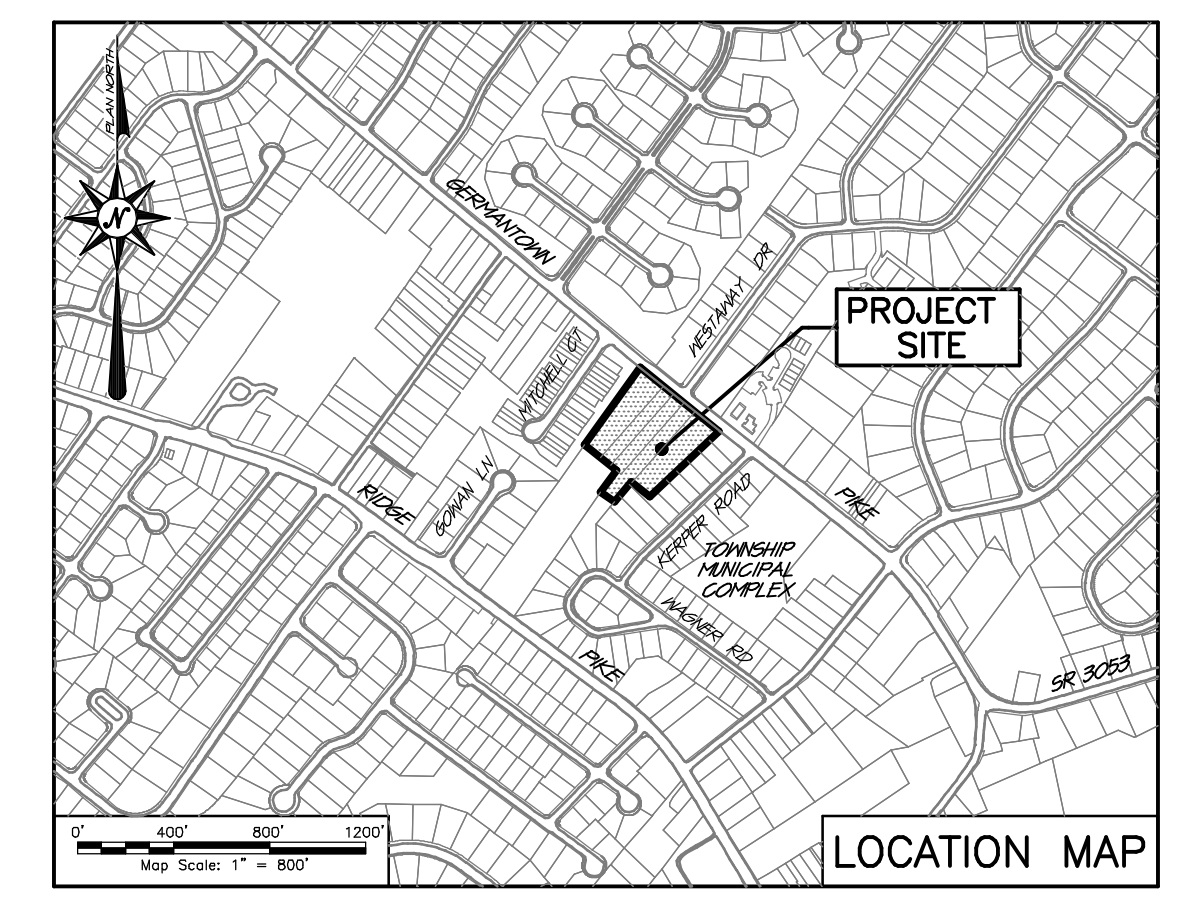
1108 North Bethlehem Pike / Suite 5 - Lower Cayfield - PA 19002
 Phone: (610) 542-3949 Web: www.woodrowinc.com

Layer List:
 Exh_CPT-B1

Job No:
 25-0401 D

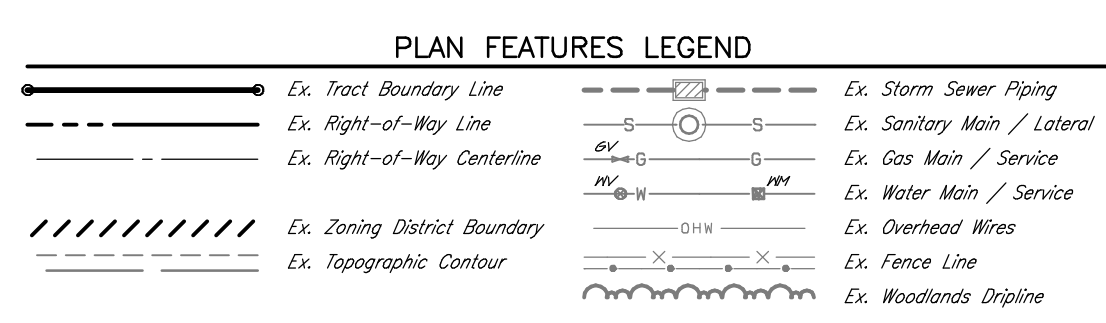
Plan Date:
 JULY 29, 2025

Sheet No:
 1 of 1



PROJECT SOILS DATA

Soils Type:	Slopes:	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
UrbnB Urban land - Generally complex	0 to 8 percent	60-120" to Lithic Bedrock	More than 80"	B



Print Date: 8/29/25 12:05:43 (0:53) Plot Size: 1" = 30.00'
 File Name: C:\2025\25-0401\25-0401-CPT-01.dwg



GENERAL PLAN NOTES

- EXISTING FEATURES and SURVEY NOTES:**
- A metes and bounds survey has NOT been performed by Woodrow & Associates, Inc. The Boundary information shown was prepared without the benefit of a Title Report and was prepared from documents of record. This property may be subject to additional rights of others that might be listed in a Title Report. Bearings shown reflect a rotation from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis.
 - A topographic and existing features survey has NOT been performed for this site by Woodrow & Assoc., Inc. Site information shown was prepared from public data, per note #3 below. Vertical datum references provided by the PA Spatial Data Access System (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum. Site Vertical Datum using Topcon Topnet Live Virtual Network System.
 - This plan was prepared utilizing the following references:
 - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
 - Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated June 16, 2024, updated February 22, 2025.
 - There has been NO field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils at the time of the survey.
 - This site is located within Flood Plain Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091-C-0359-C, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
 - All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.pasneocal.gov.
 - Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
 - Legal right(s)-of-way width are per deed reference, recorded plan, and PennDOT Highway data. Ultimate right(s)-of-way width are derived from Municipal Ordinances.
 - Subject property is zoned 'VC-1' Village Commercial District as noted on the official Zoning Map.

- DEVELOPMENT NOTES:**
- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
 - Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
 - Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except towns or suitable low ground cover.
 - Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
 - Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Municipality, and as such, one to be protected, maintained and preserved in accordance with the approved plans. The Municipality and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.

ZONING and SITE DATA SCHEDULE

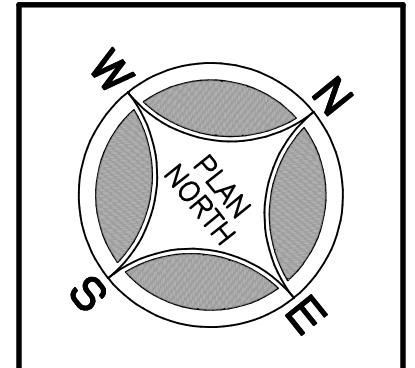
Zoning District: VC-1 VILLAGE COMMERCIAL DISTRICT			
Item	Section	Requirement	PLAN PROVIDED
Permitted Use	116-290.B	(1) Apartments	APARTMENTS
(Max) Density	116-292.D	8 DU/Acre	17.9 DU/Acre 22 Units
(Max) Bldg Footprint	116-294.2	8,000 Sq. Ft.	<10,000 Sq. Ft.
(Max) Bldg Height	116-294.4	3 Stories / 42 Ft.	3 Stories / <42 Ft. (EX)
(Max) Bldg Front Facade Width	116-294.5	75 Ft.	<75 Ft.
(Max) Bldg Coverage	116-294.6	40 %	14.2± % (7,600 Sq. ft.)
(Max) Impervious Coverage	116-294.7	65 %	59.7± % (32,000 Sq. ft.)
(Min) Vegetated Open Space	116-294.9	35 %	40.3± %
(Min) Lot Width @ BSL	116-294.10	100 Ft.	116± Ft. (EX)
(Min) Street Frontage	116-294.11	50 Ft.	116± Ft. (EX)
(Min) Bldg Separation	116-294.12	15 Ft.	> 15 Ft.
(Min) Front Yard	116-295	50-90% of Bldg Facade w/in 10 Ft. of Ult RW	25.6± Ft. (EX)
(Min) Side/Rear Yard	116-295	25 Ft.	>25 Ft.
Required Parking Quantity	116-184.A	1.5 Spaces per Dwlg Unit (Apartment Use)	1.7 Space / Dwlg Unit 38 Space Provided

[1] Requirement for Uses provided by Conditional Use. [M] VARIANCE REQUIRED
 [2] For Lots 2 Acres or Less
 [3] 25 Ft. Adjacent to Residential - 5 Ft. All other cases

CONCEPT LAYOUT STATISTICS

TRACT AREA: 1.23± Acres
 TOTAL DWLG UNITS: 22 UNITS
 TRACT BUILDING COVERAGE: 14.2± %
 TRACT IMPERVIOUS COVERAGE: 53.0± %
 PARKING SPACES: 38 SPACES

REVISIONS	
No.	DESCRIPTION
2	11/04/24 UPDATE PARKING LOT & ACCESS DRIVE TO 604 GERMANTOWN PK
1	11/02/24 ADD ACCESS DRIVE TO 604 GERMANTOWN PK



P.L.S. SEAL
 P.E. SEAL

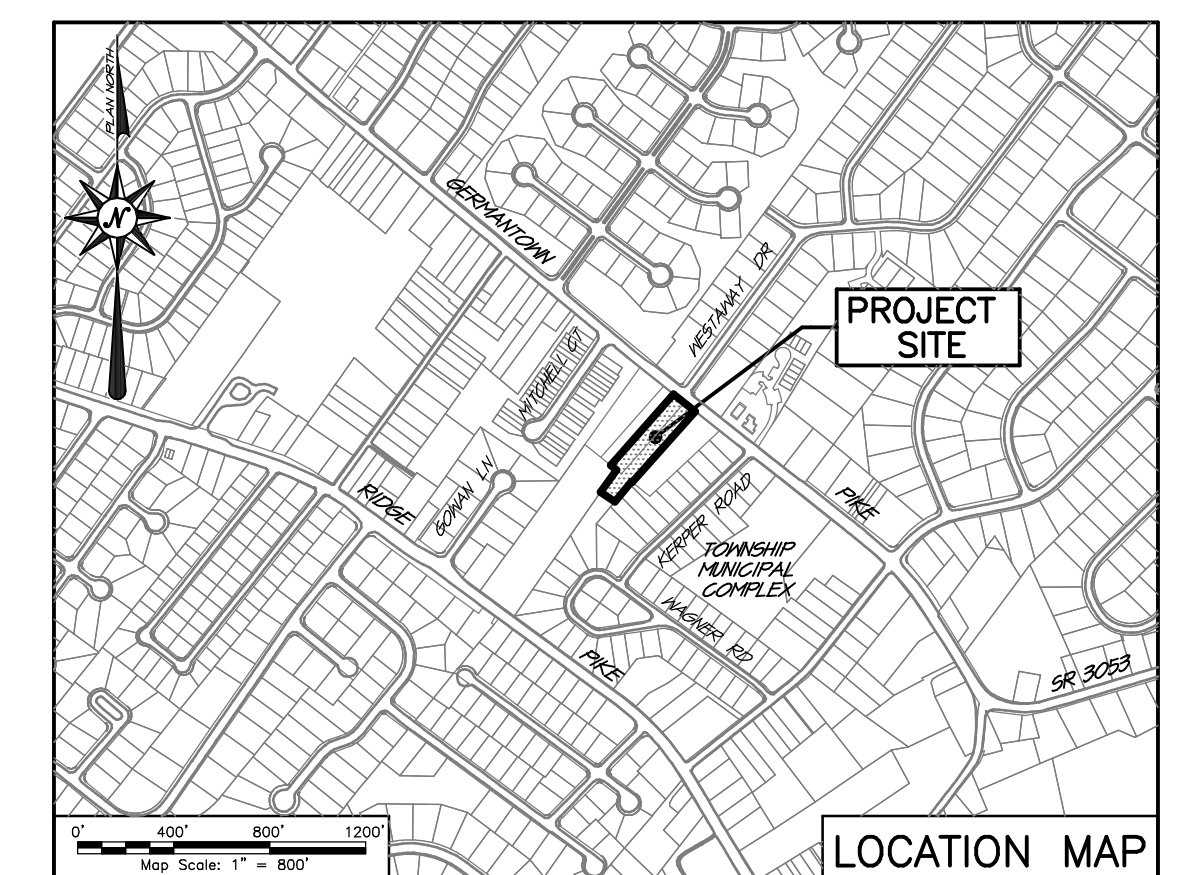
PROJECT SERIAL NUMBER FOR DESIGN:
Pennsylvania 811
 Parcel Information:
 N/F: 608 GERMANTOWN PIKE ASSOCIATES LLC
 TP 65-00-04582-00-6 Block 34 Unit 29 606 Germantown Pike
 TP 65-00-04579-00-9 Block 34 Unit 30 608 Germantown Pike
 Combined Deed Area: 53,606± Sq. Ft. 1.23± Acres

Applicant:
 608 GERMANTOWN PIKE ASSOCIATES LLC

Scale in Feet (1" = 30')
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CONCEPT LAYOUT 'E3'
 DEVELOPMENT STUDY EXHIBIT
 606 & 608 GERMANTOWN PIKE
 WHITE MARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
WOODROW & ASSOCIATES, INC.
 MUNICIPAL / CIVIL CONSULTING ENGINEERS
 1108 North Bethlehem Pike / Suite 5 - Lower Merion, PA 19102
 Phone: (215) 242-2949 Web: www.woodrowinc.com

Layer List:
 Job No: Exh_CPT-E3
 Plan Date: 25-0401 D
 Sheet No: OCT. 31, 2025
 1 of 1



PROJECT SOILS DATA

Soils Type:	Slopes:	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
UrbM Urban land - Generv complex	0 to 8 percent	60-120" to Lithic Bedrock	More than 80"	B

PLAN FEATURES LEGEND

Ex. Tract Boundary Line	Ex. Storm Sewer Piping
Ex. Right-of-Way Line	Ex. Sanitary Main / Lateral
Ex. Right-of-Way Centerline	Ex. Gas Main / Service
Ex. Zoning District Boundary	Ex. Water Main / Service
Ex. Topographic Contour	Ex. Overhead Wires
	Ex. Fence Line
	Ex. Woodlands Deline

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PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

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PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 9, 2025

SUBJECT: Tentative Sketch Plan Review – 604-608 Germantown Pike, Whitmarsh Township
MCPC #21-0192-003

TO: Mr. Charles L. Guttenplan, AICP, Director of Planning & Zoning

FROM: Tim Konetchy, Senior Community Planner, Montgomery County Planning Commission
Timothy.Konetchy@montgomerycountypa.gov - 610.292.4917

We have reviewed the above-referenced tentative sketch plan, as you requested on November 18, 2025. Please note MCPC has previously reviewed two proposals for this site -- 604-608 Germantown Pike, Whitmarsh Township -- under MCPC review #21-0912-001 (letter dated August 5, 2021) and review #21-0192-002 (letter dated November 26, 2024).

The applicant, 608 Germantown Pike Associates, LLC, has submitted a tentative sketch plan to significantly redevelop 606 and 608 Germantown Pike in Whitmarsh Township. The proposal provides for the construction of two 2,400-square foot (30' x 80') building additions to the rear of existing buildings located at 606 Germantown Pike and 608 Germantown Pike, each of which would include 11 dwelling units (apartments). The provided material does not specify if the proposed dwelling units will occupy only the proposed building additions, or if they will be located throughout the existing buildings as well. The submitted tentative sketch plan addresses vehicular access via a one-way entrance and egress, with the egress being located within a drive access easement located on 604 Germantown Pike. A 38-space surface parking lot is proposed to the rear of the lot, behind the existing and proposed buildings.

The property appears to be split between the VC-1 Village Commercial District and the B Residential District, with the rear portion of the parcel falling within the B District. Townhomes, apartments, and condominiums are permitted by Conditional Use in the VC-1 District. The lot area is roughly 1.23 acres and, with 22 proposed dwelling units, the proposed residential density is approximately 18 dwelling units per acre. The proposed residential density exceeds the maximum allowance for the VC-1 District and, as such, must pursue variance relief from the Township Zoning Hearing Board.

The Montgomery County Planning Commission (MCPC) has reviewed the sketch plan, and we present the following comments to serve as preliminary feedback based on the contents of that plan and the supporting documents provided alongside it. We encourage the applicant to consider the following comments as the land development process progresses as we believe that they will lead to an improved preliminary plan which better achieves the township's vision for residential development in the Village Commercial District. Please note that these comments are preliminary and are subject to change upon the submission of a preliminary plan. Our comments are as follows:



COMPREHENSIVE PLAN CONSISTENCY

The proposal is generally consistent with the future land use plan contained in the county's comprehensive plan, *Montco 2040: A Shared Vision* (2015). Montco 2040 defines this portion of Whitemarsh Township for future use as 'Suburban-Residential,' which promotes the lower density multifamily development that is consistent with character and type of housing found in the immediate neighborhood. The proposed multifamily development provided for in this preliminary sketch plan proposal appears consistent with land uses immediately across Germantown Pike (Westaway Apartments). Furthermore, the applicant's intent to retain existing buildings as part of this proposal will ensure that the established character of the community is not interrupted.

