MONTGOMERY TOWNSHIP
Planning Commission Meeting Minutes
May 21, 2026

The meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:00 p.m. on Thursday, May 21, 2026. The members of the Planning Commission in attendance included: Tom Borghetti, Rutuke Patel, Jay Glickman, and Steve Krumenacker. Also present: Candyce Chimera, Board of Supervisors Liaison; Finn Skovkal, of the Township Solicitor's office; and Carolyn McCreary, Township Manager.

The meeting was called to order at 7:00 p.m. by Chairman Tom Borghetti.

After Roll Call, and the Pledge of Allegiance, a motion was made by Jay Glickman, and seconded by Stever Krumenacker, to approve the minutes of the January 15, 2026 meeting. All in favor.

Proposed Land Development Application LDS-26-006 – 101 Commerce Drive Parking Expansion

John Iannozzi, attorney for the applicant, addressed the commission regarding the application to provide additional parking facilities, pedestrian walkways, stormwater management facilities, and landscaping to the 2.43-acre parcel within the Limited Industrial (LI) Zoning District, located at the northeast corner of Stump Road and Commerce Drive. The property includes an existing 20,000 square foot, 2-unit building. Unit A is 6,000 square feet and is used for an existing automobile service business. Unit B is 14,000 square feet and will be used by LymphaCare, a provider of medical supplies. The site can be accessed from Stump Road and from Commerce Drive. The primary improvements include expanding the parking area by 50 spaces to a new total of 113 spaces, and modification to the existing driveways. Stormwater infrastructure proposed for the site includes an underground detention basin and a rain garden. Accessible ramps and pedestrian walkways are also proposed for the new parking lot configuration.

Mr. Iannozzi addressed the review letters from township staff and consultants. The applicant will comply with all comments made by the Fire Services Department and Zoning Officer. The comments from the county planning commission will be coordinated with the Township Engineer, and the Police Department had no comments regarding the application.

Mr. Iannozzi addressed the following waiver requests:

1. From Section 205-102.A to provide a traffic management study. The applicant contends that the business to be relocated to the site and using the improvements is an existing business in the neighborhood which will not generate significantly more traffic.
2. From Section 205-78.B(1) to show right-of-way and cartway widths of existing streets within 400 feet of the tract being developed. The applicant instead

provided an aerial photo exhibit showing existing features within 400 feet of the project site.

3. From Section 205-78.C(1)(f) to show tentative grades to an existing street or to a point 400 feet beyond the boundaries of the tract. The applicant instead provided an aerial photo exhibit to show existing features within 400 feet of the project site.
4. From Section 205-10.H(4) to provide parking spaces with all-weather paint and double parallel lines to be a minimum of six inches apart to separate each space and to provide the required 10'x20' parking spaces. The applicant instead proposes 9'x18', single line parking space markings, to be consistent with the parking provided on the remainder of the existing parking area. Employees will be using the parking field such that automobiles will be stationary for the work day.
5. From Sections 205-18.D(1) & 205-17D.(2) to provide concrete curb with eight (8) inch reveal along interior parking and driveways. The applicant proposes six (6) inch reveal curb and a portion of the pavement will be non-curbed to facilitate stormwater runoff flows to management facilities.
6. From Section 205-18.A(3)(a) to provide a minimum stormwater internal pipe diameter of 15 inches. Instead, the applicant proposes to use pipes less than 15" which are integral to the stormwater management design for rate control and underdrain purposes.
7. From Section 205-18.A(3)(a) to provide sidewalk along Commerce Drive. The applicant points out that the township recently constructed sidewalks along Stump Road and there is no sidewalk along the southeast portion of Commerce Drive.
8. From Section 205-6.A from the requirement of erosion and sediment control plan review and approval by the Montgomery County Conservation District. Instead, the applicant contends that the property does not contain sensitive resources and the project is not subject to Pennsylvania NPDES permit requirements and therefore, does not require adequacy approval by the Montgomery County Conservation District. Instead, the applicant requests that the Township Engineer review and approve the erosion and sediment control design.
9. From Section 205-52.A(2)(b)[2] from the requirement to provide shade street trees spaced no closer than 35' on-center nor farther and 60' on-center for each side of the street. The applicant requests that street trees to spaced closer than 35' on-center and further reduce the street tree requirement on Commerce Drive, and to allow the required Stump Road street trees to be provided along Commerce Drive due to grading and utility easement conflicts along Stump Road.
10. From Section 205.52.D(f) from the requirement that shade trees be the primary planting type within parking areas with a goal of providing some degree of shade to every space in the parking area within 5 years of planting. The applicant states that this is an existing non-conforming condition.
11. From Section 237-1 from the requirement that lighting intensities and uniformity ratios be provided in accordance with current IES recommendations, and to provide on the plans a tabulation documenting maximum and minimum

intensities and uniformity ratio. The applicant instead proposes the continued use of existing wall mounted lights with unknown photometric properties.

Mr. Iannozzi stated that the modifications to the site are due to consolidation of operations and employees.

Upon motion by Jay Glickman, and second by Rutuke Patel, the Planning Commission recommended the Board of Supervisors approve the land development application of 101 Commerce Drive for parking lot expansion and related improvements, subject to the recommendations of township staff and consultants, with waiver requested to be determined by the Board of Supervisors. All in favor.

There being no further business to come before the Commission, a motion was made by Jay Glickman and seconded by Steve Krumenacker, to adjourn the meeting at 7:28 p.m.