



# Pennsylvania Department of Environmental Protection

**SENT VIA ELECTRONIC MAIL ONLY**

July 16, 2026

Mr. Anthony Hamaday, Manager  
Upper Merion Township  
175 West Valley Forge Road  
King of Prussia, PA 19406-1802

Re: Act 537, Application for Exemption  
Parkview Homes at Valley Forge Subdivision  
DEP Code No. 1-46955-473-E  
Upper Merion Township  
Montgomery County

Dear Mr. Hamaday:

The Department of Environmental Protection (“DEP”) has received the above-referenced subdivision plan. This letter confirms DEP’s determination that the above-referenced project is exempt from the requirement to revise the Official Plan for new land development. This determination is based in part on municipal and other sign-offs.

The project is located at 450 West Beidler Road, in Upper Merion Township, Montgomery County, on Tax Parcels 58-00-01021-00-1 and 58-00-01018-00-4.

This project proposes a 10-lot residential subdivision on 2.83 acres. As shown on the site plan titled *Land Development Plan/NPDES Plan*, prepared by Site Engineering Concepts, LLC, dated August 18, and last revised on December 31, 2025, Lots 1 through 9 will each be improved with one new dwelling unit. Lot 10 will remain undeveloped and will be designated as open space.

Except as provided within this exemption, no sewage flows or facilities have been approved for Lot 10. Should any development be proposed for Lot 10 in the future, the project sponsor must submit a Sewage Facilities Planning Module Application Mailer to DEP so we can determine whether additional sewage facilities planning will be required.

The project will be connected to the Upper Merion Sanitary and Stormwater Authority (“UMSSA”) collection system and will generate 2,068.2 gallons of sewage per day to be treated at the UMSSA – Trout Run Wastewater Treatment Facility.

The proposed public sewer extension that will serve the project will be owned and operated by UMSSA. No connections may be made until UMSSA takes dedication of the sewer extension.

This approval is specifically made contingent upon the applicant acquiring and providing all necessary property rights by easement or otherwise for the satisfactory construction, operation, maintenance, and replacement of all sewerage structures associated with the approved discharge in, along, or across private property, with full rights of ingress, egress and regress.

Any person aggrieved by this action may appeal the action to the Environmental Hearing Board ("Board"), pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. § 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A. The Board's address is:

Environmental Hearing Board  
Rachel Carson State Office Building, Second Floor  
400 Market Street  
P.O. Box 8457  
Harrisburg, PA 17105-8457

TDD users may contact the Environmental Hearing Board through the Pennsylvania Relay Service, 800-654-5984.

Appeals must be filed with the Board within 30 days of receipt of notice of this action unless the appropriate statute provides a different time. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

A Notice of Appeal form and the Board's rules of practice and procedure may be obtained online at [www.ehb.pa.gov](http://www.ehb.pa.gov) or by contacting the Secretary to the Board at 717-787-3483. The Notice of Appeal form and the Board's rules are also available in braille and on audiotape from the Secretary to the Board.

**IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717-787-3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.**

**IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.**

If you have any questions, please contact me at 484.250.5188 or at [laawalke@pa.gov](mailto:laawalke@pa.gov).

Sincerely,

*Laura Walker*

Laura Walker  
Sewage Planning Specialist 1  
Clean Water

cc:     Montgomery County Planning Commission (via email)  
          Montgomery County Health Department (via email)  
          Montgomery County Conservation District (via email)  
          Parkview Homes at Valley Forge, LLC (via email)  
          Mr. Sech – HILBEC Engineering & Geosciences, LLC (via email)  
          Mr. Hickman – Upper Merion Township (via email)  
          Mr. Lash – Upper Merion Township (via email)  
          UMSSA (via email)  
          Planning Section