The proposal also appears to be generally consistent with the 2028 Future Land Use Plan recommendations contained in the *Whitemarsh Township Selective Comprehensive Plan Update* (2020). The future land use vision for this area is the 'Mixed-Use Corridor' Character Area, which promotes high-density, walkable development.

PROPOSED SITE LAYOUT

- A. Overall Site Plan. We wish to commend the applicant for significantly revising the plan from our last review (MCPC #21-0192-001) to retain the existing buildings. Retention and reuse of existing buildings is a key aspect of the Village Commercial District. Additional details, which will be required should the applicant proceed with a preliminary land development plan, will be necessary to ensure that the proposed building and site design align with the township's vision for the Village Commercial District.
- B. Transportation Concerns:
 1. Neither the proposed entrance nor egress driveway aligns with Westaway Drive, which is located across Germantown Pike from the proposed development site. Although the specific location and design will require coordination with and approval from PennDOT, as Germantown Pike is a PennDOT roadway, MCPC recommends that the applicant and township discuss if a single ingress/egress point can be provided that better aligns with Westaway Drive. If one-way ingress and egress are pursued, the nearest driveway (presently proposed for ingress) should align more closely with Westaway Drive.
 2. Pedestrian accommodations are lacking in the submitted preliminary sketch plan. As presented, the existing buildings and proposed building additions do not connect to the sidewalk along Germantown Pike, the proposed sidewalk along the entrance driveway, or the proposed sidewalk connecting to the proposed parking area. The applicant is encouraged to revise their site plan to establish additional pedestrian connections throughout the site, which will make it easier for future residents to get from their apartments to Germantown Pike and to the proposed on-site parking area.
 3. The 97 and 51 SEPTA bus routes stop immediately in front of 608 Germantown Pike. The applicant is encouraged to provide suitable amenities for transit users at this bus stop. The recommended bus stop treatment can be found within the Delaware Valley Regional Planning Commission's *SEPTA Bus Stop Design Guidelines* (December 2019; 2nd Edition): <https://www.dvrpc.org/reports/18029.pdf>.

ZONING ORDINANCE COMMENTS

- A. § 116-291, of Article XXXVIII, Village Commercial District. The material provided in this submission does not include enough detail to determine if the proposal will comply with the various requirements of Section 291.B., Building Design. Future submissions should include additional detail on the design of the proposed buildings to assist the township in ensuring compliance.

B. § 116-292, of Article XXXVIII, Village Commercial District:

1. Section 116-292.A requires that all conditional uses provide a shared driveway with an adjacent property, shared parking, or both. The submitted tentative sketch plan does not appear to provide shared parking. It is not clear if the proposed drive easement for 604 Germantown Pike, which is also under the applicant's control, is intended to meet the requirement for a shared driveway. The applicant is encouraged to consider additional interconnection to adjacent properties outside their control, potentially via a designed location for future interconnection (i.e., a stub street).
2. Section 116-292.C requires the provision of no less than one tree (2.5-inch caliper) per 5 parking spaces in single bays and 2 trees for every 10 parking spaces in double bays. With 22 parking spaces in double bays, four trees would be required. With 16 parking spaces in single bays, an additional three trees would be required. It is unclear if the calculation of the requirement requires rounding up or down, so an additional two trees may be required if remainders are rounded up to the nearest whole number. The required trees are recommended to be planted within and surrounding the proposed parking area.
3. Section 116-292.D states that a maximum of eight dwelling units per acre are permitted in the VC District. With 22 dwelling units on between 1.23 acres, the maximum permissible residential density is exceeded in the submitted tentative sketch plan. This inconsistency may necessitate approval of a variance by the Whitemarsh Township Zoning Hearing Board.

C. § 116-294, of Article XXXVIII, Village Commercial District. The site plan should be revised to accommodate pedestrian connections (i.e., sidewalk) between the proposed multifamily buildings on both 606 and 608 Germantown Pike and the parking area, refuse area, and to sidewalk along Germantown Pike. These additional sections of sidewalk will likely require a recalculation of the proposed impervious surfacing.

D. § 116-118.3, of Article XXVI, Off-Street Parking and Loading. Section 118.3 requires the provision of two electric vehicle charging stations for new, expanded, or reconstructed parking areas with 20 to 50 parking spaces. The required electric vehicle charging stations must be publicly accessible, pursuant to Subsection D.(2).

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

The application material provided to MCPC includes a statement that no waivers are being requested from the requirements of the Township Subdivision and Land Development Ordinance; however, MCPC has identified several sections of the Subdivision and Land Development Ordinance that do not appear to be met by the submitted tentative sketch plan. Should the applicant choose to proceed with a preliminary plan, the application must either come into compliance with the identified issues or request waiver relief from each inconsistency. Please note that the regulations discussed below are not exhaustive, but rather a list of discrepancies that may alter the ultimate site layout. Our comments regarding compliance with the Subdivision and Land Development Ordinance are as follows:

- A. § 105-39 of Article V, Design Standards. Section 105-39 requires that a minimum of one tree for every two parking spaces be provided in order to provide shade to parked vehicles. This section also requires that no less than 10% of a parking lot facility be devoted to landscaping. These requirements do not appear to have been met in the submitted tentative sketch plan.
- B. § 105-41 of Article V, Design Standards. Section 105-41 requires that a stormwater management plan be prepared for a land development. The submitted tentative sketch plan does not appear to allocate any space

for stormwater management facilities. The applicant is encouraged to begin exploring how stormwater management will be accommodated on site, as this may necessitate modification of the proposed layout.

- C. § 105-48 of Article V, Design Standards. Section 105-48 requires the installation of street trees along existing and proposed streets where suitable street trees do not exist. With a SEPTA bus stop immediately in front of the proposed development site, we recommend that street trees be planted in a manner that would offer shade to those waiting for the bus.
- D. § 105-54 of Article V, Design Standards. Section 105-54 requires the provision of open space suitable for recreation, including lawn, natural areas, and recreation areas. The applicant is encouraged to accommodate usable recreation space for residents on the property, which may include lawn, seating, and picnic areas. The green space behind the proposed refuse area may be suitable for the provision of such. Future submissions should indicate where such facilities will be provided.
- E. § 105-56.1 of Article V, Design Standards. The provided tentative sketch plan does not include enough detail to confirm if the requirements of Section 105-56.1, Additional Design Standards for the VC-1 and VC-2 Village Commercial Districts, are met. Future submissions should include additional details to address if/how these requirements will be met.
1. Subsection A requires the submission of architectural drawings for evaluation of the proposed principal building expansion, including building elevation and colored renderings. Suitable documentation has not been provided.
 2. Subsection B requires that parking areas be split into parking areas of no more than 20 spaces, while the proposal includes a 22-space parking area and a row of 16 parking space (these may be considered one parking area or two, depending on interpretation).
 3. Subsection C requires that future shared access be provided for, which is not accommodated on the submitted tentative sketch plan.
 4. Subsection G requires that a 6-foot-wide sidewalk be provided along the street line and primary accessways. The submitted tentative sketch plan lacks sidewalks on both sides of the proposed egress driveway and along one side of the proposed entrance driveway.
 5. Subsection H requires that crosswalks be provided at all driveway intersections. Crosswalks are not provided for in the submitted tentative sketch plan.
 6. Subsection I requires that street lighting be provided; however, no details on such has been provided.
 7. Subsection J requires that landscape buffering be provided. The submitted tentative sketch plan does not include detail on proposed landscaping.

BIKE MONTCO: THE BICYCLE PLAN FOR MONTGOMERY COUNTY (2018)

The development site is located on Germantown Pike, which is identified in *Bike Montco : The Bicycle Plan for Montgomery County* as a 'Principal Arterial' route connecting Butler Pike, the City of Philadelphia, and the nearby Wissahickon Valley Park (pg. 71). The plan, adopted by the Montgomery County Board of Commissioners in June 2018, seeks to improve bicycle mobility, connectivity, and safety throughout the county. The township and applicant are encouraged to discuss if bicycle infrastructure can be accommodated as part of this proposal, whether that be through on-site infrastructure (i.e., bicycle storage and/or maintenance facilities) or through on-street signage or pavement markings (e.g., sharrows, "share the road" signage, etc.).

PENNDOT HIGHWAY OCCUPANCY PERMIT REQUIRED

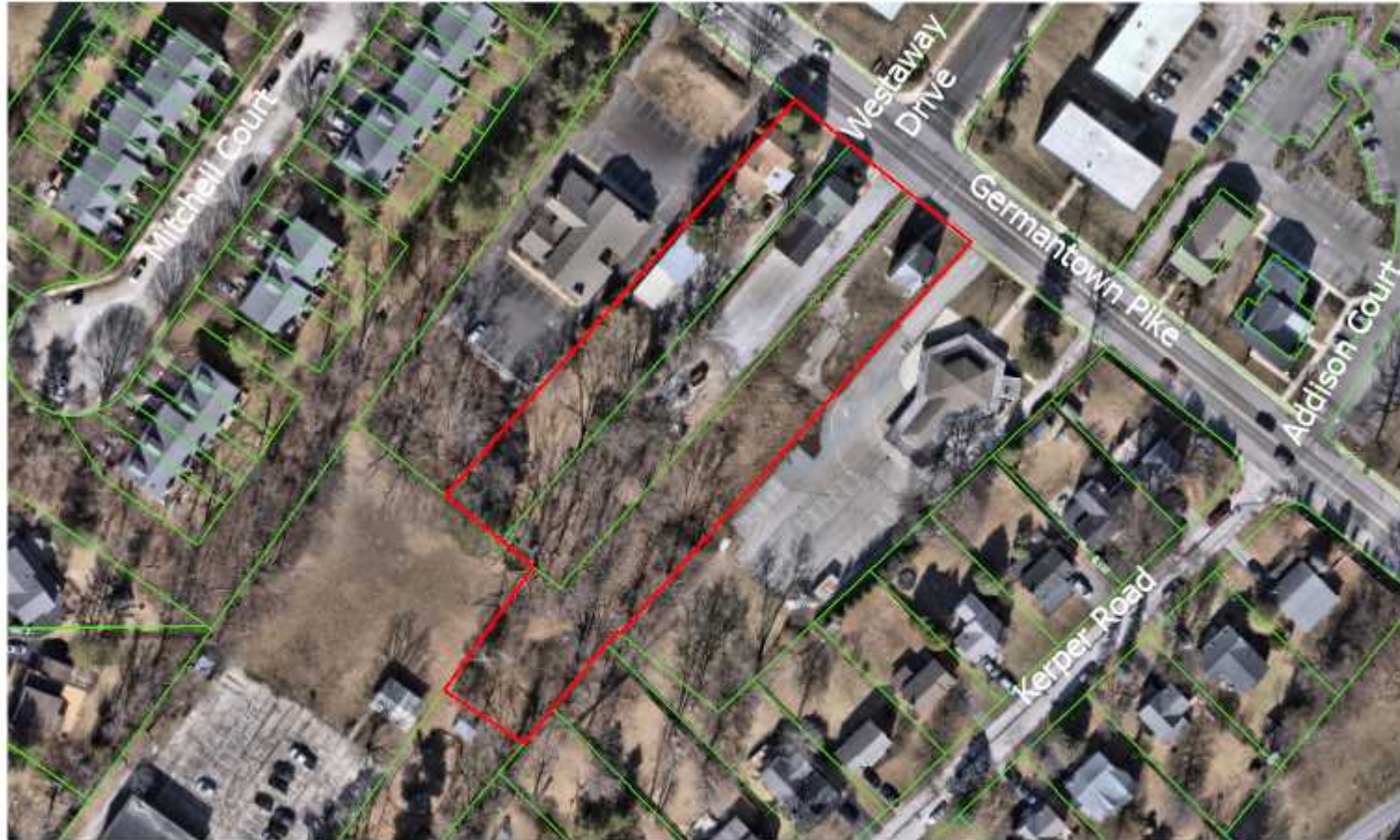
Germantown Pike is a PennDOT roadway and, as such, a PennDOT highway occupancy permit will be required for any work within the right-of-way. The township and applicant are encouraged to begin coordination with PennDOT early on in the process to ensure that ingress/egress points are properly planned for and to avoid future revisions. We have copied PennDOT staff on this letter.

CONCLUSION

MCPC wishes to convey our desire to assist the township as they continue to review and consider this proposal. MCPC recommends that the township work with the applicant to address the identified issues included in our review comments. Please note that the review comments and recommendations contained in this report are advisory to the municipality. Please also note that MCPC must be afforded the opportunity to review any subsequent submissions for preliminary land development plan review, pursuant to Section 502 of the Municipalities Planning Code.

c: J.B. Reibstein, Applicant
Timothy P. Woodrow, PE, Woodrow & Associates, Inc., Applicant's Representative
Craig McAnally, Township Manager
David Sander, Esq., Township Solicitor
Krista Heinrich, PE, Township Engineer
Aaron Kostyk, Chairman, Township Planning Commission
John Gallagher, PennDOT
Mirlene Saintval, PennDOT
Fran Hanney, P.E., PennDOT District 6-0

Attachments: A. Aerial Image of Site
B. Applicant's Submitted Sketch Plan

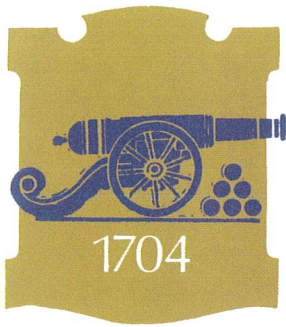


604-608 Germantown Pike
MCPC#210192003

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
PO Box 311, Norristown, PA 19384-0311
(610) 278-3723 (t) 610-278-3941
www.montcopa.org/plncom
Aerial photography provided by Newsmap





Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE - LAFAYETTE HILL, PA 19444-1821
TEL: 610-825-3535 FAX: 610-825-9416
www.whitemarshwp.org

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Township Manager

December 17, 2025

608 Germantown Pike Associates, LLC
c/o J.B. Reibstein
446 Germantown Pike
Box 145
Lafayette Hill, PA 19444

**RE: SLD #08-25; 604-608 Germantown Pike
Proposed 22+ Unit Multi-Family Development (Sketch Plan)
Zoning Ordinance Compliance Review Letter**

Dear Mr. Reibstein:

Please accept this as a review of the Zoning Ordinance compliance issues for the above referenced Sketch Plan for Minor Subdivision and Major Land Development, based on the one-page plan prepared by Woodrow & Associates, Inc., dated October 31, 2025, with the most recent revision date of November 4, 2025. The application proposes to obtain a drive access easement on 604 Germantown Pike and build improvements on 606 and 608 Germantown Pike. The proposed improvements include a building addition on each of the houses on the two lots, with a total of 11 dwelling units on each lot (total development of 22 units).

The majority of the subject parcels are within the Village Commercial, Subdistrict 1 Zoning District (VC-1). The rear of 608 Germantown Pike is located within the B-Residential District.

While some comments in this review do not necessarily need to be addressed at the sketch plan level, they are included to indicate what must be addressed on future phases (preliminary and final plans). Additionally, it is noted that wherever a zoning deficiency is cited that cannot be corrected with future plan submissions, a variance must be sought and granted by the Zoning Hearing Board.

<u>Section</u>	<u>Issue/Comment</u>
1. §116-11.	Building setback lines must be measured from the ultimate rights-of-way of streets. As defined by Section 105-30. of the Township Code (Subdivision and Land Development), Germantown Pike is a major collector with a required ultimate right-of-way of 80 feet. Section 116-11. prohibits any structure within the ultimate right-of-way unless a Hold Harmless Agreement is approved by the Board of Supervisors and recorded. While we note the proposed plans retain the existing structures, any revised plans should clearly identify the ultimate right-of-way and if there are any structures that encroach into the ultimate right-of-way, a Hold Harmless Agreement or a variance will be required.

Additionally, the Zoning and Site Data Schedule should be revised according to the ultimate right-of-way line.

