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

July 14, 2026

Mr. David Thompson, Interim Township Manager
Douglass Township
1350 East Philadelphia Avenue
Gilbertsville, Pennsylvania 19525

Re: MCPC #24-0266-002
Plan Name: Avante Apartments
(2 lots comprising 19.48 acres)
Parcel ID: 32-00-02120-008
Situate: Gilbertsville Road and Yoder Road
Douglass Township

Dear Mr. Thompson:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 6, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, T&A Associates, is proposing to construct 6 apartment buildings with 68 units, along with associated parking areas, 3 stormwater management areas, and a 154,128-square-foot open space area along Minister Creek. The proposal was granted 10 temporary dimensional variances associated with creating a temporary two-lot subdivision for construction financing purposes in June of 2023. The variances were granted on the condition that proposed Lots 1 and 2 be consolidated into one lot within 6 months of completing construction of the apartments. The applicant is requesting a waiver from §222-59 of the subdivision and land development ordinance to allow for the construction of managed release concept basins, and a waiver of §230-50.A(1) to allow for 17 canopy trees around the stormwater basin perimeters, rather than the 33 required. The site is located in the R-4 Zoning District and will be served by public water and sewer. The plan is dated June 5, 2026.

COMPREHENSIVE PLAN COMPLIANCE

REGIONAL PLAN

The proposal is generally consistent with the *2015 Pottstown Metropolitan Regional Comprehensive Plan*. The project is located in a secondary growth area in the plan's future land use map. New high-density residential development should be located near supporting land uses, including commercial or mixed-use

development. Higher-density residential uses should be developed as part of a larger community to ensure long-term viability and improved quality of life for residents. A new development should be built to reflect the context of the surrounding community and importance should be given to creating walkable neighborhoods.

COUNTY PLAN

The proposal is generally consistent with the county's comprehensive plan, *Montco 2040: A Shared Vision*. The project is located in a suburban residential area in the plan's future land use map. Primary uses in these areas include less dense multifamily uses. Residential development should match the character of housing found in the immediate neighborhood. Trees, wetlands, and other sensitive land should be preserved, and appropriate landscaping, buffers, and central open space should be provided.

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 Douglass Township may wish to consider prior to preliminary plan approval. Our comments are as follows:

REVIEW COMMENTS

ZONING

It appears that the applicant is using a prior version of the township's zoning ordinance. In particular, the zoning chart does not include minimum lot area, and the impervious surface summary does not list the percentages of proposed building coverage and lot coverage. We recommend that these requirements be updated on the plan.

OPEN SPACE

1. The open space proposed does not comply with the current requirements in §265-65. We recommend that the township confirm the applicant's subdivision plan from 2023 grants them standing to use the prior version of the ordinance, and if not, that the applicant amend the proposal to comply with the requirements or submit a request for a variance.

2. The proposed development will result in the loss of the current trail and open space on Lot 2. The open space proposed for this project is in the floodplain and does not include any amenities. We recommend that the applicant consider including additional amenities for the development. A tot lot, gazebo, or seating area may be accommodated between Building 3 and the existing apartment building.

STORMWATER MANAGEMENT AND LANDSCAPING

1. The applicant is requesting a waiver of §230-50.A(1) to allow for 17 canopy trees around the stormwater basin perimeters, rather than the 33 required. We recommend that this waiver not be granted. The MRC basins should be kept as forested as possible so that warm water is not discharged into Minister Creek, disrupting aquatic life. If the township decides to waive this requirement, we recommend that the additional trees be placed elsewhere on the site.

2. We recommend that the discharge and emergency spillway from the stormwater management basins be designed to minimize impacts to Minister Creek.

3. Section 230-50.C of the subdivision and land development ordinance outlines requirements for fencing around stormwater basins. The MRC basin fence is located very close to Buildings 1 and 2. We recommend that the applicant confirm with the township that fencing is required, and, if so, verify if the fence could be relocated.

4. Section 230-44.A requires a planting schedule listing the scientific and common name, size, quantity, and root condition of all proposed plant material. We recommend that the applicant submit a planting schedule.

