Summary of Subdivision, Land Development, and Zoning Activity

Montgomery County, Pennsylvania

For Verified Dates 4/1/2026 To 4/30/2026 Date Printed 5/27/2026

Total Submissions*	36
New Subdivision and Land Development Proposals	14
Plan Resubmissions	1

Actions

Subdivision	6
Land Development	17
Conditional Use	1
Lot Line Change	1
Zoning Ordinance Amendment	13
Zoning Map Amendment	2
Subdivision Ordinance Amendment	2
Special Reviews	2

New Subdivision and Land Development Proposals Summary

Land Use Codes	Acres	Sqft	Lots	Units	No of Proposals
C	4.66	40,593	4	0	5
IND	5.88	30,400	2	0	2
INS	1.49	24,425	2	0	2
RAE	22.00	0	1	62	1
RDE	4.00	0	0	7	1
RE	17.67	3,000	4	0	3
RM	1.17	0	2	53	2
RSD	7.03	0	2	2	1
Total	63.90	98,418	17	124	17

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)
RSD = Residential - Single Family Detached
T = Transportation
U = Utilities

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

County Development Activity

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Municipality	MCPC Number	Plan Name	Location/Cross Street	Action	Land Use	Acres	Sq FT	Lots	Units	Date Proposal Verified	Applicant Name	Applicant Representative
Abington	26-0096-001	1919 Easton Road (Taco Bell)	1919 Easton Road Moreland Road	SP						4/8/2026	Chestnut Restaurants, LLC	Brian Cleary bcleary@pettitgroup.com
Bridgeport	26-0085-001	Light Industrial Commercial Zoning District - Conditional Use		ZO						4/2/2026	Bridgeport Borough	Keith Truman ktruman@bridgeportborough.org
Cheltenham	26-0106-001	165 Township Line Rd	165 Township Line Road	L	RM	1.00	0	1	50	4/20/2026	Eric Marshall	Eric Marshall eric@mgmtresidential.com
					C	0.20	5,390	0	0			
	26-0111-001	300 Ashbourne Road Subdivision Plans	300 Ashbourne Road	S	RE	14.89	0	3	0	4/27/2026	Cheltenham Township	Brenden Dorley bdorley@gftinc.com
	26-0112-001	La Mott Community Center Lot Consolidation Plans	7420 Sycamore Avenue	S	RE	1.99	0	1	0	4/27/2026	Cheltenham Township	Brenden Dorley bdorley@gftinc.com
Collegeville	26-0108-001	MSD Zoning District		ZO ZM						4/22/2026	Collegeville Borough	Rebecca Geiser rebbeca@skilkennylaw.com
Douglass	26-0082-001	131 Hoffmansville Road	131 Hoffmansville Road Barto, Pa. 19504 Little Road	L S	RSD	7.03	0	2	2	4/1/2026	Platinum 4 Properties, LLC C/O Ralph Chiodo	Horizon Engineering Associates csmith@horizonengineers.com
East Norriton	26-0109-001	Cole Manor Elementary School Expansion	2350 Springview Rd., Norristown, PA 19401 Lawnton Road	L	INS	0.84	11,615	1	0	4/23/2026	Norristown Area School District	Jeffrey Cardwell jcardwell@nasd.k12.pa.us
Franconia	26-0093-001	Living Branches - Derstine Community	Cowpath Road Kingsfield Drive	L	RDE	4.00	0	0	7	4/7/2026	Living Branches (c/o Edward Brubaker)	William Fredericks, PE bfredericks@rgsassociates.com
					RE	0.79	3,000	0	0			
					RAE	22.00	0	1	62			
	26-0100-001	JMA Realty, LLC - 'Old Dutch Cupboard'	811 Harleysville Pike Schoolhouse Road	L LLCR	C	1.00	10,376	1	0	4/10/2026	JMA Realty, LLC	Urwiler & Walter, Inc. scamburn@urwilerwalter.com
Green Lane	26-0114-001	2nd Street overlay		ZO						4/27/2026	2nd Street Lawyers	Mark Marino mark@marinoholdings.com
Hatfield Borough	26-0094-001	41 N Market Street / CC District-Zoning Text Amendment	41 n market st	L ZO	RSA	1.25	0	1	15	4/7/2026	WB Homes Land Acquisitions L.P.	Christopher R. Canavan chrisc@wbhomesinc.com

Land Use Codes

CU = Conditional Use
CUR = Curative Amendment
L = Land Development
LLCN = Nonresidential Lot Line Change
LLCR = Residential Lot Line Change
S = Subdivision
SLO = Subdivision Land Development Amendment
SP = Special
ZM = Zoning Map Amendment
ZO = Zoning Ordinance Amendment