2. §116-11. Any future plans shall demonstrate compliance with the definition of “Parking Space” as defined in this section of the Code.
3. §116-22. Future plans must include a note which states that the permanent removal of topsoil from land within the Township is prohibited.
4. §116-28.A.(2) Along with any preliminary plan, the applicant shall furnish a letter from the appropriate authority indicating the availability and supply of water for the proposed project to the Zoning Officer.
5. §116-29. The applicant must obtain the approval of the Whitmarsh Township Authority with regard to the sanitary sewage needs for the project.
6. §116-184.A. The current plan shows compliance for 22 multi-family units. However, the plan does not calculate compliance for the uses located at 604 Germantown Pike, with which the parking is shared. Future plans shall be revised to clearly demonstrate compliance for all dwelling units as well as the uses on 604 Germantown Pike.
7. §116-184.D. This section requires parking areas to be separated from each other by planting strips not less than 10 feet in width. Where a double row of parking spaces is provided, a ten-foot-wide planting strip is required to separate each row. Such planting strips shall be planted and maintained with grass and/or ground cover and trees as approved by the Shade Tree Commission.
8. §116-184.F. All parking shall conform to the requirements of the Whitmarsh Township Fire Prevention Code as acted and amended. The applicant must obtain approval from the Whitmarsh Township Fire Marshal. Please note that a separate review of the Sketch Plan will be transmitted from the Township Fire Marshal.
9. §116-188.3. This section is dedicated to electric vehicle charging stations. Two EV spaces are required as part of this development in addition to the minimum number of parking spaces required. A minimum of 50% of all required EV charging stations shall be ADA-accessible. Future plans shall demonstrate compliance with all subsections of this section.
10. §116-290.B.(1) The proposed uses may be permitted as a conditional use in this district. Conditional use approval will be required. See related comments #14 & #16.
11. §116-291.A.(2) All utility lines serving all uses shall be placed underground from the edge of the right-of-way to the place of service. The Board of Supervisors may, upon recommendation of the Township Engineer that underground utilities would be disruptive to the site, allow them to remain above ground for historic buildings.
12. §116-291.B.,C., & D. Future plans must demonstrate compliance with all of the applicable requirements in each of these sections concerning: Building design; Buffering and landscaping; and Lighting.
13. §116-292.B. & C. Future plans must demonstrate compliance with all of the applicable requirements in each of these sections concerning buffers, landscaping, and parking area trees. These requirements are for any conditional use; if any cannot be met, a variance(s) would be required before conditional use can be sought.

14. §116-292.D. We note that the plan reflects the need for a density variance. Future plans shall clearly denote the portion of the tract area within the VC-1 district only as this is what governs the density allowance. (The B-Residential area cannot be included in the acreage calculation for this purpose.)
15. §116-293.A. Any preliminary plan submission shall include architectural plans that demonstrate how the existing buildings will retain the general appearance, character and types of building materials of the front and side facades, existing front and side porches and window openings. Additionally, the plans should demonstrate how the expansion of the rear of the buildings conform in scale to the existing buildings as well as how the roofline will be similar or complementary to those of the existing buildings.
16. §116-294. Only the VC-1 lot area may be used to calculate the regulations in this section. Future plans shall note that the B-Residential lot area was not used to demonstrate compliance with the regulations in this section. If not, the plans shall make the aforementioned notation and revise the data to show compliance.
- Additionally, the plan notes inconsistencies in regard to impervious coverage that should be clarified on any revised plans (59.7% in the zoning chart and 53.0% listed in 'Concept Layout Statistics').
17. §116-205.
§116-207.1.
§116-208.
§116-209.
§116-210.
§116-298. These sections of the ordinance describe signs which are permitted in the districts on which the subject property is located. The plans must be revised to include details for all proposed signs to be installed as part of the development (if any), in order to demonstrate compliance with these sections of the ordinance. Alternatively, any signs may be approved via appropriate permits subsequent to subdivision and land development approval.

Additional Comments

18. This application proposes the consolidation of 606 and 608 Germantown Pike in order to facilitate the development of the proposed dwellings. Without the consolidation, the existing intervening lot line creates dimensional issues which have not been considered. It is therefore imperative that a lot consolidation plan be recorded simultaneously with the land development plan.
19. Note #10 under 'General Plan Notes' does not include any text. This should be removed or the note that was intended to be there should be added.
20. We recommend further discussion regarding the alignment with Westaway Drive. There are several concerns with the proposed circulation plan, including the requirement for drivers to follow a one-way route and travel to the rear of the parking lot in order to exit onto Germantown. This configuration may encourage drivers to cut through parking spaces to exit more quickly, and delivery vehicles may block the drive aisle. The primary concern, however, is the traffic safety implications associated with the misalignment with Westaway Drive. With proper alignment, exiting on 608 may be more appropriate than entering.
21. Consideration should be given to placing a package drop off area to facilitate the delivery of packages to the dwelling units and to minimize the risk of having delivery drivers illegally parking in the drive aisles to more quickly access the buildings.
22. We encourage the provision of open space amenities on the property as well as active transportation amenities, such as bicycle racks.

23. We recommend providing benches, trees, and other appropriate amenities at the bus stops directly in front of 608 Germantown Pike. Coordination should occur with SEPTA.
24. Any future plan should show proposed sidewalk connections to the buildings, including a sidewalk along the 606 side of the driveway nearest the units on that lot.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

cc: Craig T. McAnally, Township Manager
Robert A. Sztubinski, B.C.O., Director of Building and Codes
Krista Heinrich, P.E., Township Engineer
Andrew Thomas, Township Fire Marshal
Sean P. Kilkenny, Esq., Township Solicitor
John Kolb, Applicant's Engineer



January 7, 2026

File No. 2025-01099

Craig T. McAnally, Township Manager
Whitemarsh Township Municipal Building
616 Germantown Pike
Lafayette Hill, PA 19444

Reference: Sketch Plan Review
604 - 608 Germantown Pike
Whitemarsh Township, Montgomery County, Pennsylvania
SLD #08-25

Dear Mr. McAnally:

As requested, we have reviewed a 1-Sheet Plan for the above referenced Sketch Plan submission, prepared by Woodrow & Associates, Inc., dated October 31, 2025, and last revised November 4, 2025. Please note that we have incorporated select Preliminary Plan requirements into this review to provide the applicant with guidance in the preparation of future plan submissions. The following comments are offered for your consideration:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

<u>Section</u>	<u>Description</u>
1. 105-20(A)(4)(a)	The Zoning Summary Table must be revised to include the dimensional requirements for the B-Residential Zoning District, as well as the proposed dimensions.
2. 105-20(A)(4)(d)	The Zoning Summary Table lists the impervious coverage as 59.7±%, and the 'Concept Layout Statistics' lists the same to be 53.0±%. This discrepancy must be resolved.
3. 105-20(A)(11)	The plans must be revised to label and dimension the Ultimate and Legal rights-of-way of Germantown Pike.
4. 105-20(A)(16)	The Zoning Summary Table indicates that a total of 22 Dwelling Units (DU) are proposed, however, the plans appear to show 22 Dwelling Units, in two proposed 11-Unit buildings, and two existing buildings to remain. The plans must be revised to clarify the use of the two existing buildings to remain, and whether the total of 22 proposed dwelling units is inclusive of uses within those buildings.

401 Plymouth Road, Suite 150 | Plymouth Meeting, PA 19462 | Phone: 610-489-4949 | Fax: 610-489-8447

<u>Section</u>	<u>Description</u>
5. 105-20(A)(12), 105-21(B)(1)(n)	The plans must be revised to show existing principal buildings (and their respective uses) and driveways on the peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads, and other significant man-made features within 500 feet of and within the site, including properties across streets.
6. 105-20(A)(19)	The plans must be revised to include dimensions for all parking areas, in compliance with the requirements of Section 105-38.
7. 105-20(A)(21)	The plans must be revised to show topographic, physical, and cultural features including but not limited to fields, pastures, meadows, woodland, trees with a dbh of six inches or more, hedgerows and other significant vegetation, steep slopes, rock outcrops, soil types, ponds, ditches, drains, storage tanks, streams within 200 feet of the tract, and existing rights-of-way and easements, and historical and cultural features such as all structures, foundations, walls, wells, trails, and abandoned roads.
8. 105-20(A)(22)	The plans must be revised to include a general description of proposed methods of water supply, sewage disposal, and stormwater management.
9. 105-20(B)	This section of the ordinance requires the provision of a natural features map, showing contour lines, Floodplain areas, Floodplain soil areas, Steep slopes. Limestone areas subject to sink conditions, Forest areas, Streams, Lakes and ponds and Wetlands.
10. 105-21(B)(1)(e)(6)	The plans must be revised to list the size of units, in bedrooms, if known.
11. 105-21(B)(1)(k), 105-72(A)	The plans must be revised to show all existing and proposed property monumentation.
12. 105-21(B)(1)(o)[3]	The applicant is advised that the provision of elevations and perspective sketches of proposed buildings are encouraged.
13. 105-21(B)(2)	The plans must be revised to include a delineation of the soil types within the site, based on maps contained in the Soil Survey of Montgomery County, Pennsylvania, United States Department of Agriculture Soil Conservation Service, 1967, as amended. A table shall be included which indicates each soils limitation for community development.
14. 105-21(B)(3), 105-21(B)(7)	Proposed landscaping must be shown on the plans, including existing and proposed grades for the entire site, existing vegetation to be removed or preserved, and the proposed planting schedule indicating the locations, species and sizes of plantings as required by sections 105-39, 105-48, 105-52 and Chapter 55.
15. 105-21(B)(10)	The applicant must provide a letter indicating the availability of public sanitary sewer facilities, and a letter of commitment or agreement indicating the availability of central water supply from the appropriate utilities.

<u>Section</u>	<u>Description</u>
16. 105-21(B)(12)	The Preliminary Plan submission shall include a map showing the location of the proposed subdivision within its neighborhood context.
17. 105-21(B)(13)	The Preliminary Plan submission shall include an Existing Resources and Site Analysis Plan (ERSAP), to provide a comprehensive analysis of existing conditions, both on the proposed development tract and within 500 feet of the tract boundaries. Conditions beyond the tract boundaries may be described on the basis of existing published data available from governmental agencies and from aerial photographs.
18. 105-21(B)(15)	The Preliminary Plan submission shall include a Preliminary Resource Impact and Conservation Plan (the "Preliminary Impact Plan") to categorize the impacts of the proposed activities and physical alterations on those resources shown on the ERSAP. All proposed improvements, including but not necessarily limited to grading, fill, streets, buildings, utilities and stormwater management facilities, as proposed in the other Preliminary Plan documents, shall be taken into account in preparing the Preliminary Impact Plan, which shall clearly demonstrate that the applicant has minimized site disturbance to the greatest extent practicable.
19. 105-21(B)(16)	The Preliminary Plan submission shall include a 'Preliminary Improvements Plan' consistent with the requirements of this section of the ordinance.
20. 105-21(B)(17)	The Preliminary Plan submission shall include the following studies to assist in determination of the impact of the application upon municipal services and facilities: <ul style="list-style-type: none">(a) Sewer and Water Feasibility Report(b) Groundwater Protection and Replenishment Study(c) Erosion and Sedimentation Control Plan(d) Traffic Impact Study in accordance with §105-21.B(9)(e) Community association document, where applicable.
21. 105-21(B)(18)	The applicant shall submit a 'Preliminary Common Open Space Ownership and Management Plan' consistent with the requirements of this section of the ordinance.
22. 105-21.1(K)(2)	Within the South Transportation Service Area an impact fee in the amount of Two Thousand Five Hundred and Twenty-Nine Dollars (\$2,529.00) per anticipated peak hour trip must be provided by the applicant.
23. 105-28(I)	This section of the ordinance requires the applicant to obtain a Highway Occupancy Permit from the Pennsylvania Department of Transportation (PennDOT) for the proposed work within the right of way of Germantown Pike, State Route 3053. The Township Engineer should be notified of all meetings with PennDOT and must be copied on all correspondence.

<u>Section</u>	<u>Description</u>
31. 105-38(H)	The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, which states that all parking areas shall be set back from property lines at least 15 feet.
32. 105-38(I)	The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, which states that no more than 15 parking spaces shall be permitted in a continuous row without being interrupted by a landscaping area not less than the width of a parking space constructed in accordance with the plan.
33. 105-38(K)	This section of the ordinance requires that parking lots with less than 30 spaces not have a grade exceeding 5%. The plans must be revised to provide parking area grades in compliance with the requirements of this section of the ordinance.
34. 105-38(N)	The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, which states that entrance and exit drives crossing the street line shall be limited to two along the frontage of any single street, and their center lines shall be spaced at least 80 feet apart.
35. 105-38(P)	Tire bumpers shall be installed so as to prevent vehicle overhang on any sidewalk or landscape area.
36. 105-38(S), 105-50(C)	Internal sidewalks and service walks must be shown to provide connectivity to and from the proposed dwellings, site amenities, the existing SEPTA Bus Stop and the Public Sidewalk along Germantown Pike.
37. 105-38(U)	All common parking areas shall be adequately lighted during after-dark operating hours and all lights shall be located on raised parking islands, not on the parking surface. A Lighting Plan which indicates an adequate level of illumination in all parking areas must be submitted to the Township.
38. 105-38(V)	All artificial lighting used to illuminate any parking space or spaces shall be so arranged that no direct rays from such lighting shall fall upon any neighboring property or streets, nor shall any high brightness surface of the luminaries be visible from neighboring residential property or from a public street. The required Lighting Plan must also demonstrate compliance with the requirements of this section of the ordinance.
39. 105-39(A)	This section of the ordinance requires that all parking areas shall have at least one tree of three inches minimum caliper for every two parking spaces provided. Calculations that demonstrate compliance with the shade tree requirements contained in this section of the ordinance must be added to the plans.
40. 105-39(C)	A minimum of 10% of any parking lot facility over 2,000 square feet in gross area shall be devoted to landscaping, inclusive of required trees. The plans must be revised to meet the requirements of this section of the ordinance and the percentage of the parking lot which is devoted to landscaping must be calculated and listed on the plans.

<u>Section</u>	<u>Description</u>
41. 105-40(A), 105-50(C)(2) 105-56.1(B)(4)	Required off street loading facilities must be designed so that each space shall be no less than 14 feet wide, 50 feet long, and 17 feet high, exclusive of drives and maneuvering space and located entirely on the lot being served. Access and circulation for fire-fighting and other emergency equipment, moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience. The plans must be revised to demonstrate compliance with these sections of the ordinance.
42. 105-41(A), 105-75	These sections of the ordinance require that the proposed Stormwater Management Plan be reviewed for compliance with Chapter 58 of the Whitemarsh Township Code, entitled 'Grading, Erosion Control, Stormwater Management and Best Management Practices'.
43. 105-42 (A)	No subdivision or land development plan shall be approved unless there has been an erosion and sedimentation control plan approved by the Township Engineer consistent with the requirements of Chapter 58 of the Whitemarsh Township Code, entitled 'Grading, Erosion Control, Stormwater Management and Best Management Practices'.
44. 105-46	Curbs shall be provided in all subdivisions and land developments in accordance with Sections 105-30, and 105-74.
45. 105-47(A)	Sidewalks shall be provided in all subdivisions and land developments in accordance with sections 105-30, 105-47 and 105-73 of the Whitemarsh Township Code.
46. 105-47(D)	Curb cuts shall be provided at all street crossings. The plans must be revised to clearly indicate that curb cuts and ADA accessible ramps are provided.
47. 105-47(E)	Sidewalks and pedestrian paths shall be adequately lighted, if required by the Board of Supervisors. The required Lighting Plan must also demonstrate compliance with the requirements of this section of the ordinance.
48. 105-47(J)	Sidewalks adjacent to angle parking areas shall be set back a minimum of five feet to prevent car overhang from restricting pedestrian movement along the sidewalk.
49. 105-48	Within any land development, street trees shall be planted along all streets where suitable street trees do not exist. The minimum trunk diameter, measured at a height of six inches above the root ball, shall be three inches.
50. 105-48(E), 105-56.1(J)(5)	Unless otherwise approved by the Board of Supervisors, street trees shall be planted within a tree planting zone of lawn area or other material approved by the Shade Tree Commission, situated between the sidewalk and curb and measuring a minimum of five feet in width from the planting edge of the curb to the planting edge of the sidewalk.
51. 105-50(B)	The plans must be revised in order to demonstrate that the attached dwellings will incorporate varied designs, architectural modes and setbacks.

<u>Section</u>	<u>Description</u>
52. 105-50(C)(3)	The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, which states that walking distance from the main entrance of a building to a parking area shall be less than 100 feet.
53. 105-50(D)	The plans must be revised to show proposed grading in order to demonstrate that grading is designed for buildings, lawns, paved areas and other facilities to assure adequate surface drainage, safe and convenient access to and around the buildings, screening of parking and other service areas and conservation of desirable existing vegetation and natural ground forms.
54. 105-50(E)	The plans must be revised to include construction details which demonstrate that all driveways will be paved and constructed in accordance with Township standards.
55. 105-50(F), 105-56.1(B)(3)	The plans must be revised in order to demonstrate compliance with the requirements of these sections of the ordinance, which state that outdoor refuse collection stations shall be screened from view and landscaped.
56. 105-52	Buffer yards are required between land developments and along existing streets to soften visual impact, to screen glare, and to create a visual barrier between conflicting land uses. The plans must be revised to provide a table detailing the buffer yard requirements, in accordance with Section 105-52.B as well as the actual buffers provided. All landscaping plans are subject to the review and approval of the Shade Tree Commission.
57. 105-52(B)(2)	This section of the ordinance requires that all buffers shall have a minimum width of 50 feet. The Board of Supervisors may permit an alternative planting option which shall have a screening capability equal to or greater than any of the available options. The applicant should provide evidence in sufficient detail to the Board of Supervisors in order to demonstrate that sufficient screening will be provided.
58. 105-53(D)	This section of the ordinance requires the dedication of land in the amount of 10% of the total Site Area for Park and/or Recreational use. The applicant has the option of offering a fee in lieu of dedicating actual land area and can also provide a combination of a fee in lieu and dedication of land. All offers of land and/or fees in lieu of dedication must meet the requirements of this section of the ordinance.
59. 105-56.1(A)	The applicant shall submit architectural drawings for evaluation of the proposed buildings, including building elevation and colored renderings.
60. 105-56.1(B)(1)	The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, which states that, when there is more than one building on a lot and/or within a development, the total amount of required parking shall be divided into discreet sections of not more than 20 spaces.

