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Planning Commission

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Scott France, AICP
Executive Director

July 20, 2026

Mr. Edward Wagner, Manager
Lower Pottsgrove Township
1963 East High Street
Pottstown, PA 19464

Re: MCPC #26-0178-001
Plan Name: Romig Development
67 units on 21.87 acres 1.2 dwelling units pe acre; 32.80 acres of open space
Parcel ID: 420000250005
Situate: Romig, Bleim, and New Hanover Square Roads
Lower Pottsgrove Township

Dear Mr. Wagner:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 23, 2026. We forward this letter as a report of our review.

BACKGROUND

Audubon Land Development, applicant, proposes a subdivision that would create two lots: Lot A (54.67 acres) and Lot B (10.00 acres). Lot B has seven existing structures on it; the applicant proposes to construct 67 single-family detached homes on Lot A. The site is located in the R-1 Residential and PS Preservation Subdivision Overlay zoning districts. The applicant has submitted a preliminary plan, dated June 15, 2026.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040: A SHARED VISION: THE COMPREHENSIVE PLAN FOR MONTGOMERY COUNTY

The site is located in the Rural Resource future land use area. Low density residential development that is clustered or has a rural character is a primary use in these areas. The proposal is consistent with the plan.

POTTSTOWN METROPOLITAN REGIONAL COMPREHENSIVE PLAN

The site qualifies as a development of regional impact because it results in the creation of 25 lots or more and the development of 50 units or more. The proposed development would be located in the Conservation Area future land use area. Where residential development occurs at a density greater than 0.5 dwelling units per acre, the plan recommends that protected open spaces be the dominant feature of any new residential development and that the open space be used to prioritize the conservation of valuable environmental resources.

Streets for this proposed density of residential neighborhoods should be interconnected with the surrounding street networks; however, there is only one vehicular access point to the existing street network on Romig Road. The plan recommends that, "Sidewalks for this proposed density of development should always be provided on both sides of the street." Sidewalks are generally proposed along both sides of the street, although one side of Smokehouse Ridge would have sidewalk on only one side of the street.

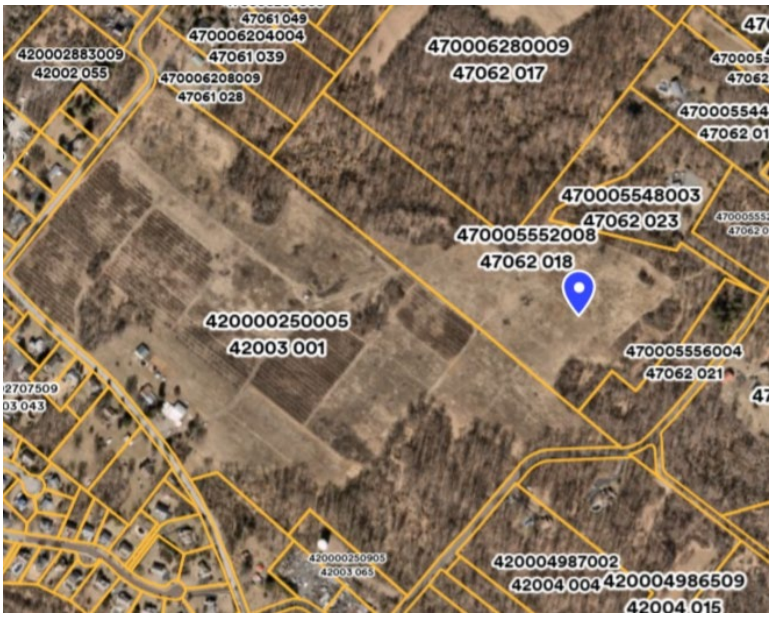
RECOMMENDATION

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

REVIEW COMMENTS

SITE LOCATION

The plan lists two parcels for the development tract. One of the listed parcels is #47-00-05552-008; however, that parcel is located in New Hanover Township (see blue pin on parcel map and aerial image, below), and is not shown within the tract boundary on the applicant's plans.



