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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 17, 2025

Mr. Edward C. Wagner, Manager
Lower Pottsgrove Township
2199 Buchert Road
Pottstown, Pennsylvania 19464

Re: MCPC #25-0190-001
Plan Name: 2199 Buchert Road
Cross Street: North Pleasant View Road
(2 lots comprising 4.99 acres)
Lower Pottsgrove Township

Dear Mr. Wagner:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 18, 2025. We forward this letter as a report of our review.

BACKGROUND

Lower Pottsgrove Township proposes a simple conveyance (subdivision) involving two existing lots: Lot A (202,604 square feet) and Lot B (15,055 square feet). The proposal would convey land from Lot A to Lot B, such that the resulting lots would be 156,908 square feet (proposed Lot A) and 60,751 square feet (proposed Lot B). Lot B is the site of the municipal services building. The site is located in the R-2 Residential zoning district; the municipal services building is served by public water and sewer. The plan is undated but has a plot date of August 28, 2025.

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 issue(s) that the township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

TRANSPORTATION

A. Pedestrian Network – The frontage on Buchert Road and North Pleasantview Road have no sidewalk, and there are no crosswalks at the intersection of the two roads. This could be an opportunity for the township to

expand the pedestrian network in an area with the municipal building, park, athletic fields, and a large apartment complex. It is also on a section of the proposed Pottsgrove Trail[1]. Buchert and Pleasantview are state-owned roads, so crosswalk improvements would need to be coordinated with PennDOT.

B. Curbs – The frontage has no curbs. Curbs are required by §215-18.B.

LANDSCAPING

A. Street Trees – It appears that the number of trees that would qualify as street trees is generally equal to the number required. However, there are opportunities to add street trees to have a better spatial distribution. For example, there are no street trees between the municipal building and the street [§215-52]. Trees in this area could help provide shade and cooling for a future sidewalk, a portion of the parking area, and the municipal services building.

OTHER PLAN INFORMATION

A. Dimensional Requirements – The plan includes one "Required" column listing required dimensional criteria, but the number listed alternates between the number required for lots with public water and sewer and lots with neither.

B. Street Labels – North Pleasant View Road should be labeled (it is incorrectly labeled as "Buchert Road)."

CONCLUSION

We wish to reiterate that MCPC generally supports the township's proposal, but we believe that our suggested revisions will better achieve the township's planning objectives.

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 (25-0190-001) on any plans submitted for final recording.

Sincerely,

Mike Narcowich, AICP, Community Planning Assistant Manager II
michael.narcowich@montgomerycountypa.gov – 610-278-5238

c: Frank Cebular, Chair, Township Planning Commission
Nick Perilli, McCarthy Engineers, Township Engineer

[1] "A Circle of Progress, The Greater Pottstown Trails Feasibility Study" (2018), by Delaware Valley Regional Planning Commission, https://pottstown.org/DocumentCenter/View/3823/Greater-Pottstown-Trails-Feasability-Study-2018 (see p.25)