<u>Section</u>	<u>Description</u>
61. 105-56.1(C)	All developments shall provide for future access to adjacent properties within the VC. Applicants shall seek agreements for shared vehicular access as the preferred means of reducing the total number of curb cuts within the district, as well as for traffic safety and congestion reasons.
62. 105-56.1(C)(3)	Access easements and maintenance agreements or other suitable legal mechanisms for Shared access shall be submitted to the Board of Supervisors with the application for conditional use approval.
63. 105-56.1(E)(2)	The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, which states that parking areas shall be buffered from any adjacent accessway by street trees and by a four-foot-wide landscaped area with a continuous row of two- to three-foot high shrubs, fence or seating wall.
64. 105-56.1(G)(1)	The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, which states that sidewalks shall be provided along all street lines and primary accessways and shall be six feet in width and of material compatible with surrounding area. Materials other than concrete are encouraged (i.e., unit pavers, etc.), provided all such materials are ADA compliant.
65. 105-56.1(G)(2)	The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, which states that all driveways shall have concrete aprons to continue the sidewalks across the driveway or nondedicated street onto a property.
66. 105-56.1(H)	Crosswalks shall be provided at driveways and shall be differentiated to stand out from the vehicular cartway at all intersections by using a variety of materials, including stamped concrete, brick or Belgian block, colored asphalt or similar. The Board of Supervisors shall approve the materials and design of all crosswalks.
67. 105-56.1(I)	All VC subdistricts shall contain street lighting poles and fixtures as approved by the Board of Supervisors.
68. 105-56.1(J), 105-83	The plans must be revised in order to demonstrate compliance with the Landscaping and buffering requirements contained in these sections of the ordinance.
69. 105-69(C)	Along the existing street on which a subdivision or land development abuts, improvements shall be made to the street. The improvements to the boundary street shall be determined by the width of the required cartway and built to the specifications established by the Township.
70. 105-71	This section of the ordinance requires that the developer shall install or cause to be installed at the developer's expense metal or fiberglass pole streetlights serviced by underground conduit.

<u>Section</u>	<u>Description</u>
71. 105-73	This section of the ordinance requires sidewalks to be constructed as required by Sections 105-30 and 105-47.
72. 105-74	This section of the ordinance requires Curbs to be constructed as required by section 105-30. The plans must be revised to indicate the replacement of any curbing along the property frontage found to be in disrepair. All existing depressed curbs that will no longer be required for site access must be replaced with full reveal concrete curbing.
73. 105-75(A)	The developer shall construct stormwater drainage facilities, including curbs, catch basins, inlets, storm sewers, culverts, road swales, open channels and other structures in order to prevent erosion, flooding and other hazards to life and property consistent with the requirements of Chapter 58 of the Whitemarsh Township Code, entitled 'Grading, Erosion Control, Stormwater Management and Best Management Practices'.
74. 105-76	The applicant must obtain a letter of approval from the Township Fire Marshal in order to ensure that adequate fire protection is provided.
75. 105-78	The applicant must obtain the approval of the Whitemarsh Township Authority with regard to proposed sanitary sewerage facilities.
76. 105-79	All preliminary plan submissions shall include evidence of submission to PADEP of a sewage facilities planning module application mailer.
77. 105-81	All electric, telephone and communication service facilities, both main and service lines, shall be provided by underground cables, installed in accordance with the prevailing standards and practices of the utility and other companies providing such service. Final plans shall show locations of all utilities and shall be coordinated with landscaping.
78. 105-89	The developer shall enter into a written agreement with the Township in the manner and form approved by the Solicitor wherein the developer shall agree, to construct or cause to be constructed at his own expense all proposed improvements shown on the approved land development plan, all in strict accordance with the standards and specifications of the Township and within the time specified in said agreement, and to deposit with the Township financial security in an amount sufficient to cover the cost of all subdivision or land development improvements, including both public and private improvements.

CHAPTER 55 - TREE PROTECTION STANDARDS

<u>Section</u>	<u>Description</u>
79. 55-4(B)	The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, which states that the removal of more than 33% of trees, having a DBH of six inches or greater, on any lot, shall not be permitted.
80. 55-4(C)(1)	A Tree Survey Plan and a Landscape Plan prepared in accordance with the requirements contained in this section of the ordinance must be submitted to the Township.
81. 55-4(C)(2)	The Tree Survey Plan and the Landscape Plan shall be reviewed by the Shade Tree Commission in a public meeting.
82. 55-4(C)(3)(b)	Any tree lost or destroyed within the past five years must be shown on the Tree Survey Plan as a "Removed Tree" and must be replaced as part of the proposed project.
83. 55-4(C)(3)(c)	Heritage trees and boundary trees shall be individually noted on the Tree Survey Plan.
84. 55-4(D)	The plans must be revised to include provisions for tree protection to preserve healthy trees and shrubs on site. A note must be added to the plans requiring protective fencing to be placed around trees on the property prior to construction. Protective fencing must be shown on the plans in the areas where it will be required, and a tree protection fence detail must be provided.
85. 55-4(B)(2)	A note must be added to the plans requiring a pre-construction conference with the Shade Tree Commission's designee prior to start of construction.
86. 55-4(B)(6)(a)	This section of the ordinance requires that every tree determined to be living and healthy, with a DBH of 6 inches or greater and which is designated to be removed or which is destroyed, shall be replaced with one or more new shade trees of a type approved by the Township with a trunk diameter of not less than 3 inches in caliper. The total caliper of replacement trees, measured at 6 inches above the ground line, shall equal or exceed the DBH of the tree removed. Calculations that indicate compliance with the tree replacement requirements contained in this section of the ordinance must be added to the plans.
87. 55-4(B)(6)(c)	Replacement trees shall be planted in addition to the trees required by planting requirements otherwise set forth in the Subdivision and Land Development Code.

GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES ORDINANCE:

The plans will be reviewed for grading, erosion & sedimentation control, stormwater management and best management practices following the submission of an Erosion and Sedimentation Control Plan and Stormwater Management Calculations. Please note that we have incorporated selected applicable comments related to the requirements of Chapter 58 of the Whitmarsh Township Code into this review to provide the applicant guidance in the preparation of future plan submissions. These comments do not fully address stormwater management or erosion control on the site.

<u>Section</u>	<u>Description</u>
88. 58-14	Water volume controls shall be implemented using the Design Storm Method (CG-1 in the BMP Manual).
89. 58-15(A)(1)	All earth disturbance activities shall limit the rate of stormwater runoff so that no greater runoff is permitted from any point on the site than that of the site at its maximum development potential in its natural condition of the same frequency storm.
90. 58-17(A)(2)(f)	The type, depth and aerial extent of predominant soils on the property must be added to the plans. Depth to seasonal high water table must be indicated on the plans to ensure proper functioning of any infiltration BMPs, if any.
91. 58-17(A)(2)(k)	The plans must be revised to show existing contours and proposed finished grades.
92. 58-17(A)(2)(l)	The plan must be revised to include a delineation of the limits of disturbance, along with a statement, in square feet, of the total site area and the disturbed area.
93. 58-17(A)(2)(o)	The plans must be revised to show the size, location and construction details of all proposed impervious ground cover.
94. 58-17(A)(2)(q)	The plan must be revised to include an estimated development schedule and construction sequence for the site.
95. 58-17(A)(2)(t)	A statement, signed by the landowner, acknowledging that any stormwater BMPs are fixtures that can be altered or removed only after approval by the Township shall be added to the plans.
96. 58-17(A)(2)(s)	The following signature block must be added to the plans: “(Design Engineer)”, on this date (Signature, date), has reviewed and hereby certifies that the Stormwater Management Site Plan meets all design standards and criteria of Chapter 58, " Grading, Erosion Control, Stormwater Management and Best Management Practices"."
97. 58-17(A)(4)	The applicant must submit plans and supporting calculations detailing proposed stormwater drainage and stormwater management systems required by regulations adopted pursuant to this chapter.

<u>Section</u>	<u>Description</u>
98. 58-17(A)(5)	The applicant must submit plans and written procedures for minimizing erosion and sedimentation.
99. 58-18(2)	Should the limit of disturbance exceed one acre, the applicant must obtain a National Pollutant Discharge Elimination System (NPDES) permit from the Pennsylvania Department of Environmental Protection.
100. 58-23(A)	An as-built survey of all stormwater BMPs must be submitted to the Township in paper and digital (dwg) formats. A note must be added to the plans stating an as-built survey will be completed and submitted in both formats to the Township.
101. 58-24(K)(2)	Stormwater facilities shall be accessible to permit periodic maintenance and an access easement shall be provided to permit such access. The following blanket stormwater easement note, must be added to the plan: <i>'Stormwater facilities shall be owned and maintained by the property owner in perpetuity. The property owner shall provide a blanket stormwater access easement to the Township for the purpose of access to the stormwater facilities. If, in the judgment of the Township Engineer, the owner has failed to maintain the stormwater facilities in such a manner as to ensure their proper functioning, the Township after providing a written notice, shall have the right to enter upon the lands of the owner and to make any repairs as may be necessary to the stormwater facilities to ensure that such facilities function and perform in accordance with the design specifications. Any and all costs incurred by the Township for such repairs and/or maintenance shall be paid in full by the owner. A lien or liens may be placed against the property if the owner fails to remit payment within sixty (60) days.'</i>
102. 58-30(A)(8)	If in the course of reviewing the stormwater management plan, the Township Engineer determines that off-site improvements are necessary to satisfactorily control the stormwater from the site, the applicant shall be responsible for such off-site improvements.
103. 58-32(A)(2)	The increased runoff from the proposed development must be controlled by permanent runoff control measures. All runoff control measures shall be evaluated for their effectiveness during the one hundred year storm. The required stormwater management calculations must demonstrate compliance with the requirements of this section of the ordinance.
104. 58-32(A)(3)	All plans and designs for stormwater management systems and facilities submitted to the Township for approval shall determine stormwater peak discharge and runoff by use of the Soil Cover Complex Method as set forth in the U.S. Department of Agriculture, Soil Conservation Service Publication entitled, "Urban Hydrology for Small Watersheds," Technical Release #55 or latest edition thereof.
105. 58-35(C)(3)(e)	A detailed soils evaluation of the project site shall be performed to determine the suitability of infiltration BMPs, if any. The evaluation shall be performed by a Registered Professional Engineer experienced in geotechnical engineering or a Certified Professional Soil Scientist and at a minimum, address soil permeability, depth to bedrock, susceptibility to sinkhole formation, and subgrade stability. A copy of the results of the soils evaluation must be submitted to the Township.

<u>Section</u>	<u>Description</u>
106. 58-32(E)(4)	The following note shall be attached to all drainage plans and signed and sealed by the applicant's Registered Professional Engineer experienced in geotechnical and soil engineering: <i>"I certify that the proposed facility is/is not underlain by limestone."</i>
107. 58-35(A)	No regulated earth disturbance activities within the Township shall proceed until approval by the Township of a BMP operations and maintenance plan, which describes how the permanent stormwater BMPs will be properly operated and maintained.
108. 58-38(A)	Roof drains shall discharge to infiltration areas or vegetative BMPs to the maximum extent practicable. The plans must be revised to indicate the location of all stormwater roof drains.
109. 58-41(B)	A note must be added to the plans stating that plans for the earth disturbance activity, bearing the stamp of approval of the Township Engineer, shall be maintained at the site during the progress of the grading work and until the work has been completed.
110. 58-41(C)	A note shall be added to the plans stating the permit holder will notify the Township Engineer in order to obtain inspections at least 48 hours before the inspection is to be made for; initial inspection, rough grading, drainage facilities, BMPs, special structures and final inspection.

Any future submission of the design plans for this project must be accompanied by a letter, prepared by the applicant's engineer, which addresses each of the comments contained in this report. Should you have any questions regarding this matter, please do not hesitate to contact me at this office.

Sincerely,



Krista Heinrich, P.E.
Township Engineer
Gilmore & Associates, Inc.

cc: Charles L. Guttenplan, AICP – Director of Planning and Zoning
Sean Kilkenny, Esq.; Kilkenny Law – Township Solicitor (*via email*)
Robert A. Sztubinski, B.C.O. – Director of Building & Codes (*via email*)
Andrew G. Thomas – Fire Marshal/Emergency Management Coordinator
JB Reibstein, 608 Germantown Pike Associates, LLC – Owner/Applicant
Timothy P. Woodrow, P.E.– Applicant's Engineer

WHITEMARSH TOWNSHIP

To: Charlie L. Guttenplan, Director of Planning & Zoning/Zoning Officer.

From: Andrew G. Thomas, Fire Marshal

AGT 1/8/26

Subject: SLD#08-25: 608 GERMANTOWN PIKE
(SKETCH PLAN)
608 GERMANTOWN PIKE
LAFAYETTE HILL, PA 19444

Date: 1/8/2026

After reviewing the sketch plan for the 608 Germantown Pike, the following items must be addressed. The below comments reference the adopted appendices of the 2018 International Fire Code.

1. Dimensions. Fire Apparatus access roads shall have an unobstructed width of 24 feet, exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of 14 feet. No access driveway shall be located closer than five feet to a structure.
2. 503.1.1 Buildings and facilities. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route around the exterior of the building or facility.
3. Fire lane signage must be provided in accordance with (IFC Section D 103.6.1 Roads 20 to 26 feet in width.) *Fire lane* signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).
4. There is no parking allowed in either driveway, with the width of the roadway shown there will be no street parking allowed; including idling, loading, unloading, or delivery parking. Please provide information on where the deliveries and residents are supposed to park for loading and unloading.
5. Fire department connections shall be installed within 100' of the approved hydrants in approved locations.
6. The building will need an NFPA 72 compliant fire alarm system.
7. Please provide an accurate truck turn plan so that fire apparatus can safely navigate the property.

Andrew G. Thomas
Fire Marshal, Emergency Management Coordinator
616 Germantown Pike
Lafayette Hill, PA 19444
Phone: 610-825-3535 ext. 2614
Email: athomas@whitemarshtwp.org



This Checklist and the following items MUST be submitted to the Township, completed in their entirety, at the time of submission for the Township to accept a subdivision/land development application.

This checklist page must be filled out after printing the completed form starting on page 2 where applicable.

<u>Applicant Initials</u>	<u>Required Items of Submission</u>	<u>Township Receipt</u>
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<u>CG</u>	Whitmarsh Township Checklist	_____
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<u>CG</u>	Whitmarsh Township Application (Signature <u>MUST</u> Be Original)	_____
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<u>CG</u>	Whitmarsh Township Request for Modification (Signature <u>MUST</u> Be Original)	_____
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_____	N/A	Whitmarsh Time Waiver Form (Signature <u>MUST</u> Be Original)
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R E C E I V E D

OCT 07 2025

**WHITEMARSH TOWNSHIP
ZONING & ENGINEERING**

<u>CG</u>	Whitmarsh Township Escrow (Payable to Whitmarsh Township; credit card payment accepted in person) \$2,500.00	_____
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<u>CG</u>	Montgomery County Planning Commission Municipal Request for Review (County will request fee directly from applicant)	_____
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<u>CG</u>	Shade Tree Commission Checklist for Compliance with Chapter 55 (attached)	_____
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_____	N/A	Transportation Impact Study [§105-21.B.(9)(c)] (if applicable)
-------	------------	---

_____	N/A	Stormwater Management Plan & Supporting Calculations (if applicable)
-------	------------	---

_____	N/A	Supplemental Documents Applicable to a Specific Application
-------	------------	--

_____	N/A	List of Encumbrances (Book & Page Numbers) (if applicable)
-------	------------	---

<u>CG</u>	Three (3) Complete Sets of All Application Materials	_____
-----------	--	-------

<u>CG</u>	PDF or Link to Digital File of Each Component of the Application	_____
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N/A - NOT APPLICABLE

Fees and plans showing all public improvements are submitted with this application. Any additional plan information required by the Township Engineer will be submitted to the Director of Planning and Zoning for distribution. The undersigned applicant agrees to comply with all the provisions of Chapter 105 of the Code of the Township of Whitmarsh, as amended, and agrees to obtain all necessary permits in connection with the proposed subdivision and/or land development.

Whitmarsh Township employees, or township-authorized agents, are hereby granted permission to enter upon the land, if necessary, for site inspections.

Original preliminary and/or original final subdivision and/or land development applications submitted by 4:00pm on the last business day of the month will be reviewed by the Whitmarsh Township Planning Commission at a regular meeting two (2) months following the date of submission or other appropriate meeting date depending upon the results of Township reviews.

I hereby certify, as the undersigned applicant, that I am familiar with the provisions of: [1] Chapter 105, "Subdivision and Land Development", [2] Chapter 58, "Grading, Erosion Control, Stormwater Management and Best Management Practices", and [3] Chapter 55, "Tree Protection Standards" of the Code of the Township of Whitmarsh, as amended, and, to the best of my knowledge and belief, this application and the submitted plans conform to those provisions.