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Limerick	26-0087-001	76 Lightcap Road	76 Lightcap Rd Possum Hollow Rd	L	IND	5.14	24,000	1	0	4/6/2026	Lightcap Realty LLC	Al Hoffman Ahoffman@Road-Con.com
	26-0107-001	Lot 7 Industrial Parkway	Industrial Parkway Penn Road	L	C	3.05	19,440	1	0	4/21/2026	Chesco Real Estate	Joel D. Comanda Joel@InlandDesign.net
	26-0115-001	1 Penn Road	1 Penn Road Ridge Pike	SP						4/27/2026	Kenneth W. Sperring, Jr	Kenneth W. Sperring, Jr ken@limerickcollisioncenter.com
Marlborough	26-0097-001	Accessory Uses Ordinance		ZO						4/9/2026	Marlborough Township	Marybeth Cody mcody@marlboroughpa.org
	26-0098-001	Flag Lot Ordinance		ZO						4/9/2026	Marlborough Township	Marybeth Cody mcody@marlboroughpa.org
	26-0099-001	Limited Heavy Industrial Overlay Ordinance		ZO						4/9/2026	Marlborough Township	Marybeth Cody mcody@marlboroughpa.org
New Hanover	26-0116-001	Deep Creek Road Subdivision	Deep Creek Road Parestis Road	L S	AG	132.74	0	9	9	4/27/2026	Abraham and Lauren Waltenbaugh	Horizon Engineering info@horizonengineers.com
					RSD	2.23	0	1	0			
Norristown	26-0103-001	Hancock Elementary School	1520 Arch Street East Freedley Street	L	INS	0.65	12,810	1	0	4/14/2026	Norristown Area School District	Jeffrey Cardwell jcardwell@nasd.k12.pa.us
Other	26-0084-001	St. Lawrence Exeter Amity Douglass Joint Comprehensive Draft								4/1/2026	Berks County Planing Commission	Laura Hosie LMursch@berkspa.gov
Perkiomen	26-0095-001	81 Rahns Road	Rahns Road Betcher Road	L	C	0.16	2,940	1	0	4/8/2026	M&H Development, LLC c/o Troy Maniscalco	Yohn Engineering, LLC chris@yohnengineering.com
Royersford	26-0118-001	Keith Kline Conditional Use	10 N. 5th Avenue Main Street	CU						4/28/2026	Keith Kline	Keith Kline keithskline@gmail.com
Skippack	26-0086-001	4388 Skippack Pike	4388 Skippack Pike Cressman Rd	L	IND	0.74	6,400	1	0	4/6/2026	R&R Martino	Robert A. Martino ramm1011@aol.com
Souderton	20-0082-006	Taco Bell Drive-Thru at Towne Gate Shopping Center	E. Broad Street & 637 E. Broad Street Broad Street	L	C	0.25	2,447	1	0	4/7/2026	School Lane Development LLC	Santhini Sampath ssampath@selectpropertiesinc.com

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Towamencin	26-0083-001	Data Center		ZO						4/1/2026	Towamencin Township	Doug Leach dleach@towamencin.org
Trappe	26-0105-001	Zoning Amendment 2026		ZO ZM						4/20/2026	Trappe Borough	Marcus Dolny borough.manager@trappeborough.com
Upper Frederick	26-0101-001	Landscaping SALDO Amendment Ordinance		SLO						4/14/2026	Upper Frederick Township	Aaron Walizer awalizer@upperfrederick.org
	26-0102-001	EAF Amendment Ordinance		SLO						4/14/2026	Upper Frederick Township	Aaron Walizer awalizer@upperfrederick.org
Upper Providence	24-0216-003	HREG - Collegeville Multifamily	1731 - 1765 S. Collegeville Road Perkiomen Blvd.	L S	RM	30.00	0	1	472	4/1/2026	Acquisition Corp Holding GP LLC	Tony Seitz tseitz@high.net
	26-0113-001	Arden Reserve	1348 Township Line Road Ridge Pike / Main Street	L S	RSD	8.10	0	6	6	4/27/2026	Arden Reserve LLC	Arden Reserve LLC info@delgrippo.com
	26-0117-001	M-2 Data Center Zoning Text Amendment		ZO						4/28/2026	Upper Providence Township	Geoffrey Grace ggrace@uprov-montco.org
West Conshohocken	25-0261-002	Data Center Ordinance		ZO						4/28/2026	West Conshohocken Borough	Douglas Borgerson dborgerson@westconsho.com
West Norriton	26-0104-001	Height Regulations in RA District		ZO						4/16/2026	West Norriton Township	Michael Valyo mvalyo@wntwp.com
Whitemarsh	25-0194-002	Quaker Park Redevelopment	1001 E Hector Street E Hector Street	L ZO	C	0.20	2,556	0	0	4/20/2026	BPG Office VI Quaker Park LP	Boris Kaplan bkaplan@bpgroup.net
					RSA	5.00	0	0	40			
					RM	1.00	0	0	106			
	26-0110-001	201 Roberts Avenue	201 Roberts Ave Hallowell Street	L	RM	0.17	0	1	3	4/24/2026	Ratoskey & Trainor, Inc.	Bradford R. Grauel, PLS bradgr.otm@gmail.com

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