TRANSPORTATION

A. Road Dead End. Where it is proposed that a road be constructed to an abutting property line with the intention that such a road will be extended onto the adjoining property at a future date, the temporarily terminated cul-de-sac shall be constructed the same as one permanently terminated, including the right-of-way width. Construction of the street curbing and sidewalk shall be in accordance with specifications hereinafter included in these standards [§215-16.C].

   Off-Site Improvements. The township's plan shows improvements at the intersection of Bleim, Pleasant View, and Pruss Hill Roads. The Pottstown Region Traffic Analysis (DVRPC, 2019)[1] identified the need for improvements to this intersection, and noted that a new traffic signal is warranted based on forecast traffic (MUTCD Traffic Signal Warrant 2, Four-Hour Vehicular Volume). The *Pottstown Region Traffic Analysis* also recommended that the intersection of Bleim and New Hanover Square Roads be improved with pavement markings, sight triangle maintenance, and streetlighting.

B. Emergency Access. We recommend that the proposed emergency access road linking the development to New Hanover Square Road instead be designed as a road for use by regular traffic. If it should be allowed as an emergency access-only road, the township should be satisfied that the variable width (15 feet, with a shorter 20 foot wide segment) is satisfactory for emergency management use. If used as emergency-access only, will the road be paved?

C. Sidewalks. The applicant only proposes sidewalks on one side of Smokehouse Ridge. The township may wish to pursue a fee-in-lieu for the sidewalk not constructed or a deferral to be constructed at a later date if it is determined to be necessary.

[1] Pottstown Region Traffic Analysis (DVRPC, 2019): dvrpc.org/reports/19016.pdf

LANDSCAPING

A. Stormwater Basin Plantings. We suggest that the applicant use care with placement of plantings in the basins to avoid conflicts with underdrains [§215-53.A].

B. Trails. Some of the proposed trees would conflict with the proposed trails.

C. Buffers. A buffer area of not less than 25 feet nor more than 50 feet in width shall be established on the tract on which the proposed land use would lie, along all property lines unless otherwise specified in the Zoning Ordinance. No buffer is proposed along the northern property line adjacent to New Hanover Township. Although the adjacent property here is undeveloped, the code requires that, in the case of vacant property, a buffer is required that would match the required buffer for the most intense use allowed by zoning applicable to the adjacent property [§215-56.C].[2]

D. Preservation of Existing Trees and Woodlands.

1. A mature tree, tree mass, or woodland may be designated "TO BE REMOVED" only if it meets at least one of the five criteria in §215-50.A(4). There are numerous labels for “deciduous trees to be removed,” but there do not appear to be labels showing freestanding trees “to remain” (demarcation of existing vegetation “to remain” is required by [§215-35.A).
2. “Subdivision and land developments should be laid out in such a manner as to minimize the removal of healthy trees, shrubs, and other vegetation on the site. Special consideration shall be given to ecologically significant vegetation, such as mature trees, specimen trees…It shall be incumbent on the applicant to prove that vegetation removal is minimized. If challenged by the Township, the applicant shall produce evidence, such as written documents or plans certified by a registered landscape architect or other qualified professional, showing that no alternative layouts are possible and that no alternative clearing or grading plan would reduce the loss of mature trees, tree masses and woodlands…” [§215-50.A]
3. We encourage the applicant to preserve freestanding trees in addition to the wooded areas that would be preserved. Existing, mature trees provide much greater benefits in air quality, shade, reduction of heat islands, habitat value, carbon sequestration, stormwater management, reduced erosion, and many other ways than do newly-planted ones.
4. Specimen trees or individual trees for woodlands or tree masses designated "to be removed" are encouraged to be transplanted from one area of the site to another [§215-50.A].