Date of Submission: 9/29/25 _____

Signature: _____
(Original Signature must be submitted)

Printed Name: Corey Gee _____

I, (name) _____ (title) _____ of _____

(entity submitting application) _____ do hereby affirm

that I am authorized by the applicant to affix my signature to this application.

Date: _____

Signature: _____
(Original Signature must be submitted)

RECEIVED
OCT 07 2025

WHITEMARSH TOWNSHIP
ZONING & ENGINEERING

**WHITEMARSH TOWNSHIP
SUBDIVISION and/or LAND DEVELOPMENT
TIME WAIVER FORM**

Date: _____

Granted to: Whitemarsh Township Board of Supervisors

Name of Subdivision and/or Land Development: _____

On or about _____, I/we submitted for official filing the above-reference application.

Notwithstanding any contrary provision of the Pennsylvania Municipalities Planning Code or the Code of the Township of Whitemarsh, this letter will serve as notice to Whitemarsh Township that the requirement that action be taken on this application within ninety (90) days is hereby waived, without limitation as to time. This waiver is granted to permit us to make revisions to the application during the application review process.

Further, with the understanding that this waiver is voluntarily given and will be relied upon by Whitemarsh Township, I/we will give Whitemarsh Township written notice (by certified mail or recognized overnight carrier) should we determine that limiting the time of the review process becomes necessary. Whitemarsh Township shall then have ninety (90) days from receipt of such written notice in which to act upon the application.

This waiver is not transferable or assignable by the Applicants and shall apply to any and all revised submissions made in relation to the above-referenced application.

I/we represent that I/we have been duly authorized to execute this waiver on behalf of the Applicant.

Date: _____

Signature: _____

(Original Signature must be submitted)

Printed Name: _____

Firm Name: _____

(if applicable)

Title: _____

(if applicable)

RECEIVED
OCT 07 2025

WHITEMARSH TOWNSHIP
ZONING & ENGINEERING

Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.



Date: 09/24/25
Municipality: WHITEMARSH TOWNSHIP

Applicant's Representative: NICHOLAS MCGONIGLE (TPEC)
Address: 716 N BETHLEHEM PIKE, SUITE 301,

Proposal Name: 612 GERMANTOWN PIKE LLC

City/State/Zip: LOWER GWYNEDD, PA 19002

Applicant Name: COREY GEE

Business Phone (required): 215-659-2490

Address: 2118 BASSWOOD DR

Business Email (required): NMCGONIGLE@TPECENG.COM

City/State/Zip: LAFAYETTE HILL, PA 19444

Phone: 484-203-8782

Email: COREY.GEE@MYCCMORTGAGE.COM

Type of Review Requested:

(Check All Appropriate Boxes)

- Land Development Plan
- Subdivision Plan
- Residential Lot Line Change
- Nonresidential Lot Line Change
- Zoning Ordinance Amendment
- Zoning Map Amendment
- Subdivision Ordinance Amendment
- Curative Amendment
- Comprehensive / Other Plan
- Special Review*

**(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)*

Type of Plan:

- Tentative (Sketch)
- Preliminary / Final

Type of Submission:

- New Proposal
- Resubmission*

** A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago*

Zoning:

Existing District: VC ZONE

Special Exception Granted Yes No

Variance Granted Yes No For _____

Plan Information:

Tax Parcel Number(s) _____
65-00-04576-00-3

Location (address or frontage) 612 GERMANTOWN PIKE

Nearest Cross Street KARPER ROAD

Total Tract Area 1.04 AC

Total Tract Area Impacted By Development 1.04 AC

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted including associated yards, drives, and facilities.)

Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family						
Townhouses/Twins	1	10			0.55	
Apartments						
Commercial						
Industrial						
Office						
Institutional						
Other						

**Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan*

Additional Information: _____

RECEIVED
OCT 07 2025

Effective 5-1-18

WHITEMARSH TOWNSHIP
ZONING & ENGINEERING



RECEIVED
OCT 07 2025

WHITEMARSH TOWNSHIP
ZONING & ENGINEERING

Applicant Name: COREY GEE

Development Name: 612 GERMANTOWN PIKE LLC

Location of Property: 612 GERMANTOWN PIKE, LAFAYETTE HILL, PA 19444

Date: 09-24-25

PROJECT COVER SHEET – Approved at June 6, 2023 Shade Tree Commission Meeting

To verify fulfillment of Chapter 55 Ordinance requirements for:

1. Maximum Tree Removal – 55-4B
2. Tree Replacement – 55-4D(6)(a)
3. Substitutions for Replacements – 55-4F
4. Replacement Tree Species – 55-4E
5. Tree and Shrub requirements for Chapters other than Chapter 55

Complete the following tables, filling in data for each lettered item, and resolving each Compliance Test. In accordance with 55-4C(4)(e), provide this completed Cover Sheet together with the Landscape Plan.

Citations to Sections of Chapter 55 are provided for the convenience of the Applicant. Other Chapters of the Whitemarsh Township Code and other sections of Chapter 55, such as 55-2 Definitions, may be relevant. In the event of an inconsistency between this Cover Sheet and any provision of the Code, the language of the Code shall be controlling.

1) Calculation of Requirement for Maximum Tree Removal – 55-4B:

A.	Total of all existing Trees on the lot with DBH of 6" or greater, per 55-4C(3)(a).	17
B.	33% of line (A) = maximum existing Trees which may be Removed.	6
C.	Provide number of existing Trees proposed to be Removed by the Applicant, per 55-4C(3)(a).	3
	COMPLIANCE TEST: If Line (C) is greater than Line (B), the Applicant's proposal is not in compliance with the requirement that no more than 33% of trees having a DBH of six inches or greater may be removed.	COMPLIES



2) Calculation of Replacement Requirement for Removed Trees having a DBH of Six Inches or Greater 55-4D(6)(a):

D.	Total DBH of all existing Living and Healthy Trees (as determined per 55-4A) having a DBH of 6" or greater that are proposed to be Removed , per 55-4C(3)(a).	62
E.	Total DBH of all Living and Healthy Trees (as determined per 55-4A) having a DBH of 6" or greater, removed within five years prior to the submission of application , per 55-4C(3)(b).	0
F.	Sum of line (D) and line (E) = Total DBH that must be replaced for all Removed Living and Healthy Trees.	62
G.	Total Caliper inches of Canopy Replacement Trees proposed to be planted by the Applicant (as shown on the Landscape Plan) per 55-4D(6)(a). Each Canopy Replacement Tree shall have a minimum Caliper of three inches.	64
	COMPLIANCE TEST: If Line (G) is less than Line (F), the Applicant's proposal is not in compliance with the minimum Canopy Tree Replacement Requirement. To comply with this requirement, the Applicant may request a waiver from the Shade Tree Commission to permit limited substitutions per 55-4F. If so, proceed to Substitution calculation (3) below.	COMPLIES

3) Calculation of maximum Proposed Substitutions for Replacement Canopy Trees – 554F, subject to certain limitations and approval by the Shade Tree Commission.

H.	40% of line (F) (round fractions <u>down</u> to a whole number) = maximum Caliper of required Replacement Canopy Trees that may be substituted with Understory Trees and/or FIL, upon STC approval, per 55-4F.	24
I.	Line (F) less Line (G) = Shortfall in DBH compliance with the minimum Canopy Tree Replacement Requirement , per 55-4D(6)(a).	-2
	COMPLIANCE TEST: If line (H) is less than line (I), the deficit of minimum Canopy Tree Replacement requirement, per 55-4D(6) cannot be fully compensated with Substitutions, per 55-4F.	COMPLIES



J.	Line (I) divided by 3" (round fractions <u>up</u> to a whole number) = Shortfall in the <u>number</u> of required 3" Canopy Replacement Trees.	0
K.	Provide the total number of substitution Understory Trees proposed to be planted by the Applicant, per 55-4F(1).	0
L.	Line (K) divided by two = Number of required 3"-cal. Replacement Canopy Trees being substituted with Understory Trees per 55-4F(1).	0
M.	Line (J) less Line (L) = Number of required 3"-cal. Replacement Canopy Trees proposed by the Applicant to be substituted with payment of in-lieu fees , per 55-4F(2). NOTE: Review proposed Landscape Plan to ensure that the use of Replacement Understory Tree substitutes has been maximized prior to calculating the number of substitutes via in-lieu fees, per 55-4F(4).	0
N.	Sum of Line (L) and Line (M) = Total proposed number of Replacement Canopy Trees being substituted per 55-4F.	0
O.	Line (N) multiplied by 3" = Total shortfall of DBH to be fulfilled with substitutions as proposed by this Landscape Plan.	0
	COMPLIANCE TEST: If (O) is greater than (H), the Applicant's proposal has exceeded the 40% maximum eligible for consideration for Replacement substitutions, per 55-4F, and is not in compliance.	COMPLIES
P.	Sum of Line (O) and (G) = Total Caliper compensation for Removed Trees as provided by this proposed Landscape Plan.	64
	COMPLIANCE TEST: If (P) is less than (F), the Applicant's proposal is not in compliance with the Tree Replacement Requirement.	COMPLIES

4) Compliance with Species Requirement of Replacement Trees – 55-4E:

Q.	Total number of proposed Canopy Replacement Trees , per 55-4C(4)(c).	8
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R.	75% of line (Q) (round fractions <u>up</u> to the next whole number) = Minimum required number of Native Species Replacement Canopy Trees, per 55-4E.	6
S.	Provide the number of proposed Native Species Canopy Replacement Trees, per 55-4C(4)(c).	8
	COMPLIANCE TEST: If Line (S) is less than Line (R), the Applicant's proposal is not in compliance with the 75% Native Species requirement for Replacement Canopy Trees, per 55-4E.	COMPLIES
T.	Provide the number of proposed Native Species Understory Trees.	0
	COMPLIANCE TEST: If Line (T) is less than line (K), the Applicant's proposal is not in compliance with the 100% Native Species requirement for Replacement Understory Trees.	COMPLIES



5) Compliance with Landscaping Requirements of Other Code Chapters. Complete the following Tables for each applicable requirement.

REQUIRED TREES:

A	B	C	D*	E	F**
Full Code Citation: Chapter, sub-chapter, etc.	Subject matter as indicated in Code caption	Required # of Trees	Credits for Preserved Trees per 55-4D(5)	Proposed # of Trees	Column (C) less Columns (D) and (E)
55-4.D(6)(a)	Tree Replacement	3	62	8	-67

*NOTE: Column (D) Credits are strictly limited to calculating Chapter 105-52 Buffer yards, in accordance with 55-4D(5).
 **NOTE: When the result in Column (F) is greater than zero, the Applicant's proposal is not in compliance with the applicable Code requirement.

REQUIRED SHRUBS:

A	B	C	D	E*
Full Code Citation: Chapter; sub-chapter, etc.	Subject matter as indicated in Code caption	Required # of Shrubs	Proposed # of Shrubs	Column (C) less Column (D)
55-4.E	Species Replacement	0	0	0



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***NOTE: When the result in Column (E) is greater than zero, the Applicant's proposal is not in compliance with the applicable Code requirement.**

WHITEMARSH TOWNSHIP

To: Charlie L. Guttenplan, Director of Planning & Zoning/Zoning Officer.

From: Andrew G. Thomas, Fire Marshal



Subject: SLD#10-25: 612 GERMANTOWN PIKE ,LLC
(SKETCH PLAN)
612 GERMANTOWN PIKE
LAFAYETTE HILL, PA 19444

Date: 10/10/2025

After reviewing the sketch plan for the 612 Germantown Pike, the following items must be addressed. The below comments reference the adopted appendices of the 2018 International Fire Code.

1. The development must provide a fire hydrant on site so that from any point on the street or road frontage to a hydrant is less than 250 feet. (IFC Section C102 Number of Fire Hydrants.)
2. The development must provide access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders. (IFC Section D103 Minimum Specifications.)
3. Dimensions. Fire Apparatus access roads shall have an unobstructed width of 24 feet, exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of 14 feet. No access driveway shall be located closer than five feet to a structure.
4. 503.1.1 Buildings and facilities. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route around the exterior of the building or facility.
5. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC Section D103.4 Dead Ends).
6. Fire lane signage must be provided in accordance with (IFC Section D 103.6.1 Roads 20 to 26 feet in width.) *Fire lane* signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).
7. There is no parking shown for the development, with the width of the roadway shown there will be no street parking allowed. Please provide information on where the residents and their guests are supposed to park.

Andrew G. Thomas
Fire Marshal, Emergency Management Coordinator
616 Germantown Pike
Lafayette Hill, PA 19444
Phone: 610-825-3535 ext. 2614
Email: athomas@whitemarshwp.org

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

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**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 21, 2025

SUBJECT: Tentative Sketch Plan Review – 612 Germantown Pike, Whitemarsh Township
(MCPC #25-0215-001)

TO: Charles L. Guttenplan, AICP, Director of Planning & Zoning

FROM: Tim Konetchy, Senior Community Planner, Montgomery County Planning Commission
Timothy.Konetchy@montgomerycountypa.gov - 610.292.4917

We have reviewed the above-referenced tentative sketch plan, as you requested on October 7, 2025. The applicant, Cory Gee, has submitted a tentative sketch plan that provides for the construction of 10 condominiums within 5 two-family detached dwellings on a lot known as 612 Germantown Pike in Whitemarsh Township (Parcel #65-00-04576-00-3). The property appears to be split between the VC-1 Village Commercial District and the B Residential District, with the rear portion of the parcel falling within the B District. Townhomes, apartments and condominiums are permitted by Conditional Use in the VC-1 District. The application states that the parcel is 1.04-acre in area; however, the property records from the Montgomery County Board of Assessment indicate that the parcel is roughly 42,800 square feet or 0.98 acres. The proposed homes will be provided with vehicle and pedestrian access via a proposed cul-de-sac road. The submitted preliminary sketch plan also provides for the planting of eight canopy trees. The site currently contains a roughly 5,000-square foot building, which previously operated as a financial institution, and which is proposed for demolition.

The Montgomery County Planning Commission (MCPC) has reviewed the sketch plan and we present the following comments to serve as preliminary feedback based on the contents of that plan and the supporting documents provided alongside it. We encourage the applicant to consider the following comments as the land development process progresses as we believe that they will lead to an improved preliminary plan which better achieves the township's vision for residential development. Please note that these comments are preliminary and are subject to change upon the submission of a preliminary plan. Our comments are as follows:

GENERAL COMMENTS

MCPC has identified numerous issues in the course of our review, which are discussed below, and which will require extensive revisions to the site plan. The following items act as a summary of the key issues identified:



- A. Noncompliance with Township Regulations. The submitted tentative sketch plan does not comply with numerous sections of the township's Zoning Ordinance and Subdivision and Land Development Ordinance, as discussed in more detail below. These inconsistencies must be addressed before the applicant can proceed with preliminary plan, as variance relief from the Zoning Hearing Board may be required.
- B. Site Design:
1. The township has a clear and specific intent for the Village Commercial District under Section 116-288. The many aspiration principles of the legislative intent hinge upon promoting multi-modal access, retaining existing buildings where feasible, and allowing for infill development that complements the established built form of the corridor. The legislative intent specifically states that infill development should, *"Use building scale, building orientation and landscaping to establish or preserve community identity."* The overall site design does not seem to be intended to integrate with the established built form of Germantown Pike but instead seeks to create a small neighborhood of ten dwelling units that have vehicular access from Germantown Pike. Additional details on the proposed orientation and design of the dwelling unit facing Germantown Pike may address some concerns; however, the overall layout does not appear consistent with the township's vision or regulations of the Village Commercial District.
 2. The proposed cul-de-sac roadway is noncompliant with numerous standards of the Township Subdivision and Land Development Ordinance: the cartway and bulb are both of an inadequate width; street trees and tree zones are not provided along the sidewalk; and sidewalk is not provided along both sides of the cul-de-sac. Furthermore, the bulb of the cul-de-sac is within 4 feet of a neighboring residential property. It is unclear if or how these issues can be resolved given the constraints of the site.
 3. A sidewalk is proposed within one foot of the proposed front-loaded garages that are intended to provide parking for each dwelling unit. The proposed layout puts pedestrians using the sidewalk at risk, as drivers entering and exiting a garage must cross a sidewalk. Furthermore, those exiting garages will have severely limited visibility and may be unable to see approaching pedestrians. This safety concern could be mitigated somewhat by increasing the space between the front of the proposed buildings and the sidewalk, which would improve visibility for both drivers and pedestrians. That said, there is little space available to accommodate relocating the proposed sidewalk and roadway.

SITE PLAN DETAILS

- A. Site Data Table – Lot Area. The application states that the parcel is 1.04-acre in area; however, the property records from the Montgomery County Board of Assessment indicate that the parcel is 42,800 square feet or approximately 0.98 acres. The lot area should be confirmed by the applicant and, if needed, the lot area should be amended on future submissions.
- B. Site Data Table – Maximum Front Façade Width. The front façade width is noted at 20 feet in the site data table; however, this figure only reflects one half of the two-family detached dwellings. The front façade length should reflect the entire horizontal length of a front principal building plane. Future submissions should reflect a proposed front façade width of 40 feet.

