MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

Jamila H. Winder, Chair
Neil K. Makhija, Vice Chair
Thomas DiBello, Commissioner

www.montgomerycountypa.gov

Montgomery County
Planning Commission

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

June 24, 2026

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

Re: MCPC #26-0183-001
Plan Name: 2026-04_Township Lot Line Adjustment Plan
(3 lots comprising approximately 72.28 acres)
Situate: North Charlotte Street/north of Swamp Pike
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 June 26, 2026. We forward this letter as a report of our review.

BACKGROUND

New Hanover Township submitted a preliminary and final minor lot line change application. The plan involves adjustments to three adjacent parcels along North Charlotte Street. At 2951 North Charlotte Street, approximately 0.49 acres would be transferred to 2943 North Charlotte Street, while 0.30 acres of open space would be added to 2943 North Charlotte Street. A separate adjustment at 2943 North Charlotte Street would shift 0.30 acres into designated open space and add an additional 1.74 acres of township open space. The township's objectives are to expand and better position its open space to support the planned Wassmer Tract Trail project, reconfigure 2951 North Charlotte Street so part of the property can be reserved for potential future expansion of the Municipal Complex.

COMPREHENSIVE PLAN COMPLIANCE

NEW HANOVER COMPREHENSIVE PLAN 2040

These lots are primarily within the Existing Public Open Space and Institutional Areas of the future land use map in the *New Hanover Comprehensive Plan 2040*. Uses in Institutional Areas should continue to operate or be improved to benefit the community. Park resources in the Existing Open Space Area are described as an incredibly valuable asset to the community and should remain appropriately accessible to the public. Trails were identified as a priority in public outreach for the comprehensive plan as well as the 2006 Open Space Plan and the 2015 Bicycle and Pedestrian Trails plan. Another priority is the preservation of open

space and natural features to maintain areas of undeveloped land that contribute to the rural-suburban character of the township.

POTTSTOWN METROPOLITAN REGIONAL COMPREHENSIVE PLAN 2015

The lots are primarily within the Secondary Growth Area of the future land use map of the *Pottstown Metropolitan Regional Comprehensive Plan 2015*. The Secondary Growth Areas of the plan are intended for suburban, single-family residential development. The coordination of municipal services and facilities is an objective of the plan, as well as to preserve and connect open space areas and develop a trail network.

MONTCO 2040: A SHARED VISION

The lots are primarily within the Open Space Area of the future land use map of Montgomery County's Comprehensive Plan: *Montco 2040: A Shared Vision*. The two lots with their primary frontage on North Charlotte Street, the municipal building and the dwelling, are in the Suburban Residential Area, which lists single-family detached homes and institutional uses as primary uses.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with the township, regional, and county comprehensive plans.

CONCLUSION

We wish to reiterate that MCPC supports the township's proposal.

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 (#26-0183-001) on any plans submitted for final recording.

Sincerely,

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

c: Dan Gray, Township Engineer
Patrick McKenna, Township Solicitor
Sandy Koza, Township Traffic Engineer
Mark Donovan, Director, Township Planning & Zoning
Russell Oister, Chair, Township Planning Commission
Susan Smith, Vice Chair, Township Planning Commission
Michael Crotty, Township Planning & Zoning Solicitor

