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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

June 15, 2026

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

Re: MCPC #26-0116-001
Plan Name: 2026-03_Deep Creek Road Subdivision
(4 lots comprising 134.97 acres)
Situate: Deep Creek Road/south of Hill 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 April 27, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicants, Abraham A. & Lauren B. Waltenbaugh, submitted an application that proposes subdividing 4 existing lots totaling 134.97 acres into 10 lots. There are two existing single-family dwellings and the plans indicate the possible addition of eight more to result in one single-family dwelling per proposed lot. The properties are located in the township's R-2 Residential Agricultural zoning district.

COMPREHENSIVE PLAN COMPLIANCE

NEW HANOVER COMPREHENSIVE PLAN 2040

These lots are within the Rural Resource Area and nearly entirely within the 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

These lots are 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

These lots are within the Open Space Area of the future land use map of Montgomery County's Comprehensive Plan: *Montco 2040: A Shared Vision*.

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

SITE DESIGN

It was indicated at the May 13 meeting of the New Hanover Township Planning Commission that the improvements shown to the subdivided lots are not proposed at this time and many related waivers are requested; however, our comments reflect that it is intended each lot is developed and will be subject to the requirements of township ordinances.

A. The non-flag lots are shown with the possible house location close to the street. This site design minimizes tree removal and earth disturbance, in line with the priorities of the future land use categories in each of the three comprehensive plans cited above. We encourage that aspect of the design remains throughout the subdivision and building permit processes.

B. Stormwater and Septic:

   1. The proposed preliminary plan shows septic areas within floodplain and riparian buffers, and previous iterations of the plans showed stormwater management basins within those buffers. The applicant should consider a site design that keeps the septic and stormwater management areas out of these required buffers. Additionally, the applicant should consider a design that keeps these areas out of the steep slopes as well.

   2. The stormwater basins for the two proposed flag lots are significantly larger than the other basins, as required by minor subdivision plan to make up for the increased impervious surfaces of the longer driveways. The larger basins may not achieve the desired effect unless the runoff from the driveway is captured and piped to the basin because much of the additional impervious surfaces are hundreds

of feet from the basin. The applicant may consider methods of assuring the runoff created from the flag lot driveways is appropriately accounted for in the plans.

C. Section 22-815.1A of the township's Subdivision and Land Development Ordinance requires a minimum cartway of 24 feet for existing local roads/residential streets. The site plan shows Deep Creek Road has a cartway of 12 feet. The applicant should consider widening Deep Creek Road to meet the standards of the ordinance and provide safe vehicular access.

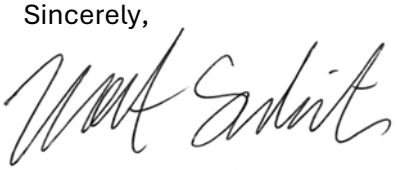
CONCLUSION

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 (#26-0116-001) on any plans submitted for final recording.

Sincerely,



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

c: Abraham A. & Lauren B. Waltenbaugh, Applicants
Dan McKenna, Horizon Engineers, Applicants' Engineer
Russell Oister, Chair, Township Planning Commission
Susan Smith, Vice Chair, Township Planning Commission
Dan Gray, Township Engineer
Patrick McKenna, Township Solicitor
Sandy Koza, Township Traffic Engineer
Mark Donovan, Director of Planning & Zoning
Michael Crotty, Planning & Zoning Solicitor

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



Deep Creek Road Subdivision
MCPC#260116001

Montgomery County Planning Commission

0 400 800 1,600 Feet

N


RECORDING ACKNOWLEDGMENTS
SITE LOCATION MAP 1"=2000'
SITE
OWNER INFORMATION
ZONING DATA
GENERAL NOTES
PRELIMINARY SUBDIVISION / LAND DEVELOPMENT
MASTER SUBDIVISION PLAN
DEEP CREEK ROAD SUBDIVISION
LAUREN WALTENBAUGH
NEW HANOVER TOWNSHIP, MONTGOMERY COUNTY, PA.
Horizon ENGINEERING
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