- C. Site Data Table – Maximum Building Coverage; Maximum Impervious Coverage; Minimum Open Space. Based on the potential discrepancy related to the correct lot area, noted above under bullet ‘A,’ the building coverage, impervious coverage, and open space figures should be amended in future submissions to reflect the correct percentages (if necessary).
- D. Landscaping Schedule Table. There appears to be an error on the landscaping schedule included on the submitted sketch plan. The landscaping schedule indicates that 8 trees with a DBH of 6 inches will be planted; however, it is unlikely that trees of that size will be planted given that nursery stock having a 3-inch trunk diameter are required (Subdivision and Land Development Ordinance Section 105-48.G.). Future submissions should clarify the size of trees that are intended to be planted.

ZONING ORDINANCE COMMENTS

- A. Section 116-184, of Article XXVI, Off-Street Parking and Loading. Section 116-184 requires that two parking spaces be provided per single-family home, townhome, or attached dwelling unit. The submitted tentative sketch plan provides one garage parking space per dwelling unit for a total of 10 parking spaces where 20 are required. Future submissions should be revised to accommodate the minimum parking requirement; however, it is unclear if or how 10 additional parking spaces can be accommodated on the site as currently presented. Please note that Section 105-56 of the Subdivision and Land Development Ordinance prohibits on-street parking along cul-de-sac roadways, eliminating on-street parking as a potential option to meet the minimum parking requirement.
- B. Section 116-291, of Article XXXVIII, Village Commercial District. The material provided in this submission does not include enough detail to determine if the proposal will comply with the various requirements of Section 291.B., Building Design. Future submissions should include additional details on the proposed orientation and design of the proposed buildings to assist the township in ensuring compliance.
- C. Section 116-292, of Article XXXVIII, Village Commercial District. Section 116-292.D. states that a maximum of 8 dwelling units per acre are permitted in the VC District. With 10 dwelling units on between 0.98 and 1.04 acres, the maximum permissible residential density is exceeded by the submitted tentative sketch plan. Future submissions should reflect the correct lot area, if needed, and should come into compliance with the requirements of the VC-1 District.
- D. Section 116-295, of Article XXXVIII, Village Commercial District. Section 116-295 requires that a minimum of 50% and a maximum of 90% of the building facade(s) be located 10 feet from the ultimate right-of-way, with the remaining facade set back further. The proposed site layout does not conform to this requirement and, due to this inconsistency, may necessitate approval of a variance by the Zoning Hearing Board. The applicant is encouraged to revise the site plan to meet this requirement, which would create a more interesting and inviting streetscape along Germantown Pike.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

The application material provided to MCPC includes a statement that no waivers are being requested from the requirements of the township’s Subdivision and Land Development Ordinance (SALDO); however, MCPC has identified several sections of the SALDO that are not met by the submitted tentative sketch plan. The applicant must either come into compliance with the identified issues or request waiver relief from each inconsistency. Please note that the regulations discussed below are not exhaustive and it is likely that

other sections of the SALDO and not met. Our comments regarding compliance with the SALDO are as follows:

- A. Section 105-31, Cul-de-Sac. The proposed cul-de-sac bulb does not meet the minimum radii lengths noted under subsection B of Section 105-31. Further, the proposed edge of the cul-de-sac is located within 4 feet of a shared property line with a residential property. Given the shape and size of the parcel in question, it is unclear if a conforming cul-de-sac can be accommodated on site. In any case, the proposed roadway should be relocated further from the shared property line with neighboring residences.
- B. Section 105-30, 105-47, and 105-56.1.H of Article V, Design Standards. Sections 105-30 and 105-47 of the SALDO require the installation of sidewalks along existing and proposed roadways. Future submissions should provide for sidewalk along both sides of the proposed cul-de-sac road. A suitable crosswalk should also be provided at the ingress/egress point at Germantown Pike, in accordance with Section 105-56.1.H.
- C. Section 105-48 of Article V, Design Standards. Section 105-48 requires the installation of street trees along existing and proposed streets where suitable street trees do not exist. While the applicant has proposed eight canopy trees along the southern side of the proposed cul-de-sac road, it appears that these may be provided in order to comply with the tree replacement requirements of Chapter 55, Tree Protection Standards. Street trees should be provided along both sides of the proposed street within a tree planting zone between the curb and the sidewalk. Street trees should be spaced no more than 45 feet for shade trees and no more than 30 feet for flowering trees along the proposed cul-de-sac road and along Germantown Pike; please note that a clearance of 50 feet from an intersection is required for street trees.
- D. Section 105-54 of Article V, Design Standards. Section 105-54 requires the provision of open space suitable for recreation, including lawn, natural areas and recreation areas. The applicant is encouraged to accommodate usable recreation space for residents on the property, which may include lawn, seating and picnic areas. Future submissions should indicate where such facilities will be provided.
- E. Section 105-56 of Article V, Design Standards. Section 105-56 allows for a minimum cartway width of 26 feet for a private street, while the application proposes a cartway width of 24 feet. Further, Section 105-56 prohibits on-street parking along private streets with cartway widths under 30 feet and also prohibits on-street parking along any cul-de-sac. These issues will require revision to the site plan.
- F. Section 105-56.1 of Article V, Design Standards. The provided tentative sketch plan does not include enough detail to confirm if the requirements of Section 105-56.1, Additional Design Standards for the VC-1 and VC-2 Village Commercial Districts, are met. Future submissions should include additional detail to address if/how these requirements will be met.

TREE PROTECTION STANDARDS ORDINANCE COMMENTS

The submitted tentative sketch plan does not appear to comply with the tree replacement requirements of Section 55-4D(6)(a). The submitted tentative sketch plan provides eight new canopy trees, which are noted as being 6-inch DHB at planting. If these numbers are accurate, 48 inches of replacement DBH are provided where 62 inches DBH are required. As previously noted, it is unclear the replacement trees will in fact be 6

inches DBH at planting, due to the fact that 3-inch caliper nursery stock is the minimum requirement and also the most common commercially available size of tree.

PENNDOT HIGHWAY OCCUPANCY PERMIT REQUIRED

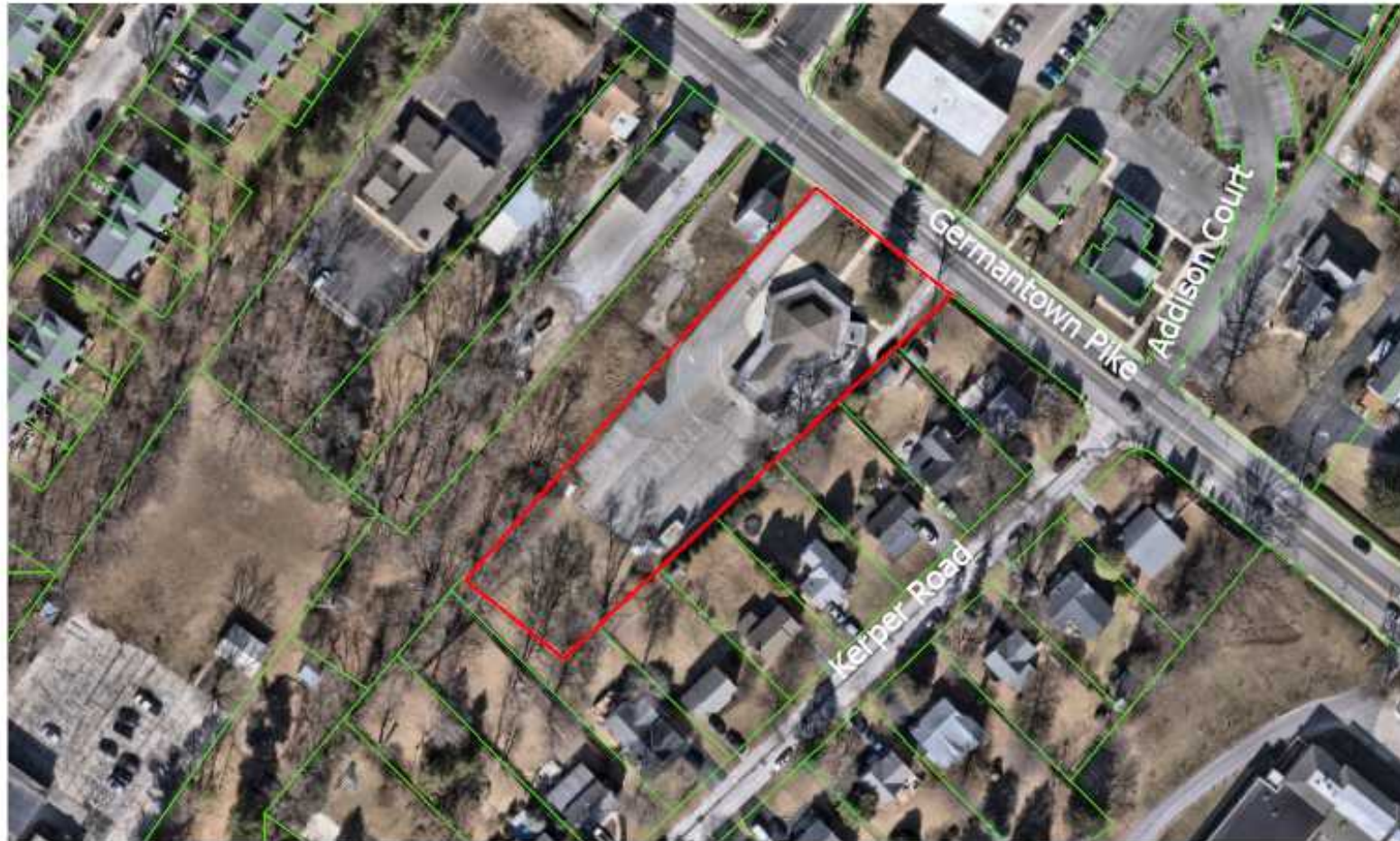
Germantown Pike is a PennDOT roadway and, as such, a PennDOT highway occupancy permit will be required for any work within the right-of-way. The township and applicant are encouraged to begin coordination with PennDOT early on in the process to ensure that ingress/egress points are properly planned for and to avoid future revisions. We have copied PennDOT staff on this letter.

CONCLUSION

Due to the numerous issues identified in the course of our review, MCPC believes that substantial amendment to the submitted tentative sketch plan will be required prior to proceeding with a preliminary plan. The applicant is encouraged to review our comments and the intent of the Village Commercial District (Section 116-288 of the Zoning Ordinance) to determine how the plan may be revised to better reflect the township's goals for infill development along Germantown Pike.

c: Corey Gee, Applicant
Nicholas McGonigle, PE, Trans-Pacific Engineering Corp.
Craig McAnally, Township Manager
David Sander, Esq., Township Solicitor
Krista Heinrich, PE, Township Engineer
Aaron Kostyk, Chairman, Township Planning Commission
John Gallagher, PennDOT
Mirlene Saintval, PennDOT
Fran Hanney, P.E., PennDOT District 6-0

Attachments: A. Aerial Image of Site
B. Applicant's Submitted Sketch Plan

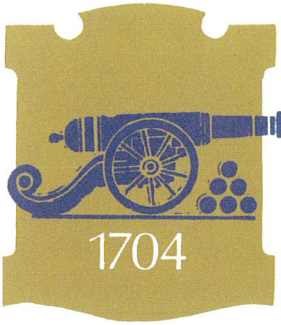


612 Germantown Pike
MCPC#250215001

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
PO Box 311, Norristown PA 19384-0311
(610) 278-3723 (T) 610 278-3841
www.montcopa.org/planning
Aerial photography provided by Neearmap





Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE - LAFAYETTE HILL, PA 19444-1821
TEL: 610-825-3535 FAX: 610-825-9416
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BOARD of SUPERVISORS

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Craig T. McAnally
Township Manager

November 6, 2025

612 Germantown Pike, LLC
c/o Corey Gee
2118 Basswood Drive
Lafayette Hill, PA 19444

**RE: SLD #10-25 612 Germantown Pike, LLC; 612 Germantown Pike
Sketch Plan for Major Land Development for 10 Dwelling Units
Zoning Ordinance Compliance Review Letter**

Dear Mr. Gee:

Please accept this as a review of the Zoning Ordinance compliance issues for the above referenced Sketch Plan application, based on the one-page plan prepared by TPEC, Trans-Pacific Engineering Corp., dated September 26, 2025, with no noted revisions. The application proposes five, two-dwelling structures along a new cul-de-sac intersecting Germantown Pike. The parcel has a building currently used as offices, previously used as a bank; a parking lot to the rear of the building also exists on the site presently. These improvements are proposed to be removed.

The subject parcel is zoned Village Commercial, Sub-District 1 (VC-1). We note that each dwelling unit is labeled as ‘townhome unit’, we interpret these as twin dwelling units (each building containing two homes). (See further discussion in Comment #7.)

While many comments in this review do not necessarily need to be addressed at the sketch plan level, they are included to indicate what must be addressed on future phases (preliminary and final plans). Additionally, it is noted that wherever a zoning deficiency is cited that cannot be corrected with future plan submissions, a variance must be sought and granted by the Zoning Hearing Board.

<u>Section</u>	<u>Issue/Comment</u>
1. §116-22.	Any future preliminary plans shall include a note which states that the permanent removal of topsoil from land within the Township is prohibited.
2. §116-28.A.(2) & §116-291.A.(1)	For any future Preliminary Plan, the applicant shall furnish a letter from the appropriate authority indicating the availability and supply of water for the proposed project to the Zoning Officer. All developments in the VC-1 District must be served by public water unless otherwise recommended by the Township Engineer.
3. §116-29. & §116-291.A.(1)	For any future Preliminary Plan, the applicant must obtain the approval of the Whitemarsh Township Authority with regard to any proposed sanitary sewer facilities. All development in the VC-1 District must be served by public sewer, unless otherwise recommended by the Township Engineer.

4. §116-169.B. This section pertains to portions of sites having slopes greater than 15% based upon contour lines measured at vertical intervals of two feet. The plan shall be revised to identify the total percentage of slopes that will be impacted, if any exist. No more than 30% of the total area of such portions between 15-25% shall be regraded and/or stripped of vegetation.
5. §116-184.A. This section outlines the required parking spaces for the development. For a two-unit attached dwelling, 2 spaces per dwelling are required (4 spaces per each of the five buildings). The plan indicates one (garage) space per dwelling. There is no indication where the second space required for each unit would be located, nor where any guest or overflow parking would be located. Additionally, there are no driveways provided, so if a resident wants to pull up between running errands, for example, and not pull into their garage, they cannot do that without blocking the sidewalk and street.
6. §116-184.F. All parking shall conform to the requirements of the Whitemarsh Township Fire Prevention Code as enacted and amended. Please note, a separate review from the Fire Marshal, dated October 10, 2025, was previously provided.
7. §116-290.A.(2) Two-family residences are permitted uses in the VC-1 District in accordance with this section. While the plan indicates that the proposed dwellings are townhomes requiring conditional use approval, we interpret the proposed units as permitted two-family residences not requiring such approval. [Townhomes are separately regulated as conditional uses in §116-290.B.(1).]
8. §116-291.A.(2) All utility lines serving all uses shall be placed underground from the edge of the right-of-way to the place of service.
9. §116-291.A.(9) Per this section, each lot shall have no more than one curb cut per street frontage for a two-way driveway for vehicular access. The plan shows one curb cut. Driveway width shall be in accordance with § 105-38B of the Subdivision and Land Development Ordinance; however, driveway or roadway width shall also conform to requirements of the International Fire Code, as discussed more fully in the Fire Marshal's memo of October 10, 2025.
10. §116-291.B. The building designs must be in compliance with all subsections of the building design regulations. Such must be demonstrated on future submissions. Note that one of those regulations includes a requirement that main entrances shall be located along the frontage of the main roadway; this will affect the dwelling closest to Germantown Pike, the main roadway in this case. [Refer to §116-291.B.(1)(a).]
11. §116-291.C. All buffers shall be prescribed in accordance with Subdivision and Land Use Ordinance § 105-52; provided, however, that the width of the buffers shall be based upon the required setbacks as prescribed in § 116-295.
12. §116-291.D. Streetlighting shall be of a design approved by the Board of Supervisors. All other site lighting shall meet the requirements set forth in this section.
13. §116-295. Since setbacks and other provisions of this district vary with adjacent uses and/or districts, the uses of all adjacent lots should be shown on the plan.

A minimum of 50% and a maximum of 90% of the building facade(s) shall be located 10 feet from the ultimate right-of-way, with the remaining facade set back further. The ultimate right-of-way is not shown on Germantown Pike (60'; 30' from centerline); it does not appear that this setback requirement is being met, but until the ultimate right-of-way is provided, this cannot be verified.

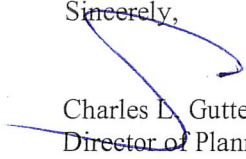
14. §116-296.D. Notwithstanding the requirements of § 116-184.F, parking shall be set back a minimum of 10 feet from any principal structure, with a possible reduction to as little as seven feet, based upon the type of construction of said structure, with the approval of the Fire Marshal. This area shall be used for pedestrian accessways and planting beds. Additional parking that must be added to the plan per Comment # 5 must meet these requirements.

Additional Comments:

15. Site Plan Note #5 includes the requirements of §116-291, and entitles it as, "Conditional Use Requirements". This section lists requirements for ALL uses, so these apply to the proposed use. Site Plan Note #6 includes the requirements of §116-292, which are the requirements for all conditional uses. As discussed earlier in this review, the use proposed is not a conditional use, so the requirements of this section are not applicable to the current proposal.
16. There has been previous email communication concerning the removal of a black walnut tree adjacent to the current driveway on this property. As indicated in that correspondence, the removal of that tree must be considered in determining tree replacement requirements under Township Code Chapter 55 requirements ('Tree Protection Standards'). The landscape schedule on the plan does not consider this removal and must be updated. A complete review of this and any other Chapter 55 issues will be covered in the Township Engineer's review letter.

