Summary of Subdivision, Land Development, and Zoning Activity

Montgomery County, Pennsylvania

For Verified Dates 7/1/2025 To 7/31/2025 Date Printed 8/27/2025

Total Submissions*	40
New Subdivision and Land Development Proposals	16
Plan Resubmissions	5

Actions

Subdivision	10
Land Development	22
Conditional Use	6
Lot Line Change	5
Zoning Ordinance Amendment	3
Zoning Map Amendment	4
Subdivision Ordinance Amendment	0
Special Reviews	2

New Subdivision and Land Development Proposals Summary

Land Use Codes	Acres	Sqft	Lots	Units	No of Proposals
C	20.88	33,000	3	0	3
IND	29.46	177,376	4	0	3
INS	0.50	900	1	0	1
RE	3.25	10,683	2	0	2
RM	0.14	0	1	2	1
RSA	13.96	0	5	69	2
RSD	8.67	0	11	10	3
Total	76.86	221,959	27	81	15

Key to Subdivision and Land Development Summary

AG = Agriculture
C = Commercial
IND = Industrial
INE = Institutional Elderly
INS = Institutional
MUN = Municipal
OS = Open Space
PO = Professional Office
RAE = Residential - Single Attached Elderly
RDC = Residential - Single Family Detached Country Estate
RDE = Residential - Single Detached Elderly
RE = Recreational
RM = Residential - Multifamily (Apartments/Duplex/Condo) (Individual Ownership)
RME = Residential - Multifamily Elderly
RSA = Residential - Single Family Attached (Twins/Townhouse)
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* Number of submissions will not necessarily equal sum of actions - some submissions may involve more than one action
Source: Montgomery County Planning Commission, Montgomery County, Pennsylvania

County Development Activity

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Municipality	MCPC Number	Plan Name	Location/Cross Street	Action	Land Use	Acres	Sq FT	Lots	Units	Date Proposal Verified	Applicant Name	Applicant Representative
Cheltenham	24-0136-002	Ashlyn Apartments (1900 Ashbourne Rd)	1900 Ashbourne Rd, Elkins Park, PA 19012 Spring Avenue	L	RM	0.00	0	1	99	7/1/2025	Lynnewood Gardens Properties, LLC	Robert E. Blue Consulting Engineers mbaginski@robertblue.com
					C	0.00	16,250	1	0			
Douglass	25-0149-001	Douglass Township Zoning Ordinance		ZO ZM						7/22/2025	Douglass Township	Andrew Duncan aduncan@douglasstownship.org
Franconia	25-0134-001	WB Select at Rising Sun Road	274 Morwood Road Bergey Road	S	RSD	0.00	0	4	4	7/1/2025	WB Homes Land Acquisitions, LP	Justin Strahorn justins@wbhomesinc.com
	25-0158-001	Crosspoint Baptist Church	64 Allentown Road Minninger Road	L	INS	0.50	900	1	0	7/31/2025	Cross Point Baptist Church	Richard Kapusta & Company richard.kapusta@rkco-architects.com
Hatboro	25-0146-001	Stonybrook Condominium - 4 Proposed Townhouse Units	333 N. York Road, Hatboro, PA 19040 Summit Avenue and Village Place	L	RSA	0.33	0	4	4	7/15/2025	The Home Changer LLC c/o Gary Bulicki	Charles E. Shoemaker Inc, c/o Rachel Butch, PE rbutch@ceshoemaker.com
Hatfield Township	23-0236-002	Kerr Property	2544 Trewigtown Road Old Bethlehem Pike	L S	RSD	5.09	0	6	6	7/10/2025	Kerrstead Farm Family, LLC c/o William Kerr	Andrew Schlosser andy@schlosserandclauss.com
	25-0137-001	Hatfield Village Pool and Clubhouse	2058 Maple Ave Chestnut Street	L	RE	3.25	10,682	1	0	7/9/2025	Hatfield Village Associates	Darrell Campana DSC@eustaceeng.com
	25-0138-001	Crystal Metalworks	3275 Penn Ave Souderton/Hatfield Pike	L	IND	3.00	24,471	1	0	7/10/2025	Crystal Metalworks	Andrew Schlosser andy@schlosserandclauss.com
Horsham	25-0082-002	Willow Grove Naval Air Base - Official Map		ZM						7/10/2025	Horsham Township	David A. Keghtly, Jr dkeightly@grimlaw.com
	25-0151-001	945 Tennis Avenue - Sewer Connection	945 Tennis Avenue Limekiln Pike	CU						7/23/2025	Horsham Water & Sewer Authority	Gilmore & Associates, Inc. aschiele@gilmore-assoc.com
	25-0152-001	22 Meetinghouse Road - Sewer Connection	22 Meetinghouse Road County Line Road	CU						7/23/2025	Horsham Water & Sewer Authority	Gilmore & Associates, Inc. aschiele@gilmore-assoc.com
Lansdale	25-0143-001	134 W. 6th Street Quadraplex	134 W Sixth St Maple Ave	L	RM	0.18	0	1	4	7/14/2025	Harpconn, LLC	Jason Smeland, PE` lenapeconsultants@yahoo.com