5. Section 230-38.C requires a maximum of 15 spaces located in a row without a landscape island of 10 feet in width with at least 200 square feet of planting area. We recommend that additional landscape islands and shade trees be added along the parking lot and in front of the units to mitigate the heat island effect.

6. Section 230-44 requires that the landscape plan be prepared by a qualified professional such as landscape architect, arborist, horticulturist, urban forester, nurseryman or landscape designer. The seal on the plans states that they were prepared by an engineer. We recommend that the landscape plans be prepared by a landscape professional.

TRANSPORTATION

1. Section 230-38 outlines requirements for driveways and parking areas. Main access driveways shall be a minimum paved width of 30 feet and secondary driveways may be reduced to 26 feet. Parking spaces shall be a minimum of 10 by 20 feet, except when next to a planting strip. We recommend that the applicant include the driveway width and parking space sizes on the plans.

2. Gilbertsville Road is a state-owned road. We recommend the applicant coordinate with PennDOT on a highway occupancy permit.

3. Gilbertsville Road is identified as a collector rural/scenic road on Montgomery County's Bike Plan*, Bike Montco*, where buffered bike lanes or paved shoulders could be included to accommodate biking. We suggest the applicant coordinate with PennDOT to consider the addition of bicycle infrastructure to Gilbertsville Road.

4. Section 230-56 includes requirements for sidewalk location, design, and construction. §230-56.A.d states that the Township Supervisors may waive the requirement for sidewalks if an alternative pedestrian circulation concept can be shown to be more desirable, especially when using open space areas, provided that appropriate walks are provided between the open space walkways and the pedestrian origins and destinations. If the township decides to waive the sidewalk requirement, we recommend that the applicant provide alternative pedestrian circulation to the site, or that a fee in lieu be considered to be used for sidewalk improvement elsewhere in the township.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Douglass Township'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 24-0266-002 on any plans submitted for final recording.

Sincerely,

Naomi Crimm

Naomi Crimm, Senior Planner
naomi.crimm@montgomerycountypa.gov – 610-278-3748

c: Brian Hinkle, T&A Associates, LLC
William Cujdik, W.R. Cujdik Civil Engineering & Land Surveying
Sara Carpenter, Chrp., Township Planning Agency
Khaled Hassan, Township Engineer
Wendy McKenna, Township Solicitor