Jamie Ottaviano, Esq., Township Solicitor

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan



2199 Buchert Road
MCPC#250190001

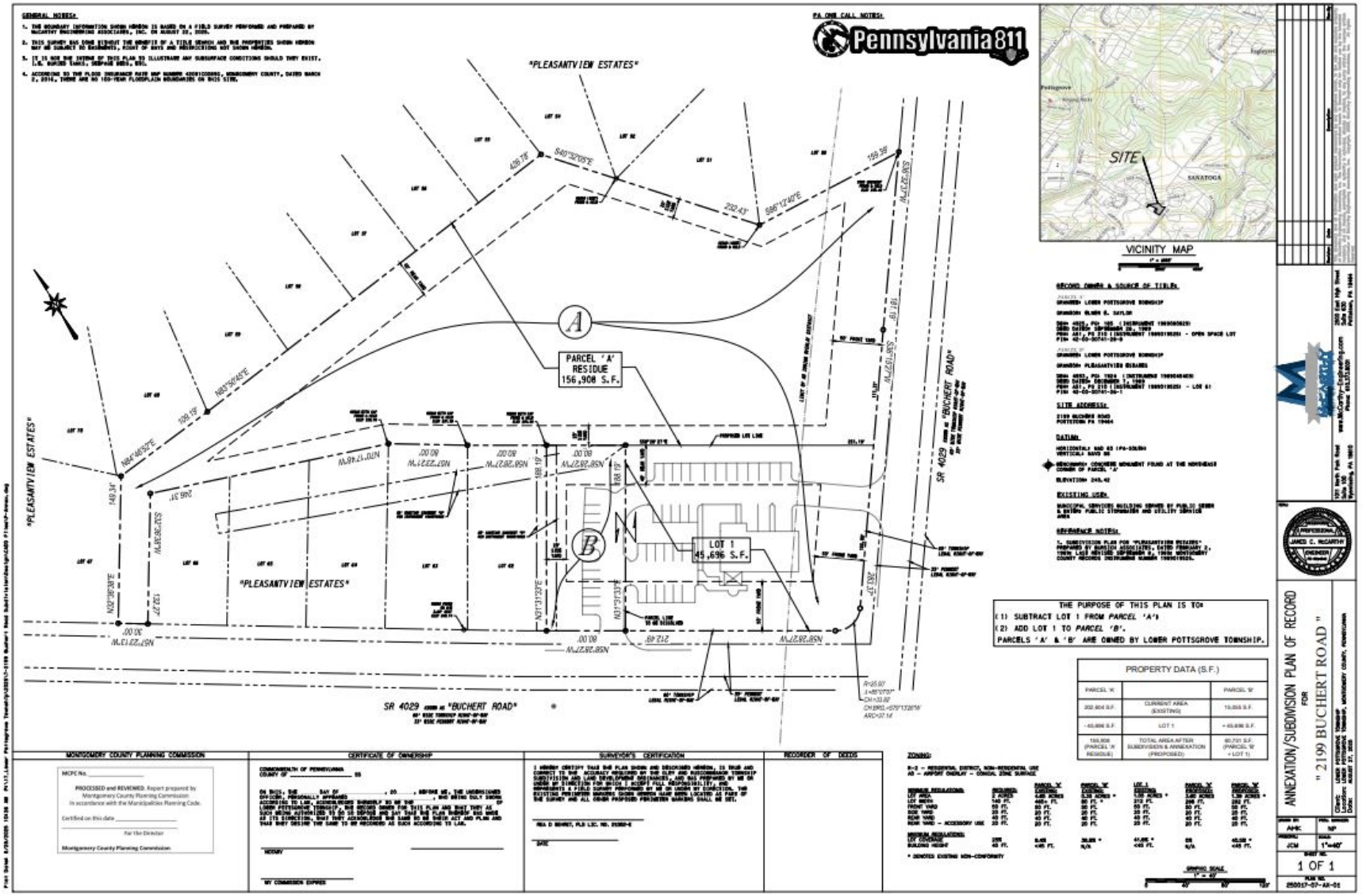
Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom

Aerial photography provided by Nearmap


GENERAL NOTES:
PA ONE CALL NOTES:
Pennsylvania811
"PLEASANTVIEW ESTATES"
SR 4029 aka "BUCHERT ROAD"
PARCEL 'A' RESIDUE 156,908 S.F.
LOT 1 45,696 S.F.
A
B
SITE
SARATOGA
VICINITY MAP
RECORD OWNER & SOURCE OF TITLE:
SITE ADDRESS:
DATUM:
EXISTING USES:
ENCUMBRANCE NOTES:
THE PURPOSE OF THIS PLAN IS TO:
(1) SUBTRACT LOT 1 FROM PARCEL 'A'
(2) ADD LOT 1 TO PARCEL 'B'.
PARCELS 'A' & 'B' ARE OWNED BY LOWER POTTSGROVE TOWNSHIP.
PROPERTY DATA (S.F.)
PARCEL 'A'
PARCEL 'B'
CURRENT AREA (EXISTING)
LOT 1
TOTAL AREA AFTER SUBDIVISION & ANNEXATION (PROPOSED)
(PARCEL 'A' + LOT 1)
ZONING:
R-2 - RESIDENTIAL DISTRICT, NON-RESIDENTIAL USE
AO - AIRPORT OVERLAY - CONICAL ZONE SURFACE
* DENOTES EXISTING NON-CONFORMITY
GRAPHIC SCALE
1" = 40'
MONTGOMERY COUNTY PLANNING COMMISSION
PROCESSED and REVIEWED: Report prepared by Montgomery County Planning Commission In accordance with the Municipalities Planning Code.
Certified on this date
For the Director
Montgomery County Commission
CERTIFICATE OF OWNERSHIP
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF
NOTARY
MY COMMISSION EXPIRES
SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE CITY AND SUBURBAN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCES, AND WAS PREPARED BY ME OR UNDER MY DIRECTION FOR WHICH I ASSUME FULL RESPONSIBILITY AND REPRESENTS A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION, THE EXISTING PROPERTY MONUMENTS SHOWN HEREON ALSO WERE LOCATED AS PART OF THE SURVEY AND ALL ORDER PROPOSED PROPERTIES MARKERS SHALL BE SET.
REA D BENNET, PLS LIC. NO. PS3501-E
DATE
RECORDER OF DEEDS
JAMES C. McCARTHY
ENGINEER
ANNEXATION/SUBDIVISION PLAN OF RECORD
FOR
" 2199 BUCHERT ROAD "
1 OF 1