Land Use Codes

CU = Conditional Use
CUR = Curative Amendment
L = Land Development
LLCN = Nonresidential Lot Line Change
LLCR = Residential Lot Line Change
S = Subdivision
SLO = Subdivision Land Development Amendment
SP = Special
ZM = Zoning Map Amendment
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Limerick	16-0046-004	Buckman Facility Expansion	105 Airport Rd and 679 W Ridge Pike Neiffer Rd	L S LLCN	IND	20.00	110,950	2	0	7/8/2025	Buckman Enterprises, LLC	Nicholas E. Feola nfeola@vancleefengineering.com
	24-0010-004	Sanatoga Springs - Lot 2 Phase 2 - Mister Car Wash	14 W Lightcap Rd Evergreen Rd	L	C	5.09	4,885	1	0	7/3/2025	CWP West, LLC	Peter Galzki pgalzki@mistercarwash.com
	25-0154-001	208 & 222 Fruitville Rd - Lot Line Adjustment	208 & 222 Fruitville Rd Pruss Hill Rd	LLCR	RSD	14.80	0	2	0	7/29/2025	James Capetola	James Capetola jcapetola@jcindoors.biz
Lower Gwynedd	25-0140-001	J&J CEAS Lab Building	1400 McKean Rd Welsh Rd	L	IND	6.46	41,955	1	0	7/10/2025	JANSSEN	KEVIN SELGER KSELGER@GILMORE-ASSOC.COM
Lower Merion	25-0116-002	SOPI - Gratz College Addition	382 Bala Ave and 327 Levering Mill Rd Bala Avenue and Levering Mill Rd	L LLCN	INS	0.15	860	1	0	7/11/2025	Gratz College	Marc Henderson, PE march@melioradesign.com
	25-0150-001	Waverly Heights	1400 Waverly Road Copeland Way	L	RM	2.34	0	1	36	7/22/2025	Waverly Heights LTD	Marc Heil marc.heil@waverlyheights.org
Lower Providence	25-0148-001	BrightView Consolidation	400 N Park Ave Village Green Lane	S	C	11.33	0	1	0	7/17/2025	BrightView Companies LLC	Laura Brown laura.brown@brightview.com
Montgomery	24-0195-004	Proposed Animal Hospital - Connect Vet	1008 Upper State Road Horsham Road	L	C	1.67	10,000	1	0	7/21/2025	Connect Veterinary Surgical Services - Nicole Salas	Thomas Knab, RLA tknab@bohlereng.com
	25-0144-001	Mobile Food Vendors Ordinance		ZO						7/15/2025	Montgomery Township	Mary Gambino mgambino@montgomerytwp.org
Norristown	25-0142-001	902 Violet Street	902 Violet Street E Elm Street	L S	RSA	0.24	0	5	5	7/14/2025	SCS Capital Investments	Benjamin Estepani Ben@pace-ad.com
North Wales	25-0156-001	201-205 N. Main Street	201-205 N Main St, N Wales, PA School Street	L S	RM	0.14	0	1	2	7/29/2025	Donna Mengel	John Koutsouros, P.E. jkoutsouros@carrollengineering.com
Pennsburg	25-0157-001	The Perkiomen School	200 Seminary Street	SP						7/31/2025	Mark Devey	Zachary Ranstead zranstead@tandmassociates.com