[2] New Hanover Township Zoning Ordinance: https://ecode360.com/NE2408

GRADING

A. Steep Grades.

1. We feel that grading behind homes numbered 50 to 55, and behind homes numbered 38 to 43, results in slopes that are too steep and would result in erosion. These grades could make use of groundcover and tiers to reduce erosion.
2. All areas of the site shall be stabilized by seeding or planting on slopes of less than 10% and shall be stabilized by sodding on slopes of 10% or more and planted in ground cover on slopes of 20%, provided that riprap shall be utilized for banks exceeding 25% [§215-20.C]. It appears as if some of the proposed slopes in the areas mentioned in A.(1), above, would be greater than 25%.

OPEN SPACE AND RECREATION

Land for Recreational Purposes. The amount of land required to be provided for recreational purposes for residential subdivision or land development plans shall be 1,300 square feet per building lot in the R-1 zoning district, or 67 X 1,300 = 87,100 square feet [§(215-21.D)]. The applicant proposes trails in the development. There are also provisions for fees-in-lieu of land and combinations of land and fees [§(215-21.H)].

STORMWATER MANAGEMENT

Basin Setback. Stormwater retention or detention basins shall be located at least 50 feet from any structure, whether existing or proposed [§215-24.I]. Some of the basins would be set back less than half that distance from proposed homes.

SITE ENVIRONMENTAL STATUS

Past Agricultural Use. The township should consider site environmental conditions related to the previous agricultural land use and ensure that it is satisfactory.

OTHER PLAN INFORMATION

The following shall be shown on the plans:

A. Information within 400 Feet. The following shall be shown on the plans: Within 400 feet of any part of the land being subdivided: Location, names, width, radii and surface conditions of existing streets and alleys and those shown on the Township Official Map Summary of streets and alleys, the location of watercourses, floodplains, sanitary sewers, storm drains, utilities above or below the ground and other similar features [§215-35.C].

B. Measured Distances. Measured distances from the center line of streets to buildings, large trees standing alone shall be shown [§215-35.C].

C. Lot Layout and Dimensions. The layout and dimension of lots and net area [§215-35.D].

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Pottstown's planning objectives for residential development.

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 (*#26-0178-001*) on any plans submitted for final recording.

Sincerely,



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

c: Audubon Land Development, Applicant
Landcore Consulting Engineers, Applicant's Representative
Frank Cebular, Chair, Township Planning Commission
Nick Perilli, McCarthy Engineers, Township Engineer
Jamie Ottaviano, Esq., Township Solicitor
PennDOT
Jamie Gwynn, Manager, New Hanover Township
Matt Lubitz, Community Planner for New Hanover Township
Marley Bice, MCPC, Community Planner for Pottstown Metropolitan Area Region
Nidhi Mehra, HOP Manager, PennDOT

