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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 2, 2025

Mr. Eric Traub, Manager
Whitpain Township
960 Wentz Road
Blue Bell, Pennsylvania 19422

Re: MCPC #25-0250-001
Proposal Name: Garbose Lot Line Adjustment
(2 lots comprising 46.40 acres)
Situate: 243 Penllyn Blue Bell Pike/690 Lantern Lane
Whitpain Township

Dear Mr. Traub:

We have reviewed the above-referenced land development in accordance with Section 502, "The Pennsylvania Municipalities Planning Code," as you requested on December 4, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, William and Lynne Garbose, is applying for a lot line adjustment to transfer 70,747 square feet from 690 Lantern Lane (ID 66-00-05215-00-2) to 243 Penllyn Blue Bell Pike (ID 66-00-05213-00-4). The applicant plans to construct a driveway off the existing one from Lantern Lane that will serve the dwelling at 243 Penllyn Blue Bell Pike. The applicant is also proposing a sanitary easement in favor of 690 Lantern Lane, as well as stormwater management facilities on the 243 Penllyn Blue Bell Pike property.

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040: A Shared Vision.* The parcels are located in the Rural Resource Area future land use designation, which includes low density residential development. The parcels also fall within the Residential: Single-Family Detached future land use in Whitpain Township.

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 Whitpain Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

ENCROACHMENT

The plan shows the proposed driveway crossing over a stream and cutting through the existing riparian buffer. The applicant should ensure they are following township regulations for stream crossings and replanting requirements within the riparian buffer. For best practices, the county recommends consulting the Guidebook for Riparian Corridor Restoration.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Whitpain 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 (*#25-0250-001*) on any plans submitted for final recording.

Sincerely,

David Greenberg

David Greenberg, Senior County Planner
610-278-3741 – david.greenberg@montgomerycountypa.gov

c: William & Lynne Garbose, Applicants
Rachel Butch, PE, Charles E. Shoemaker, Inc., Applicants' Representative
Kenneth Corti, Chair, Township Planning Commission
James Blanche, Township Engineer
Michael P. Clarke, Esq., Township Solicitor

Attachments: A) Aerial Photo; B) Site Plan



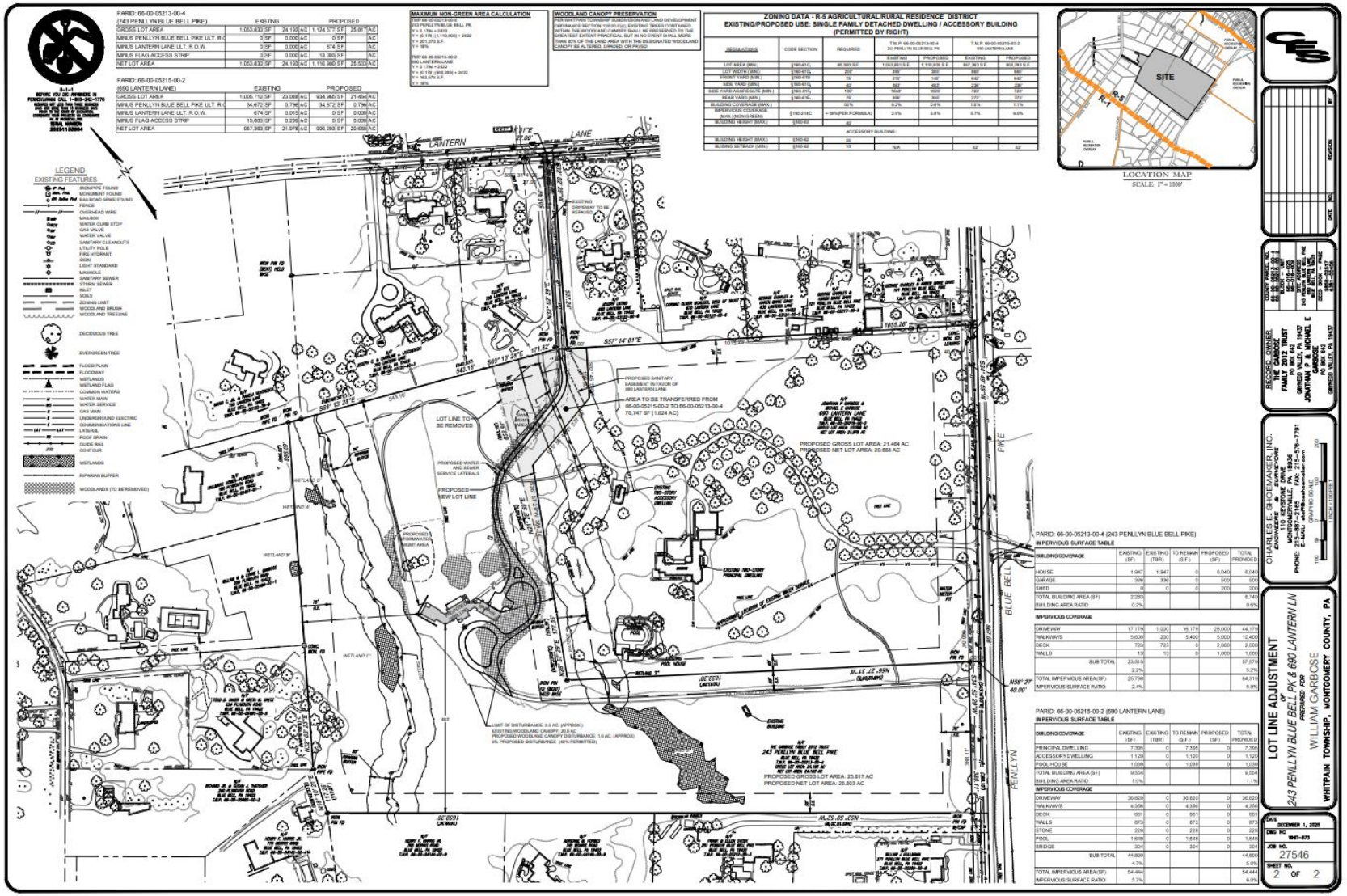
Garbose Lot Line Adjustment
MCPC#250250001