Should you have any questions, please do not hesitate to contact me.

Sincerely,


Charles D. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

cc: Craig T. McAnally, Township Manager
Robert A. Sztubinski, B.C.O., Director of Building and Codes
Tom Blomstrom, Township Park and Recreation Director
Krista Heinrich, P.E., Township Engineer
Andrew Thomas, Township Fire Marshal
Sean P. Kilkenny, Esq., Township Solicitor
Nicholas McGonigle, P.E., Applicant's Engineer



December 3, 2025

File No. 2025-01099

Craig T. McAnally, Township Manager
Whitemarsh Township Municipal Building
616 Germantown Pike
Lafayette Hill, PA 19444

Reference: Sketch Plan Review
612 Germantown Pike
Whitemarsh Township, Montgomery County, Pennsylvania
SLD #10-25

Dear Mr. McAnally:

As requested, we have reviewed a 1-Sheet Plan for the above referenced Sketch Plan submission, prepared by Trans-Pacific Engineering Corp., dated September 26, 2025, with no noted revisions. Please note that we have incorporated select Preliminary Plan requirements into this review to provide the applicant with guidance in the preparation of future plan submissions. The following comments are offered for your consideration:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

<u>Section</u>	<u>Description</u>
1. 105-20(A)(4)(a)	The plans must be revised to continue the line representing the Zoning District Boundary through the adjacent property (Block 34 Unit 30).
2. 105-20(A)(11)	The plans must be revised to label and dimension the Ultimate and Legal rights-of-way of Germantown Pike.
3. 105-20(A)(12), 105-21(B)(1)(n)	The plans must be revised to show existing principal buildings (and their respective uses) and driveways on the peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads, and other significant man-made features within 500 feet of and within the site, including properties across streets.
4. 105-20(A)(19)	The plans must be revised to show parking areas with dimensions and number of parking spaces.

<u>Section</u>	<u>Description</u>
5. 105-20(A)(21)	The plans must be revised to show topographic, physical, and cultural features including but not limited to fields, pastures, meadows, woodland, trees with a dbh of six inches or more, hedgerows and other significant vegetation, steep slopes, rock outcrops, soil types, ponds, ditches, drains, storage tanks, streams within 200 feet of the tract, and existing rights-of-way and easements, and historical and cultural features such as all structures, foundations, walls, wells, trails, and abandoned roads.
6. 105-20(B)	This section of the ordinance requires the provision of a natural features map, showing contour lines, Floodplain areas, Floodplain soil areas, Steep slopes, Limestone areas subject to sink conditions, Forest areas, Streams, Lakes and ponds and Wetlands.
7. 105-21(B)(1)(e)(6)	The plans must be revised to list the size of units, in bedrooms, if known.
8. 105-21(B)(1)(o)[1]	The plans must be revised to list the proposed street name.
9. 105-21(B)(1)(o)[3]	The preliminary plan must show parking areas with all necessary dimensions and number of parking spaces. Elevations and perspective sketches of proposed buildings are encouraged.
10. 105-21(B)(2)(a)	The plans must be revised to include a delineation of the soil types within the site, based on maps contained in the Soil Survey of Montgomery County, Pennsylvania, United States Department of Agriculture Soil Conservation Service, 1967, as amended. A table shall be included which indicates each soils limitation for community development.
11. 105-21(B)(7)	Proposed landscaping must be shown on the plans, including existing and proposed grades for the entire site, existing vegetation to be removed or preserved, and the proposed planting schedule indicating the locations, species and sizes of plantings as required by sections 105-39, 105-48, 105-52 and Chapter 55.
12. 105-21(B)(8)	The preliminary plan must include typical cross sections and center-line profiles for the proposed street.
13. 105-21(B)(10)	The applicant must provide a letter indicating the availability of public sanitary sewer facilities, and a letter of commitment or agreement indicating the availability of central water supply from the appropriate utilities.
14. 105-21(B)(12)	The Preliminary Plan submission shall include a map showing the location of the proposed subdivision within its neighborhood context.
15. 105-21(B)(13)	The Preliminary Plan submission shall include an Existing Resources and Site Analysis Plan (ERSAP), to provide a comprehensive analysis of existing conditions, both on the proposed development tract and within 500 feet of the tract boundaries. Conditions beyond the tract boundaries may be described on the basis of existing published data available from governmental agencies and from aerial photographs.

- | <u>Section</u> | <u>Description</u> | | | | | | | | | | | | | | | | | | | | | |
|---|--|-------------------------|------------------------|-------------------------|------------------------|-----------|-----------|-----------|-----------------|--------------|---------|---------|----------|----------|----------|-----------------|----------|----------|---|----------|----------|----------|
| 16. 105-21(B)(15) | The Preliminary Plan submission shall include a Preliminary Resource Impact and Conservation Plan (the "Preliminary Impact Plan") to categorize the impacts of the proposed activities and physical alterations on those resources shown on the ERSAP. All proposed improvements, including but not necessarily limited to grading, fill, streets, buildings, utilities and stormwater management facilities, as proposed in the other Preliminary Plan documents, shall be taken into account in preparing the Preliminary Impact Plan, which shall clearly demonstrate that the applicant has minimized site disturbance to the greatest extent practicable. | | | | | | | | | | | | | | | | | | | | | |
| 17. 105-21(B)(16) | The Preliminary Plan submission shall include a 'Preliminary Improvements Plan' consistent with the requirements of this section of the ordinance. | | | | | | | | | | | | | | | | | | | | | |
| 18. 105-21(B)(17) | The Preliminary Plan submission shall include the following studies to assist in determination of the impact of the application upon municipal services and facilities: <ul style="list-style-type: none"> (a) Sewer and Water Feasibility Report (b) Groundwater Protection and Replenishment Study (c) Erosion and Sedimentation Control Plan (e) Community association document, where applicable. | | | | | | | | | | | | | | | | | | | | | |
| 19. 105-21(B)(18) | The applicant shall submit a 'Preliminary Common Open Space Ownership and Management Plan' consistent with the requirements of this section of the ordinance. | | | | | | | | | | | | | | | | | | | | | |
| 20. 105-21.1(K)(2) | Within the South Transportation Service Area an impact fee in the amount of Two Thousand Five Hundred and Twenty-Nine Dollars (\$2,529.00) per anticipated peak hour trip must be provided by the applicant. | | | | | | | | | | | | | | | | | | | | | |
| 21. 105-28(D),
105-28(G),
105-36(A) | The arrangement of streets shall provide for continuation of existing or platted streets and for proper access to adjoining undeveloped tracts suitable for future subdivision. The applicant should consider coordinating street design with the adjacent properties to the Northwest to provide interconnection and/or emergency access. | | | | | | | | | | | | | | | | | | | | | |
| 22. 105-28(I) | This section of the ordinance requires the applicant to obtain a Highway Occupancy Permit from the Pennsylvania Department of Transportation (PennDOT) for the proposed work within the right of way of Germantown Pike (SR 3053). The Township Engineer should be notified of all meetings with PennDOT and must be copied on all correspondence. | | | | | | | | | | | | | | | | | | | | | |
| 23. 105-30 | As defined by Section 105-29(C) and 105-30(A), streets adjacent to the site are subject to the following requirements: <table border="1" style="margin-left: 40px;"> <thead> <tr> <th>Street Name</th> <th>Classification</th> <th>Required Ultimate R.O.W</th> <th>Required Cartway Width</th> <th>Curbs</th> <th>Sidewalks</th> <th>Tree Zone</th> </tr> </thead> <tbody> <tr> <td>Proposed Street</td> <td>Local Street</td> <td>56 feet</td> <td>36 feet</td> <td>Required</td> <td>Required</td> <td>Required</td> </tr> <tr> <td>Germantown Pike</td> <td>Arterial</td> <td>60 feet*</td> <td>*</td> <td>Required</td> <td>Required</td> <td>Required</td> </tr> </tbody> </table> | Street Name | Classification | Required Ultimate R.O.W | Required Cartway Width | Curbs | Sidewalks | Tree Zone | Proposed Street | Local Street | 56 feet | 36 feet | Required | Required | Required | Germantown Pike | Arterial | 60 feet* | * | Required | Required | Required |
| Street Name | Classification | Required Ultimate R.O.W | Required Cartway Width | Curbs | Sidewalks | Tree Zone | | | | | | | | | | | | | | | | |
| Proposed Street | Local Street | 56 feet | 36 feet | Required | Required | Required | | | | | | | | | | | | | | | | |
| Germantown Pike | Arterial | 60 feet* | * | Required | Required | Required | | | | | | | | | | | | | | | | |
| | * As shown on the Whitemarsh Township Street Directory Map. | | | | | | | | | | | | | | | | | | | | | |
| | The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance. | | | | | | | | | | | | | | | | | | | | | |
| 24. 105-31(B) | The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, which requires that culs-de-sac shall have at the closed end a turnaround with a right-of-way having a minimum outside radius of 50 feet and shall be paved to a radius of not less than 40 feet. | | | | | | | | | | | | | | | | | | | | | |

- | <u>Section</u> | <u>Description</u> |
|-----------------------------|---|
| 25. 105-31(B) | The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, which requires that grades across culs-de-sac shall not exceed 3%. |
| 26. 105-35(C) | No structure, fence, planting or other structure shall be maintained between a plane two feet above the curb level and a plane seven feet above curb level so as to interfere with traffic visibility across the corner with that part of the required front yard which is within the clear sight triangle. Sight triangles must be shown on the drawings. As defined by Section 105-5, clear sight triangles shall include the area bounded by any two intersecting street lines and a straight line drawn between points on each such line 50 feet from the intersection of said lines or extensions thereof. |
| 27. 105-36(E),
105-38(M) | In general, no private driveway shall take access to an arterial or major collector street. Driveways shall be so located and designed as to provide a reasonable sight distance at street intersections. The plans must be revised to indicate available site distance at the driveway connection to Germantown Pike. |
| 28. 105-37 | The plans must be revised to demonstrate compliance with the sight distance requirements of this section of the ordinance and/or the required sight distances contained in the most current revision of Pennsylvania Code Title 67 Chapter 441, whichever is more restrictive. |
| 29. 105-38(C) | This section of the ordinance requires curves/turns in entrance and exit drives and all internal parking lot aisles necessary for providing access for fire protection equipment to have a minimum inside turning radius of 25 feet and a minimum outside turning radius of 50 feet. The applicant shall submit plans using truck turning templates showing the required turning radii are provided for access to each building. |
| 30. 105-38(U) | All common parking areas shall be adequately lighted during after-dark operating hours and all lights shall be located on raised parking islands, not on the parking surface. A Lighting Plan which indicates an adequate level of illumination in all parking areas must be submitted to the Township. |
| 31. 105-38(V) | All artificial lighting used to illuminate any parking space or spaces shall be so arranged that no direct rays from such lighting shall fall upon any neighboring property or streets, nor shall any high brightness surface of the luminaries be visible from neighboring residential property or from a public street. The required Lighting Plan must also demonstrate compliance with the requirements of this section of the ordinance. |

32. 105-38(W) Where semiattached, attached or multiple dwellings are proposed and where private garages or driveways are proposed to meet the off street parking requirements, additional overflow off-street parking shall be provided in accordance with the following:

Access Drive or Cartway Width (feet)	Overflow Spaces Required
Less than 36	4 for each 4 dwelling units

The plans should be revised to provide adequate overflow parking for the communal use of the site, or testimony must be provided to demonstrate the parking is adequate, as proposed.

<u>Section</u>	<u>Description</u>
33. 105-41(A), 105-75	These sections of the ordinance require that the proposed Stormwater Management Plan be reviewed for compliance with Chapter 58 of the Whitemarsh Township Code, entitled 'Grading, Erosion Control, Stormwater Management and Best Management Practices'.
34. 105-42 (A)	No subdivision or land development plan shall be approved unless there has been an erosion and sedimentation control plan approved by the Township Engineer consistent with the requirements of Chapter 58 of the Whitemarsh Township Code, entitled 'Grading, Erosion Control, Stormwater Management and Best Management Practices'.
35. 105-47(A)	Sidewalks shall be provided in all subdivisions and land developments in accordance with sections 105-30, 105-47 and 105-73 of the Whitemarsh Township Code.
36. 105-47(E)	Sidewalks and pedestrian paths shall be adequately lighted, if required by the Board of Supervisors. The required Lighting Plan must also demonstrate compliance with the requirements of this section of the ordinance.
37. 105-48	Within any land development, street trees shall be planted along all streets where suitable street trees do not exist. The minimum trunk diameter, measured at a height of six inches above the root ball, shall be three inches.
38. 105-48(E)	Unless otherwise approved by the Board of Supervisors, street trees shall be planted within a tree planting zone of lawn area or other material approved by the Shade Tree Commission, situated between the sidewalk and curb and measuring a minimum of five feet in width from the planting edge of the curb to the planting edge of the sidewalk.
39. 105-50(B)	The plans must be revised in order to demonstrate that the attached dwellings will incorporate varied designs, architectural modes and setbacks.
40. 105-50(D)	The plans must be revised to show proposed grading in order to demonstrate that grading is designed for buildings, lawns, paved areas and other facilities to assure adequate surface drainage, safe and convenient access to and around the buildings, screening of parking and other service areas and conservation of desirable existing vegetation and natural ground forms.
41. 105-50(E)	The plans must be revised to include construction details which demonstrate that all driveways will be paved and constructed in accordance with Township standards.
42. 105-50(F), 105-56.1(B)(3)	Outdoor collection stations shall be provided for garbage and trash removal when indoor collection is not provided. Collection stations, if any, shall be screened from view and landscaped.
43. 105-52	Buffer yards are required between land developments and along existing streets to soften visual impact, to screen glare, and to create a visual barrier between conflicting land uses. The plans must be revised to provide a table detailing the buffer yard requirements, in accordance with Section 105-52.B as well as the actual buffers provided. All landscaping plans are subject to the review and approval of the Shade Tree Commission.

<u>Section</u>	<u>Description</u>
44. 105-52(B)(2)	This section of the ordinance requires that all buffers shall have a minimum width of 50 feet. The Board of Supervisors may permit an alternative planting option which shall have a screening capability equal to or greater than any of the available options. The applicant should provide evidence in sufficient detail to the Board of Supervisors in order to demonstrate that sufficient screening will be provided.
45. 105-53(D)	This section of the ordinance requires the dedication of land in the amount of 10% of the total Site Area for Park and/or Recreational use. The applicant has the option of offering a fee in lieu of dedicating actual land area and can also provide a combination of a fee in lieu and dedication of land. All offers of land and/or fees in lieu of dedication must meet the requirements of this section of the ordinance.
46. 105-56(A)(1)(a)	The width of streets has been established to ensure adequate movement of traffic in times of greater parking loads. Where a street is designed so that all units face on local streets or courts and where on-street parking is not anticipated and no safety hazard will be created, the cartway width may be reduced. This reduction is limited to 26 feet on private streets and courts.
47. 105-56(A)(1)(b)	The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, which states that cartways widths less than 30 feet shall be restricted to prohibit parking on both sides.
48. 105-56.1(A)	The applicant shall submit architectural drawings for evaluation of the proposed buildings, including building elevation and colored renderings.
49. 105-56.1(B)(1)	When there is more than one building on a lot and/or within a development, the total amount of required parking shall be divided into discreet sections of not more than 20 spaces. Smaller parking areas shall be located alongside and/or behind individual buildings. The buildings shall be accessible to pedestrians from all parking areas.
50. 105-56.1(B)(2)	Minimum parking requirements shall be calculated utilizing the standards set forth in Article XXVI of the Township's Zoning Code. The parking requirements for a two-unit attached dwelling are two spaces per dwelling, and therefore a minimum of 20 spaces are required. The plans must be revised to demonstrate that this requirement has been met.
51. 105-56.1(C)	All developments shall provide for future access to adjacent properties within the VC. Applicants shall seek agreements for shared vehicular access as the preferred means of reducing the total number of curb cuts within the district, as well as for traffic safety and congestion reasons.
52. 105-56.1(G)(1)	Sidewalks shall be provided along all street lines and primary accessways and shall be six feet in width and of material compatible with surrounding area. Materials other than concrete are encouraged (i.e., unit pavers, etc.), provided all such materials are ADA compliant.
53. 105-56.1(G)(2)	All driveways shall have concrete aprons to continue the sidewalks across the driveway or nondedicated street onto a property.