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

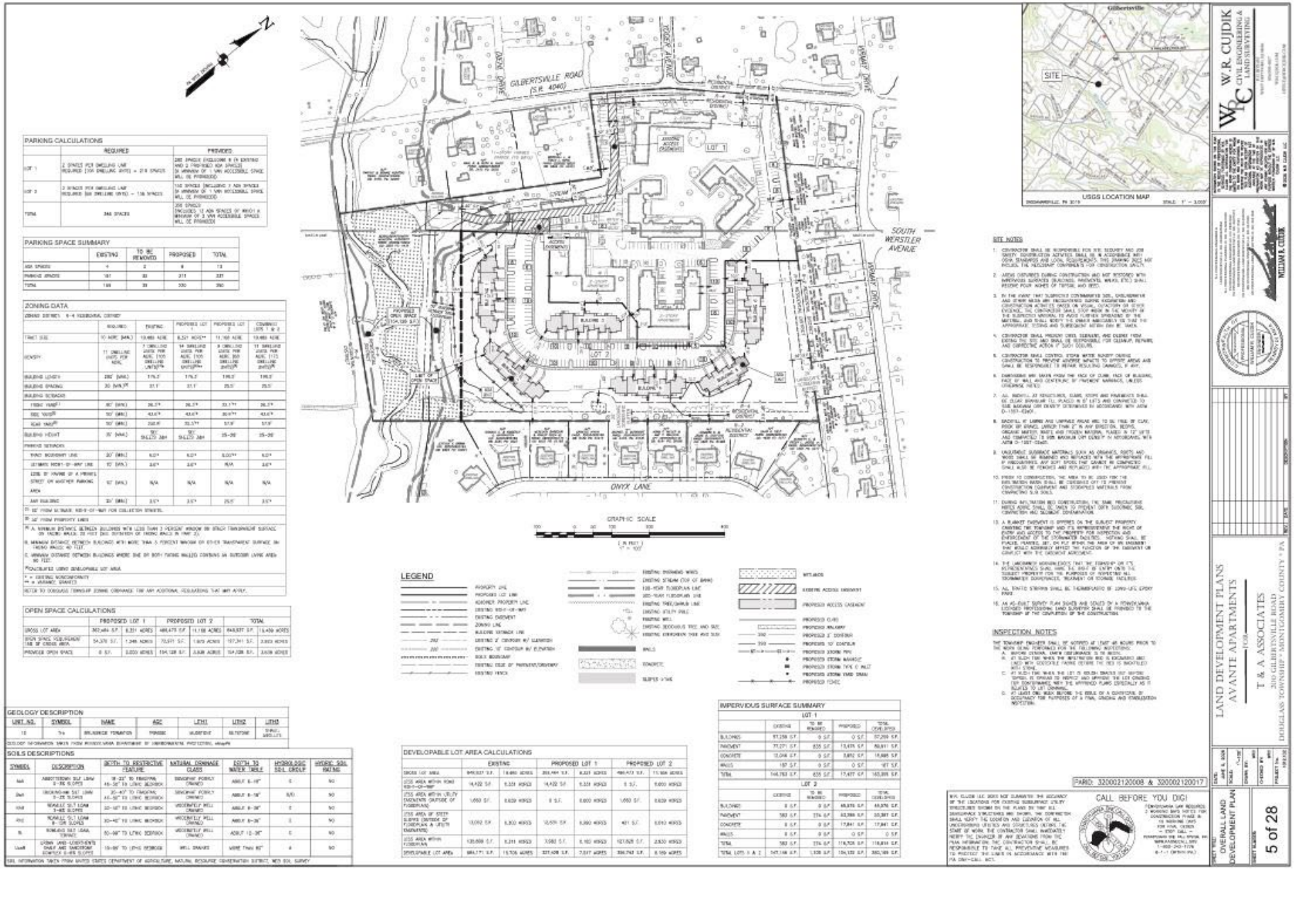


Avante Apartments
MCPC#240266002

Montgomery County Planning Commission

0 100 200 400 Feet

N



PARKING CALCULATIONS

	REQUIRED	PROVIDED
LOT 1	2 SPACES PER DWELLING UNIT REQUIRED (164 DWELLING UNITS) = 328 SPACES	280 SPACES EXCLUSIVE 8 IN GARAGE AND 2 PROVIDED ADA SPACES (A MINIMUM OF 1 VAN ACCESSIBLE SPACE WILL BE PROVIDED)
LOT 2	2 SPACES PER DWELLING UNIT REQUIRED (68 DWELLING UNITS) = 136 SPACES	118 SPACES INCLUDING 7 ADA SPACES (A MINIMUM OF 1 VAN ACCESSIBLE SPACE WILL BE PROVIDED)
TOTAL	464 SPACES	398 SPACES INCLUDED, 12 ADA SPACES OF WHICH A MINIMUM OF 2 VAN ACCESSIBLE SPACES WILL BE PROVIDED