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


LOT LINE ADJUSTMENT
OF
243 PENLLYN BLUE BELL PK & 690 LANTERN LN
WILLIAM GARBOSE
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PA
LOCATION MAP
SCALE: 1" = 1000'
SITE
ZONING DATA - R-5 AGRICULTURAL/RURAL RESIDENCE DISTRICT
EXISTING/PROPOSED USE: SINGLE FAMILY DETACHED DWELLING / ACCESSORY BUILDING
(PERMITTED BY RIGHT)
MAXIMUM NON-GREEN AREA CALCULATION
WOODLAND CANOPY PRESERVATION
PARID: 66-00-05213-00-4
(243 PENLLYN BLUE BELL PIKE)
PARID: 66-00-05215-00-2
(690 LANTERN LANE)
LEGEND
EXISTING FEATURES
PROPOSED SANITARY EASEMENT IN FAVOR OF 690 LANTERN LANE
AREA TO BE TRANSFERRED FROM 66-00-05215-00-2 TO 66-00-05213-00-4
70,747 SF (1.624 AC)
LOT LINE TO BE REMOVED
PROPOSED GROSS LOT AREA: 21.464 AC
PROPOSED NET LOT AREA: 20.668 AC
PROPOSED WATER AND SEWER SERVICE LATERALS
PROPOSED NEW LOT LINE
PROPOSED GROSS LOT AREA: 25.817 AC
PROPOSED NET LOT AREA: 25.503 AC
LIMIT OF DISTURBANCE: 3.3 AC. (APPROX.)
EXISTING WOODLAND CANOPY: 20.8 AC
PROPOSED WOODLAND CANOPY DISTURBANCE: 1.0 AC. (APPROX)
5% PROPOSED DISTURBANCE (40% PERMITTED)
PARID: 66-00-05213-00-4 (243 PENLLYN BLUE BELL PIKE)
IMPERVIOUS SURFACE TABLE
PARID: 66-00-05215-00-2 (690 LANTERN LANE)
IMPERVIOUS SURFACE TABLE
RECORD OWNER
THE GARBOSE FAMILY 2012 TRUST
243 PENLLYN BLUE BELL PK
ORWIGSBURG, PA 19437
APPLICANT
JONATHAN P. & MICHAEL E GARBOSE
690 LANTERN LN
ORWIGSBURG, PA 19437
CHARLES E. SHOEMAKER INC.
ENGINEERS & SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936
PHONE: 215-367-2165
FAX: 215-536-7791
E-MAIL: CESHOE@AOL.COM
DATE: DECEMBER 1, 2025
DWG NO. 9441-B73
JOB NO. 27546
SHEET NO. 2 OF 2