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



Township Lot Consolidation
MCPC#260183001

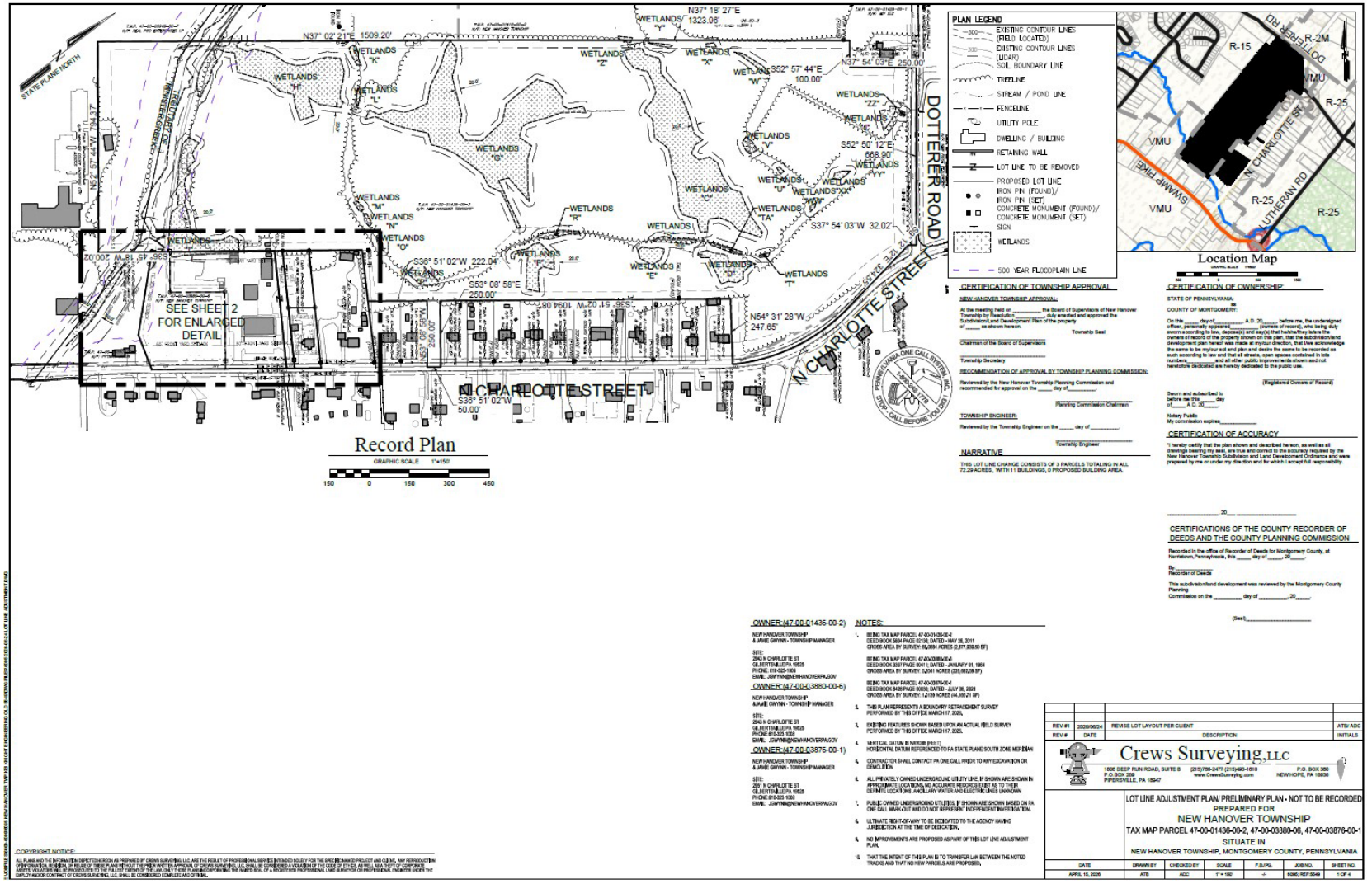
Montgomery County Planning Commission

0 250 500 1,000 Feet

N

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

Aerial photography provided by Nearmap


Record Plan
GRAPHIC SCALE 1"=150'
SEE SHEET 2 FOR ENLARGED DETAIL
DOTTERER ROAD
N. CHARLOTTE STREET
PLAN LEGEND
EXISTING CONTOUR LINES (FIELD LOCATED)
EXISTING CONTOUR LINES (LIDAR)
SOIL BOUNDARY LINE
TREELINE
STREAM / POND LINE
FENCELINE
UTILITY POLE
DWELLING / BUILDING
RETAINING WALL
LOT LINE TO BE REMOVED
PROPOSED LOT LINE
IRON PIN (FOUND)/ IRON PIN (SET)
CONCRETE MONUMENT (FOUND)/ CONCRETE MONUMENT (SET)
SIGN
WETLANDS
500 YEAR FLOODPLAIN LINE
Location Map
R-15
R-2M
VMU
R-25
SWAMP PIKE
N. CHARLOTTE ST.
LUTHERAN RD
CERTIFICATION OF TOWNSHIP APPROVAL
CERTIFICATION OF OWNERSHIP
CERTIFICATION OF ACCURACY
CERTIFICATIONS OF THE COUNTY RECORDER OF DEEDS AND THE COUNTY PLANNING COMMISSION
NARRATIVE
THIS LOT LINE CHANGE CONSISTS OF 3 PARCELS TOTALING IN ALL 72.29 ACRES, WITH 11 BUILDINGS, 0 PROPOSED BUILDING AREA.
OWNER:(47-00-01436-00-2)
OWNER:(47-00-03880-00-6)
OWNER:(47-00-03876-00-1)
NOTES:
Crews Surveying, LLC
LOT LINE ADJUSTMENT PLAN/ PRELIMINARY PLAN - NOT TO BE RECORDED
PREPARED FOR
NEW HANOVER TOWNSHIP
TAX MAP PARCEL 47-00-01436-00-2, 47-00-03880-00-6, 47-00-03876-00-1
SITUATE IN
NEW HANOVER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
APRIL 15, 2026