PARKING SPACE SUMMARY

	EXISTING	TO BE REMOVED	PROPOSED	TOTAL
ADA SPACES	4	2	8	10
PARKING SPACES	181	33	211	337
TOTAL	185	35	220	390

ZONING DATA

ZONING DISTRICT: R-4 RESIDENTIAL DISTRICT

	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2	COMBINED (LOTS 1 & 2)
TRACT SIZE	10 ACRE (MIN.)	13.683 ACRE	8.321 ACRE**	11.169 ACRE	13.683 ACRE
DENSITY	11 DWELLING UNITS PER ACRE	7 DWELLING UNITS PER ACRE (105 DWELLING UNITS)**	14 DWELLING UNITS PER ACRE (105 DWELLING UNITS)**	6 DWELLING UNITS PER ACRE (63 DWELLING UNITS)**	11 DWELLING UNITS PER ACRE (173 DWELLING UNITS)**
BUILDING LENGTH	250' (MAX.)	176.5'	176.5'	196.5'	196.5'
BUILDING SPACING	30' (MIN.)**	31.1'	31.1'	25.5'	25.5'
BUILDING SETBACK					
FRONT YARD	50' (MIN.)	26.3'*	26.3'*	33.1'*	26.3'*
SIDE YARD	50' (MIN.)	43.6'*	43.6'*	30.6'**	43.6'*
REAR YARD	50' (MIN.)	210.6'	33.5'*	51.9'	51.9'
BUILDING HEIGHT	35' (MAX.)	3½ STORY, 38½	3½ STORY, 38½	3½ STORY, 38½	3½ STORY, 38½
PARKING SETBACK					
FRONT ROADWAY LINE	20' (MIN.)	6.0'*	6.0'*	6.0'**	6.0'*
ULTIMATE RIGHT-OF-WAY LINE	10' (MIN.)	2.6'*	2.6'*	N/A	2.6'*
LESS BY HALF OF A PERIMETER STREET OR ANOTHER PARKING AREA	10' (MIN.)	N/A	N/A	N/A	N/A
ANY BUILDING	20' (MIN.)	3.5'*	3.5'*	25.0'	3.5'*

* 10' FROM ULTIMATE RIGHT-OF-WAY FOR COLLECTOR STREETS.
** 50' FROM PROPERTY LINES
*** A MINIMUM DISTANCE BETWEEN BUILDINGS WITH LESS THAN 3 PERCENT WINDOW OR DOOR TRANSPARENT SURFACE ON FACING WALLS, OF NOT LESS THAN DIMENSION OF FACING WALLS IN PART 2).
B. MINIMUM DISTANCE BETWEEN BUILDINGS WITH MORE THAN 3 PERCENT WINDOW OR DOOR TRANSPARENT SURFACE ON FACING WALLS, 40 FEET.
C. MINIMUM DISTANCE BETWEEN BUILDINGS WHERE ONE OR BOTH FACING WALLS CONTAINS AN OUTDOOR LIVING AREA: 50 FEET.
POSSIBILITIES USING DEVELOPABLE LOT AREA.
* = EXISTING NONCONFORMITY
** = VARIANCE GRANTED
REFER TO DOUGLASS TOWNSHIP ZONING ORDINANCE FOR ANY ADDITIONAL REGULATIONS THAT MAY APPLY.

OPEN SPACE CALCULATIONS

	PROPOSED LOT 1		PROPOSED LOT 2		TOTAL	
GROSS LOT AREA	362,464 S.F.	8.321 ACRES	486,475 S.F.	11.169 ACRES	848,939 S.F.	19.490 ACRES
OPEN SPACE YOUR/EXHIBIT 'A&B' OF CROSS AREA	54,378 S.F.	1.248 ACRES	70,971 S.F.	1.629 ACRES	127,341 S.F.	2.923 ACRES
PROVIDED OPEN SPACE	0 S.F.	0.000 ACRES	134,128 S.F.	3.638 ACRES	134,128 S.F.	3.638 ACRES

GEOLOGY DESCRIPTION

UNIT NO.	SYMBOL	NAME	AGE	LITH1	LITH2	LITH3
10	Ora	BRUNSWICK FORMATION	TRIASSIC	MUDSTONE	SILTSTONE	SHALE, MINOR LIT.

GEOLOGY INFORMATION TAKEN FROM PENNSYLVANIA DEPARTMENT OF CONSERVATION & NATURAL RESOURCES, PHILADELPHIA

SOILS DESCRIPTIONS

SYMBOL	DESCRIPTION	DEPTH TO RESTRICTIVE FEATURE	NATURAL DRAINAGE CLASS	DEPTH TO WATER TABLE	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
AbA	ABBOTTSTOWN SILT LOAM 0-3% SLOPES	18"-22" TO FRAGIPAN, 40-72" TO LITHIC BEDROCK	SEMIGLEY POORLY DRAINED	ABOUT 0-18"	C	90
BeA	BEDFORD-HAYNE SILT LOAM 0-3% SLOPES	20"-40" TO FRAGIPAN, 40-60" TO LITHIC BEDROCK	SEMIGLEY POORLY DRAINED	ABOUT 0-18"	B/D	90
KnA	KENNEDY SILT LOAM 0-3% SLOPES	20-40" TO LITHIC BEDROCK	MODERATELY WELL DRAINED	ABOUT 6-36"	C	90
KnC	KENNEDY SILT LOAM 8-15% SLOPES	20-40" TO LITHIC BEDROCK	MODERATELY WELL DRAINED	ABOUT 6-36"	C	90
NeB	NEWLAND SILT LOAM, STONY	20-40" TO LITHIC BEDROCK	MODERATELY WELL DRAINED	ABOUT 12-36"	C	90
UwB	UNION LAND-LEDGEVIEW SHALY AND SANDSTONE BEDROCK OUTCROPS 0-8% SLOPES	10-36" TO LITHIC BEDROCK	WELL DRAINED	MORE THAN 80"	A	90