Attachments:
1. Aerial Image of Site
2. Plan

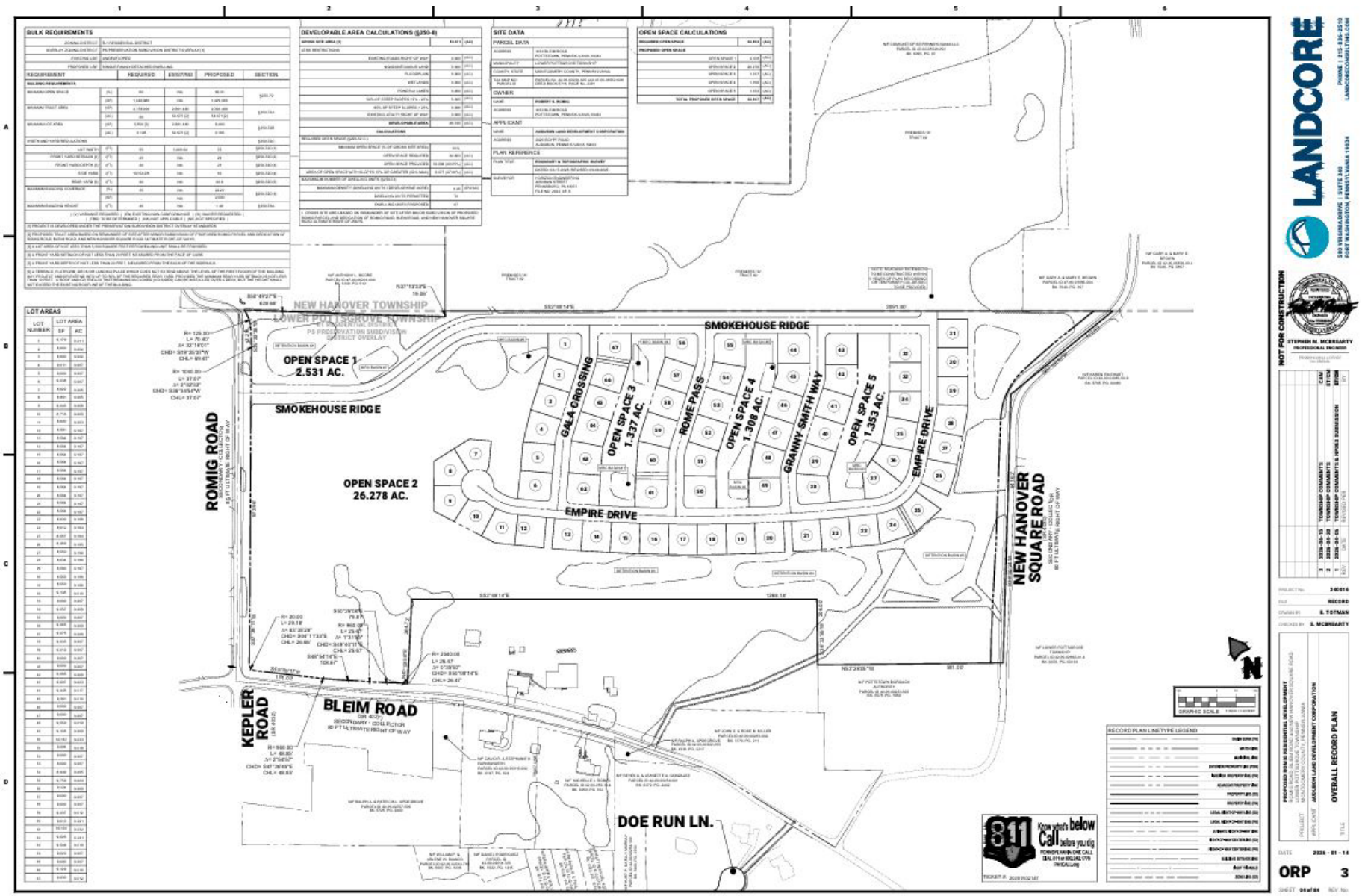


Romig Development
MCPC#260178001

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www.montcopa.org/plan.com
Aerial photography provided by Nearmap

0 200 400 800 Feet

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NEW HANOVER TOWNSHIP
LOWER POTTSGROVE TOWNSHIP
PS PRESERVATION SUBDIVISION DISTRICT OVERLAY
SMOKEHOUSE RIDGE
OPEN SPACE 1
2.531 AC.
OPEN SPACE 2
26.278 AC.
OPEN SPACE 3
1.337 AC.
OPEN SPACE 4
1.308 AC.
OPEN SPACE 5
1.353 AC.
GALA CROSSING
ROME PASS
GRANNY SMITH WAY
EMPIRE DRIVE
ROMIG ROAD
NEW HANOVER SQUARE ROAD
KEPLER ROAD
BLEIM ROAD
DOE RUN LN.
BULK REQUIREMENTS
DEVELOPABLE AREA CALCULATIONS (§350-8)
SITE DATA
OPEN SPACE CALCULATIONS
LOT AREAS
RECORD PLAN LINETYPE LEGEND
LANDCORE
NOT FOR CONSTRUCTION
STEPHEN M. MCBRIARTY
PROFESSIONAL ENGINEER
PROPOSED ROMIG RESIDENTIAL DEVELOPMENT
OVERALL RECORD PLAN
ORP
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