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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 17, 2024

Mr. Jamie Gwynn, Township Manager
New Hanover Township
2943 North Charlotte Street
Gilbertsville, Pennsylvania 19525

Re: MCPC #24-0262-001
Plan Name: Working Together
Conditional Use
(120.148 Acres)
New Hanover Township

Dear Mr. Gwynn:

We have reviewed the above-referenced land development plan as you requested on November 27, 2024 in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code." We forward this letter as a report of our review.

BACKGROUND

Working Together PA Inc, the applicant, has submitted a preliminary subdivision and land development plan for the installation of ten (10) temporary trailers to house 48 residents while permanent development occurs to house the residents. The existing 120.148 acre property, according to the county assessor, contains several structures including a dorm, a cafeteria, and three multi-use apartments. When the applicant initially applied, the parcel was in R-2 District. Well and septic serve the site. The applicant has submitted a preliminary plan dated September 23rd, 2024.

COMPREHENSIVE PLAN COMPLIANCE

The plan is consistent with *MONTCO 2040: A Shared Vision,* the comprehensive plan for Montgomery County. The site is located in the “Open Space” on the future land use map and is identified as “Existing Preserved Open Space” in the development potential map. This future land use features limited development, with the exception of encouraging clustered development patterns that preserve open space corridors. This future land use also permits the continuous use of institutional uses like the one present. This conditional use is supporting an existing institutional use on a temporary basis, and is consistent with the plan.

This plan is consistent with the *Pottstown Metropolitan Regional Comprehensive Plan 2015*. The development site is located within the "Conservation Area." The area calls for limited residential development with up to one unit per two acres and to discourage sprawl in any structures. This conditional use is consistent with this plan.

The plan is consistent with *New Hanover Township Comprehensive Plan 2040*. The site falls within the "Rural Resource" future land use area. The Rural Resource future land use calls low density and open space with reliance on onsite water and waste water disposal. This conditional use is consistent with this plan.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

UTILITIES

A. Water and Waste Water:

1. The county would encourage the applicant to identify the means by which they intend to manage water and wastewater hookups to these trailers. As the site it not connected to any piped water or sewage, the county would like clarification on how they intend to hook the trailers up to the well and septic. Additionally, the applicant is encouraged to provide the verification that the well and septic have the capacity for this plan and future plans.

B. Power

1. The county would encourage the applicant to identify the means they intend to connect electricity to the trailers.

OPEN SPACE

A. Trails

1. The *New Hanover Township Comprehensive Plan 2040* calls for trails along the frontage of the property. We encourage the township and applicant to address this potential improvement in any development discussions.

ZONING

A. Conditional Use

1. The county encourages the applicant to indicate the time frame they intend the temporary structure use to be installed and removed on the plan sheets submitted. This makes it easier for assessing the compliance with the ordinance.
2. When the conditional use period is complete, we encourage the applicant to reach out to local governments and other local non-profits to see if they have any opportunities to reuse these units to assist in providing housing opportunities.

B. Use

1. Indicated in the letter within the application packet, the intended use is stated as trailers, or what could be considered mobile homes. This leaves the question of how should these trailers be laid out and what spatial regulations, particularly setbacks between units should apply? We encourage the applicant to work with the township's zoning officer and fire marshal to address the necessary setbacks for each of these trailers to maximize health and safety of the residents.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our recommendations will better adhere to the long term planning of the region.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality. Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#24-0262-001) on any plans submitted for final recording.

Sincerely,



Timothy P. Staub, Senior Community Planner
Timothy.Staub@montgomerycountypa.gov – 610-278-3751

c: Dan Gray, Township Engineer
Patrick McKenna, Township Solicitor
Sandy Koza, Township Traffic Engineer

Jessica Buck, District Manager, MCCD
Russell Oister, Planning Commission Chair
Susan Smith, Planning Commission Vice Chair
Michael Crotty, Planning & Zoning Solicitor
Ted Edwards, Applicant
Lindsay A. Dunn, Esq, Applicant's Representative

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Plan

ATTACHMENT A



Working Together CU
MCPC#240262001

ATTACHMENT B