SOIL INFORMATION TAKEN FROM WATER STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY

DEVELOPABLE LOT AREA CALCULATIONS

	EXISTING		PROPOSED LOT 1		PROPOSED LOT 2	
GROSS LOT AREA	848,939 S.F.	19.490 ACRES	362,464 S.F.	8.321 ACRES	486,475 S.F.	11.169 ACRES
LESS AREA WITHIN ROAD R.O.W.'S	14,402 S.F.	0.331 ACRES	14,402 S.F.	0.331 ACRES	0 S.F.	0.000 ACRES
LESS AREA WITHIN UTILITY EASEMENTS OUTSIDE OF FLOODPLAINS	1,650 S.F.	0.038 ACRES	0 S.F.	0.000 ACRES	1,650 S.F.	0.038 ACRES
LESS AREA OF STEEP SLOPES (INTENSE OF FLOODPLAIN & WETLAND EASEMENTS)	13,092 S.F.	0.300 ACRES	12,691 S.F.	0.291 ACRES	401 S.F.	0.010 ACRES
LESS AREA WITHIN FLOODPLAIN	135,668 S.F.	3.114 ACRES	3,082 S.F.	0.160 ACRES	127,828 S.F.	2.930 ACRES
DEVELOPABLE LOT AREA	684,771 S.F.	15.706 ACRES	337,408 S.F.	7.317 ACRES	356,743 S.F.	8.189 ACRES

IMPERVIOUS SURFACE SUMMARY

LOT 1

	EXISTING	TO BE REMOVED	PROPOSED	TOTAL DEVELOPED
BUILDINGS	97,258 S.F.	0 S.F.	0 S.F.	97,258 S.F.
PAVEMENT	77,271 S.F.	855 S.F.	13,475 S.F.	89,891 S.F.
CONCRETE	13,048 S.F.	0 S.F.	3,892 S.F.	16,940 S.F.
PATIOS	197 S.F.	0 S.F.	0 S.F.	197 S.F.
TOTAL	188,753 S.F.	855 S.F.	17,477 S.F.	165,285 S.F.

LOT 2

	EXISTING	TO BE REMOVED	PROPOSED	TOTAL DEVELOPED
BUILDINGS	0 S.F.	0 S.F.	69,876 S.F.	69,876 S.F.
PAVEMENT	582 S.F.	774 S.F.	63,366 S.F.	63,391 S.F.
CONCRETE	0 S.F.	0 S.F.	17,841 S.F.	17,841 S.F.
PATIOS	0 S.F.	0 S.F.	0 S.F.	0 S.F.
TOTAL	582 S.F.	774 S.F.	116,926 S.F.	116,816 S.F.
TOTAL LOTS 1 & 2	189,335 S.F.	1,629 S.F.	134,103 S.F.	282,101 S.F.

PARID: 320002120008 & 320002120017

WR CUJDIK LLC DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS BY THEIR ALL DEVELOPERS STRUCTURES AND SHOWN. THE CONTRACTOR SHALL NOTIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES WITHIN THE LIMITS OF WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DEVIATIONS FROM THE PLAN INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO TAKE ALL PREVENTIVE MEASURES TO PROTECT THE UTILITIES IN ACCORDANCE WITH THE PA ONE-CALL ACT.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE & TO WORKING DAYS FOR FINAL CHECK
- STOP CALL -
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
8-1-1 (WHERE AVAIL.)