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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

February 19, 2026

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

Re: MCPC #26-0010-001
Plan Name: 565 Hildebrandt Road
(1 lot comprising 64.74 acres)
Situate: Hildebrandt Road north of Little Road
New Hanover Township

Dear Mr. Gwynn:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 14, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Greg Landes, submitted an application that proposes a subdivision and lot consolidation. The portion of the 64.7449-acre property, north of Hildebrandt Road, is proposed to be subdivided into two parcels. Lot 1 will contain the existing single-family dwelling, barn, and other improvements, and will be 34.8758 acres. Lot 2 will be 25.1099 acres and no improvements are proposed at this time. Both the pond and the septic area serving the dwelling on Lot 1 are split by a border between the two lots. A number of natural features are found on both lots including meadows, wetlands, steep slopes, and wooded areas. Additionally, Parcel A, a 2.8432-acre lot on the south side of Hildebrandt Road, is proposed to be combined with an adjacent lot under the same ownership. The properties are located in the township's R-2 Residential Agricultural zoning district.

COMPREHENSIVE PLAN COMPLIANCE

NEW HANOVER COMPREHENSIVE PLAN 2040

This lot is within the Rural Resource Area and Conservation Area Overlay of the future land use map in the *New Hanover Comprehensive Plan 2040*. The plan identifies low-density residential, agriculture, open space, and recreation as appropriate uses in the Rural Resource Area. For residential uses, lot sizes should be at least two acres or more per dwelling unit and be primarily serviced by on-lot sewer and water. The

Conservation Area Overlay supplements the guidance of the underlying land use and targets environmentally vulnerable areas of the township for additional protection. These areas carry greater ecological value if they remain connected and undeveloped. The Conservation Area Overlay should be preserved and buffered from development to the greatest extent possible, whether through best management practices and land stewardship up to formal preservation through acquisition or easements. Conservation subdivision should be encouraged in these areas.

POTTSTOWN METROPOLITAN REGIONAL COMPREHENSIVE PLAN 2015

This lot is within the Conservation Area of the future land use map of the Pottstown Metropolitan Regional Comprehensive Plan 2015. The Conservation Areas of the plan are intended to preserve important and cultural resources throughout the region. The primary land uses anticipated in these areas are agriculture and open space. While residential development is not intended for the Conservation Areas, where it does occur, it shall consist of a density of one dwelling unit per two acres or greater. The intent of the Conservation Areas is to protect the region's rural and agricultural nature, limit further sprawl, and preserve the region's natural-resource related industries and jobs.

MONTCO 2040: A SHARED VISION

This lot is within the Rural Resource Area of the future land use map of Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*. The Rural Resource Area consists of open land with a traditional rural appearance that includes farms, small woodlands, some low-density residential homes, and rural villages.

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 that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

SUBDIVISION DESIGN AND FUTURE DEVELOPMENT

The township should be comfortable with the potential development on Lot 2 based on the existing constraints of the property. Should a residential dwelling be proposed, the various potential locations may require disturbance such as a long driveway or a long connection to the septic system. This disturbance will likely need to pass through a narrow stretch of Lot 2 containing woodlands, meadows, wetlands, and steep slopes.

While the waiver request letter and plan set indicate no improvements are proposed at this time, the township should consider potential locations to determine if development is possible based on the natural constraints and proposed subdivision.

SEWAGE FACILITIES

The plan set shows an approximate location for an existing septic system for the dwelling on Lot 1 as well as primary and backup septic areas on Lot 1 and Lot 2. It is unclear if the existing septic system is being removed and it is unclear of the features labeled primary and secondary septic areas are proposed. The applicant should update the labels on the plan to accurately reflect the status of the septic systems, as notes on the plan indicate there are no improvements proposed at this time. Additionally, if the existing septic system will no longer be used, proper county and state procedures should be followed during decommissioning.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve New Hanover Township's planning objectives for residential development and preservation of natural resources.

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 (#26-0010-001) on any plans submitted for final recording.

Sincerely,

Matt Lubitz, Senior Planner
matt.lubitz@montgomerycountypa.gov – (610) 278-3738

c: Daniel P. McKenna, PE, Applicant's Engineer
Estelle T. Eberhardt, PE, Applicant's Engineer
Dan Gray, Township Engineer
Patrick McKenna, Township Solicitor
Sandy Koza, Township Traffic Engineer
Russell Oister, Chair, Township Planning Commission
Susan Smith, Vice Chair, Township Planning Commission
Michael Crotty, Planning & Zoning Solicitor