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Plymouth	25-0135-001	523, 525, 527, and 531 Plymouth Rd Rezone		ZM						7/8/2025	Paone Brothers, Inc.	Christen G Pionzio, Esquire cpionzio@hrmml.com
	25-0136-001	Bergey's Cadillac and Chevrolet	1444 East Ridge Pike School Lane	L	C	2.10	4,120	1	0	7/8/2025	Bergey's Reality Company	Chad W. Brensinger, PE cbrensinger@ceshoemaker.com
Skippack	25-0141-001	2101 Cressman Rd	2101 Cressman Rd Harleysville Pike	L CU	C	7.88	23,000	1	0	7/10/2025	Maverick Zane Holdings LLC	Matthew Soffera msoffera@gorskiengineering.com
Towamencin	15-0068-005	Main Street Overlay District		ZO						7/23/2025	Philadelphia Suburban Development Corporation	Matt McHugh mmchugh@klehr.com
	25-0159-001	Old Forty Foot Road Townhouse Development Zoning Amendment		ZM						7/31/2025	Pulte Homes of PA, Limited Partnership	Sam Carlo sam.carlo@pultegroup.com
Upper Dublin	24-0254-002	Wawa Inc. Store 8060 Proposed Fly-Thru Remodel	1145 Virginia Drive	SP						7/1/2025	Wawa, Inc.	Tyler T. Prime tyler@primelaw.com
	24-0254-003	Wawa Inc. Store 8060 Proposed Fly-Thru Remodel- Conditional Use	1145 Virginia Drive	CU						7/18/2025	Wawa, Inc.	Tyler T. Prime tyler@primelaw.com
	25-0132-001	Conditional Use Application – 1650 N. Limekiln Pike	1650 N. Limekiln Pike	CU						7/1/2025	Dresher AM WEST TIC LLC, et al	Gregg I. Adelman gadelman@kaplaw.com
Upper Frederick	25-0147-001	Dix Lot Line	1649 Gravel Pike Salford Station Road	LLCR	RSD	3.05	0	2	0	7/17/2025	Shane Wolf	Megan Shomper Meg@InLandDesign.net
	25-0155-001	Township Line Road Reverse Subdivision	552 Township Line Road Big Road	S LLCR	RSD	3.58	0	1	0	7/30/2025	Upper Frederick Township	Aaron Walizer awalizer@upperfrederick.org
Upper Pottsgrove	25-0139-001	Coolidge Commons Townhouses	24 Coolidge Street Pottstown, PA 19464 Farmington Ave	L S	RSA	13.63	0	1	65	7/9/2025	Coolidge Commons LP	McCarthy's Engineering cfalencki@mccarthy-engineering.com
Upper Providence	25-0145-001	Hasson Road Subdivision	104 Hasson Rd. Wilson Way	L S	RSD	25.09	0	14	14	7/15/2025	Frank Weisner Rev. Trust	Margaret Cornett maggiecornett@verizon.net
					OS	2.79	0	4	0			

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Whitemarsh	23-0041-003	BMW Automotive Dealership Expansion	500-512 Pennsylvania Ave. Commerce Drive	L S	C	5.45	72,995	1	0	7/28/2025	MileOne Fort Washington, LLC	Jeffrey Beavan, PE jbeavan@bohlereng.com
	25-0133-001	Miles Park Proposed Batting Cage Pavilion	303 Germantown Pike Joshua Road	L	RE	0.00	1	1	0	7/1/2025	Whitemarsh Township Little League, Inc. c/o Robert Stokley	Bohler Engineering c/o Tom Knab tknab@bohlereng.com
Whitpain	25-0153-001	Orpneck Property	1961 Skippack Pk North Wales Rd	CU						7/28/2025	Michael Orpneck & Joan Lettieri	Edward J Hughes, Esq ehughes@hkolaw.com
Worcester	17-0040-008	Meadowood Campus - Healthcare Northeast Expansion	3205 Skippack Pike Hollow Rd	L	INE	5.00	32,625	1	0	7/25/2025	Meadowood Senior Living	Catherine M Harper, Esq. charper@timoneyknox.com

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