<u>Section</u>	<u>Description</u>
54. 105-56.1(H)	Crosswalks shall be provided at driveways and shall be designed with curb bump outs to facilitate nonvehicular movement. Crosswalks shall be differentiated to stand out from the vehicular cartway at all intersections by using a variety of materials, including stamped concrete, brick or Belgian block, colored asphalt or similar. The Board of Supervisors shall approve the materials and design of all crosswalks.
55. 105-56.1(I)	All VC subdistricts shall contain street lighting poles and fixtures as approved by the Board of Supervisors.
56. 105-56.1(J), 105-83	The plans must be revised in order to demonstrate compliance with the Landscaping and buffering requirements contained in these sections of the ordinance.
57. 105-56.1(J)(5)	A planting strip that shall be placed between the edge of the cartway and edge of sidewalk.
58. 105-69(C)	Along the existing street on which a subdivision or land development abuts, improvements shall be made to the street. The improvements to the boundary street shall be determined by the width of the required cartway and built to the specifications established by the Township.
59. 105-70	The plans must be revised to show street name, warning and regulatory signs, as required.
60. 105-71	This section of the ordinance requires that the developer shall install or cause to be installed at the developer's expense metal or fiberglass pole streetlights serviced by underground conduit.
61. 105-72(A)	Monuments shall be placed in each change in direction of a boundary along the street line (Ultimate right-of-way).
62. 105-73	This section of the ordinance requires sidewalks to be constructed as required by Sections 105-30 and 105-47.
63. 105-74	This section of the ordinance requires Curbs to be constructed as required by section 105-30. The plans must be revised to indicate the replacement of all curbing along the property frontage on Germantown Pike.
64. 105-75(A)	The developer shall construct stormwater drainage facilities, including curbs, catch basins, inlets, storm sewers, culverts, road swales, open channels and other structures in order to prevent erosion, flooding and other hazards to life and property consistent with the requirements of Chapter 58 of the Whitmarsh Township Code, entitled 'Grading, Erosion Control, Stormwater Management and Best Management Practices'.
65. 105-76	The applicant must obtain a letter of approval from the Township Fire Marshal in order to ensure that adequate fire protection is provided.
66. 105-78	The applicant must obtain the approval of the Whitmarsh Township Authority with regard to proposed sanitary sewerage facilities.

<u>Section</u>	<u>Description</u>
67. 105-79	All preliminary plan submissions shall include evidence of submission to PADEP of a sewage facilities planning module application mailer.
68. 105-81	All electric, telephone and communication service facilities, both main and service lines, shall be provided by underground cables, installed in accordance with the prevailing standards and practices of the utility and other companies providing such service. Final plans shall show locations of all utilities and shall be coordinated with landscaping.
69. 105-89	The developer shall enter into a written agreement with the Township in the manner and form approved by the Solicitor wherein the developer shall agree, to construct or cause to be constructed at his own expense all proposed improvements shown on the approved land development plan, all in strict accordance with the standards and specifications of the Township and within the time specified in said agreement, and to deposit with the Township financial security in an amount sufficient to cover the cost of all subdivision or land development improvements, including both public and private improvements.

CHAPTER 55 - TREE PROTECTION STANDARDS

<u>Section</u>	<u>Description</u>
70. 55-4(C)	A Tree Survey Plan and a Landscape Plan prepared in accordance with the requirements contained in this section of the ordinance must be submitted to the Township. The Tree Survey Plan and the Landscape Plan shall be reviewed by the Shade Tree Commission in a public meeting.
71. 55-4(C)(3)(b)	Any tree lost or destroyed within the past five years must be shown on the Tree Survey Plan as a "Removed Tree" and must be replaced as part of the proposed project. It is our understanding that a black walnut tree has been recently removed.
72. 55-4(D)	The plans must be revised to include provisions for tree protection to preserve healthy trees and shrubs on site. A note must be added to the plans requiring protective fencing to be placed around trees on the property prior to construction. Protective fencing must be shown on the plans in the areas where it will be required, and a tree protection fence detail must be provided.
73. 55-4(B)(2)	A note must be added to the plans requiring a pre-construction conference with the Shade Tree Commission's designee prior to start of construction.
74. 55-4(B)(6)(a)	This section of the ordinance requires that every tree determined to be living and healthy, with a DBH of 6 inches or greater and which is designated to be removed or which is destroyed, shall be replaced with one or more new Canopy trees of a type and species approved by the Township with a trunk diameter of not less than 3 inches in caliper. The total caliper of replacement trees, measured at 6 inches above the ground line, shall equal or exceed the DBH of the tree removed. The plans indicate that a total of 62 caliper inches of existing trees are proposed to be removed and Eight (8) canopy trees (8" diameter) are proposed, totaling 64 caliper inches.

<u>Section</u>	<u>Description</u>
75. 55-4(B)(6)(c)	Replacement trees shall be planted in addition to the trees required by planting requirements otherwise set forth in the Subdivision and Land Development Code.

GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES ORDINANCE:

The plans will be reviewed for grading, erosion & sedimentation control, stormwater management and best management practices following the submission of an Erosion and Sedimentation Control Plan and Stormwater Management Calculations. Please note that we have incorporated selected applicable comments related to the requirements of Chapter 58 of the Whitemarsh Township Code into this review to provide the applicant guidance in the preparation of future plan submissions. These comments do not fully address stormwater management or erosion control on the site.

<u>Section</u>	<u>Description</u>
76. 58-14	Water volume controls shall be implemented using the Design Storm Method (CG-1 in the BMP Manual).
77. 58-15(A)(1)	All earth disturbance activities shall limit the rate of stormwater runoff so that no greater runoff is permitted from any point on the site than that of the site at its maximum development potential in its natural condition of the same frequency storm.
78. 58-17(A)(2)(f)	The type, depth and aerial extent of predominant soils on the property must be added to the plans. Depth to seasonal high water table must be indicated on the plans to ensure proper functioning of any infiltration BMPs.
79. 58-17(A)(2)(k)	The plans must be revised to show existing contours and proposed finished grades.
80. 58-17(A)(2)(l)	The plan must be revised to include a delineation of the limits of disturbance, along with a statement, in square feet, of the total site area and the disturbed area.
81. 58-17(A)(2)(o)	The plans must be revised to show the size, location and construction details of all proposed impervious ground cover.
82. 58-17(A)(2)(q)	The plan must be revised to include an estimated development schedule and construction sequence for the site.
83. 58-17(A)(2)(t)	A statement, signed by the landowner, acknowledging that any stormwater BMPs are fixtures that can be altered or removed only after approval by the Township shall be added to the plans.
84. 58-17(A)(2)(s)	The following signature block must be added to the plans: “(Design Engineer)”, on this date (Signature, date), has reviewed and hereby certifies that the Stormwater Management Site Plan meets all design standards and criteria of Chapter 58, " Grading, Erosion Control, Stormwater Management and Best Management Practices"."
85. 58-17(A)(4)	The applicant must submit plans and supporting calculations detailing proposed stormwater drainage and stormwater management systems required by regulations adopted pursuant to this chapter.

<u>Section</u>	<u>Description</u>
86. 58-17(A)(5)	The applicant must submit plans and written procedures for minimizing erosion and sedimentation.
87. 58-18(2)	Should the limit of disturbance exceed one acre, the applicant must obtain a National Pollutant Discharge Elimination System (NPDES) permit from the Pennsylvania Department of Environmental Protection.
88. 58-23(A)	An as-built survey of all stormwater BMPs must be submitted to the Township in paper and digital (dwg) formats. A note must be added to the plans stating an as-built survey will be completed and submitted in both formats to the Township.
89. 58-24(K)(2)	Stormwater facilities shall be accessible to permit periodic maintenance and an access easement shall be provided to permit such access. The following blanket stormwater easement note, must be added to the plan: <i>'Stormwater facilities shall be owned and maintained by the property owner in perpetuity. The property owner shall provide a blanket stormwater access easement to the Township for the purpose of access to the stormwater facilities. If, in the judgment of the Township Engineer, the owner has failed to maintain the stormwater facilities in such a manner as to ensure their proper functioning, the Township after providing a written notice, shall have the right to enter upon the lands of the owner and to make any repairs as may be necessary to the stormwater facilities to ensure that such facilities function and perform in accordance with the design specifications. Any and all costs incurred by the Township for such repairs and/or maintenance shall be paid in full by the owner. A lien or liens may be placed against the property if the owner fails to remit payment within sixty (60) days.'</i>
90. 58-30(A)(8)	If in the course of reviewing the stormwater management plan, the Township Engineer determines that off-site improvements are necessary to satisfactorily control the stormwater from the site, the applicant shall be responsible for such off-site improvements.
91. 58-32(A)(2)	The increased runoff from the proposed development must be controlled by permanent runoff control measures. All runoff control measures shall be evaluated for their effectiveness during the one hundred year storm. The required stormwater management calculations must demonstrate compliance with the requirements of this section of the ordinance.
92. 58-32(A)(3)	All plans and designs for stormwater management systems and facilities submitted to the Township for approval shall determine stormwater peak discharge and runoff by use of the Soil Cover Complex Method as set forth in the U.S. Department of Agriculture, Soil Conservation Service Publication entitled, "Urban Hydrology for Small Watersheds," Technical Release #55 or latest edition thereof.
93. 58-35(C)(3)(e)	A detailed soils evaluation of the project site shall be performed to determine the suitability of infiltration BMPs, if any. The evaluation shall be performed by a Registered Professional Engineer experienced in geotechnical engineering or a Certified Professional Soil Scientist and at a minimum, address soil permeability, depth to bedrock, susceptibility to sinkhole formation, and subgrade stability. A copy of the results of the soils evaluation must be submitted to the Township.

<u>Section</u>	<u>Description</u>
94. 58-32(E)(4)	The following note shall be attached to all drainage plans and signed and sealed by the applicant's Registered Professional Engineer experienced in geotechnical and soil engineering: <i>"I certify that the proposed facility is/is not underlain by limestone."</i>
95. 58-35(A)	No regulated earth disturbance activities within the Township shall proceed until approval by the Township of a BMP operations and maintenance plan, which describes how the permanent stormwater BMPs will be properly operated and maintained.
96. 58-38(A)	Roof drains shall discharge to infiltration areas or vegetative BMPs to the maximum extent practicable. The plans must be revised to indicate the location of all stormwater roof drains.
97. 58-41(B)	A note must be added to the plans stating that plans for the earth disturbance activity, bearing the stamp of approval of the Township Engineer, shall be maintained at the site during the progress of the grading work and until the work has been completed.
98. 58-41(C)	A note shall be added to the plans stating the permit holder will notify the Township Engineer in order to obtain inspections at least 48 hours before the inspection is to be made for; initial inspection, rough grading, drainage facilities, BMPs, special structures and final inspection.

Any future submission of the design plans for this project must be accompanied by a letter, prepared by the applicant's engineer, which addresses each of the comments contained in this report. Should you have any questions regarding this matter, please do not hesitate to contact me at this office.

Sincerely,



Krista Heinrich, P.E.
Township Engineer
Gilmore & Associates, Inc.

cc: Charles L. Guttenplan, AICP – Director of Planning and Zoning
Sean Kilkenny, Esq.; The Law Offices of Sean Kilkenny, LLC – Township Solicitor (*via email*)
Robert A. Sztubinski, B.C.O. – Director of Building & Codes (*via email*)
Andrew G. Thomas – Fire Marshal/Emergency Management Coordinator
612 Germantown Pike, LLC c/o Corey Gee – Applicant/Owner of Record
Nicholas Edward McGonigle, P.E.– Applicant's Engineer

SEWAGE FACILITIES PLANNING MODULE COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name HT 1001 Washington, LLC

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency October 28, 2025
2. Date review completed by agency November 19, 2025

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies <u>Appropriate stormwater controls proposed; Obtaining NPDES permit</u>
<input type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation? <u>N/A</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts <u>Based on review of SHPO website</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts <u>Per final PNDI and clearances from PA Fish & Boat and DCNR.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Is there a municipal zoning ordinance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies <u>Certain waivers were granted by Board of Supervisors in Resolution #2025-26 Approved 12/11/25.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies <u>Outside service area.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe <u>None we are aware of.</u>
<input type="checkbox"/>	<input type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? <u>N/A</u>
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
17. Name, title and signature of planning agency staff member completing this section: Name: <u>Charles L. Guttenplan, AICP</u> Title: <u>Director of Planning & Zoning/ Zoning Officer</u> Signature: _____ Date: <u>1/13/26</u> Name of Municipal Planning Agency: <u>Whitemarsh Township Planning Commission</u> Address <u>616 Germantown Pike, Lafayette Hill, PA 19444</u> Telephone Number: <u>610-825-3535</u>		

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.

Additional Comment: The Planning Commission reviewed the preliminary plan for this development at their October 28, 2025 and November 19, 2025 meetings. At the conclusion on November 19th, the Planning Commission approved a motion to recommend denial of the plan for environmental, traffic, and safety reasons. However, at their meeting on December 11, 2025, the Township Board of Supervisors conditionally approved the plan by Resolution #2025-26.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 7, 2026

SUBJECT: 2026 Planning Assistance Work Program

TO: Charles L. Guttenplan, AICP, Director of Planning & Zoning/Zoning Officer;
Sam Zrillo, Whitemarsh Township Planner; Whitemarsh Township Planning Commission

FROM: Tim Konetchy, AICP, Senior Community Planner

Introduction

At its December 9, 2025 meeting, the Whitemarsh Township Planning Commission reviewed a list of potential zoning ordinance amendment projects to consider for the 2026 work program. The Township's MCPC Community Planner, together with Township Planning & Zoning staff, provided an overview of each potential project and offered recommendations regarding which items may represent the highest priorities for the Township.

Following discussion and deliberation, the Planning Commission identified the replacement of the Conservation Design Overlay District as its principal priority for 2026. The Commission also agreed that several minor zoning amendments, as recommended by Township staff, should be addressed concurrently with this effort. Additional detail on the 2026 Planning Assistance Work Program is provided below.

2026 Work Program

1. Replacement Conservation Design Overlay District

Replacing Article XXXVI, Conservation Design Overlay District, of the Township Zoning Ordinance will be the Planning Commission's principal priority in 2026. The Conservation Design Overlay District is a mandatory overlay district that applies to proposed residential developments of five or more dwelling units within the AAAA, AAA, AA, and A Residential Districts. Proposed development within the AAAA, AAA, AA, and A Residential Districts with fewer than five dwelling units may elect to utilize the underlying district regulations or the regulations of the Conservation Design Overlay District.

The purpose of the overlay was to offer flexibility in residential subdivision design while requiring the conservation of significant natural features and the establishment of open space for future residents. Adopted in 2006, the district has been applied to only a handful of subdivision proposals and, unfortunately, has not functioned as originally intended.

This is not the first time that the Township has sought to amend the Conservation Design Overlay District. In 2022, a subcommittee was formed to draft a replacement for the district. The subcommittee ultimately prepared a draft ordinance titled "Open Space Conservation District," which was adopted. MCPC is currently reviewing the draft and will provide an analysis of the draft at a future meeting.

2. **Miscellaneous Amendments.** Township Planning & Zoning staff identified the following sections of the Township Zoning Ordinance that require minor amendments and that ought to be addressed in the near-term. The Planning Commission recommended that the following ordinance amendments be prepared by MCPC in coordination with Township Planning & Zoning staff. The items listed below will be prepared and presented to the Planning Commission throughout the first half of 2026, with the goal of adopting a package of amendments by mid-year.

A. **Village Commercial Districts.**

- Permitted Uses.

Township staff will review the permitted uses within the Village Commercial Districts -- VC-1, VC-2, VC-3, and VC-4 -- with a particular attention to the uses that currently require conditional use approval. Staff have observed strong interest in the development within the VC districts; however, the requirement for conditional use approval has discouraged many potential proposals due to the associated time, cost, and lack of surety that their proposal will ultimately be approved.

- Shared Parking and Access.

MCPC will review the current requirements related to shared access and shared parking and will determine how to strengthen these requirements. Application of the district regulations has not yielded the degree of shared access and parking as initially envisioned.

B. **Article XXVI, Off-Street Parking and Loading.** The Township's parking standards were rewritten in 2021; however, several land uses were inadvertently omitted. Parking requirements for missing uses will be established. Further, a small subset of existing parking requirements will be reviewed against development proposals that have been submitted since the 2021 amendments were adopted.

C. **Article XXII, Floodplain Conservation Overlay District.** Review the Floodplain Conservation Overlay District to determine if continuing to permit residential development within the floodplain fringe remains appropriate and in the best interest of the Township.

D. **Section 116-33.4, Solar Energy Systems.** The Township Engineer has recommended removing the provision in this section requiring the Township Engineer to determine whether a proposed solar energy system is "an effective means for utilizing solar energy on the property." The Township has determined that such a review is unnecessary, as property owner or applicant is responsible for ensuring the practicality and efficiency of their proposed solar energy system.

E. **Article XL, Spring Mill Mixed-Use (SM-MU) District, and Article XLI, Transit-Friendly Design (TDO) Overlay.** The regulations governing the SM-MU District and the TDO Overlay will be reviewed and compared, as the two districts are closely related. Township staff have identified inconsistencies and areas of unclear language during recent sketch plan reviews, and revisions may be warranted to improve clarity and consistency.

Next Steps

MCPC will coordinate with Township Planning & Zoning staff to clarify roles and responsibilities for each of the items outlined above. As noted previously, the Township's goal is to draft the miscellaneous zoning amendments throughout the first half of 2026. Developing a replacement for the Conservation Design Overlay District remains the greatest priority for the Planning Commission; however, because this effort will require substantial background research, the process will begin at a somewhat slower pace.

With these considerations in mind, the Planning Commission's early 2026 meetings will focus on introductory and high-level discussions related to the Conservation Design Overlay District replacement, along with the preparation and review of the miscellaneous amendments identified in this work program.