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

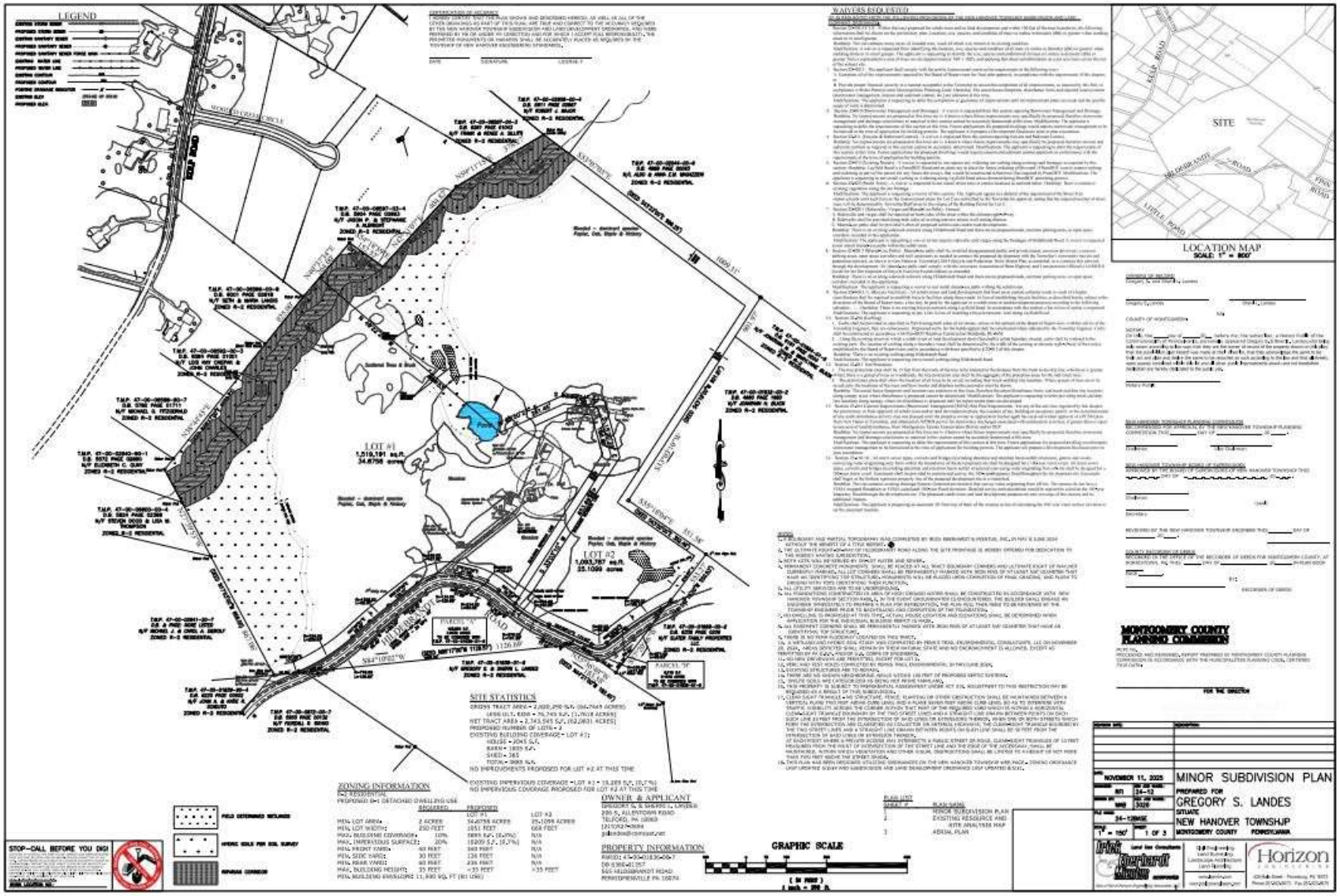


565 Hildebrandt Road
MCPC#2600010001

Montgomery County Planning Commission

0 200 400 800 Feet

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LEGEND
LOCATION MAP
SCALE: 1" = 800'
SITE
WAIVERS REQUESTED
LOT #1
1,510,191 sq.ft.
34.6758 acres
LOT #2
1,093,757 sq.ft.
25.1099 acres
PARCEL 'A'
PARCEL 'B'
SITE STATISTICS
ZONING INFORMATION
PROPERTY INFORMATION
OWNER & APPLICANT
GREGORY S. LANDES
GRAPHIC SCALE
MONTGOMERY COUNTY PLANNING COMMISSION
MINOR SUBDIVISION PLAN
PREPARED FOR
GREGORY S. LANDES
SITUATE
NEW HANOVER TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
NOVEMBER 11, 2025
34-12
34-12BASE
1" = 150'
1 OF 3
STOP—CALL BEFORE YOU DIG!