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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

August 17, 2026

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

Re: MCPC #26-0193-001
Plan Name: 2026-05_Monzo Subdivision
(1 lot comprising 4.5 acres)
Situate: Rosenberry Road/east of Romig 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 July 13, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, RB Ashley Customs, LLC, submitted an application that proposes subdividing an existing lot totaling 4.5 acres into two lots. The new lot will be 0.95 acres and the residual lot will be 3.55 acres. There is an existing single-family dwelling and the plans indicate the possible addition of one single-family dwelling on the newly created lot. The properties are located in the township's R-25 Residential zoning district.

COMPREHENSIVE PLAN COMPLIANCE

NEW HANOVER COMPREHENSIVE PLAN 2040

The lot is within the Rural Resource Area 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.

POTTSTOWN METROPOLITAN REGIONAL COMPREHENSIVE PLAN 2015

This lot is within the Secondary Growth Area of the future land use map of the *Pottstown Metropolitan Regional Comprehensive Plan 2015*. The Secondary Growth Areas are intended for suburban, single-family residential development, built to generally reflect the context of the surrounding community.

MONTCO 2040: A SHARED VISION

This lot is split between the Rural Resource Area and the Suburban Residential Area of the future land use map of Montgomery County's Comprehensive Plan: *Montco 2040: A Shared Vision*. Rural Resource Areas consist of some low-density residential homes. New development should fit in with the overall rural character, and homes should be hidden from view, either through topography or landscaping. The Suburban Residential Area will have single-family detached homes as the most prominent dwelling type. Residential development should match the character and type of housing found in the immediate neighborhood. Trees, steep slopes, wetlands, and other sensitive land should be preserved.

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

ZONING

A. Woodlands. Section § 27-2101.1.D of the zoning ordinance requires no more than 50% of woodland areas to be cleared. The plan indicates 49.4% of the woodlands are to be cleared. The applicant should consider providing additional information to show how that was calculated and what areas of the property are considered woodlands.

B. Mature Trees. Section § 22-831.1.E of the zoning ordinance requires no more than 40% of the mature trees are to be removed, unless they are to be replaced per the requirements of that section. It appears there are mature trees on the property that will need to be removed for construction and there are no replacement trees proposed on the site plans. The applicant should add information to the plan to show which mature trees are being removed and the calculation to show compliance with the section listed above.

SUBDIVISION AND LAND DEVELOPMENT

A. Buffer. A landscaped buffer between the proposed and existing single-family dwellings is not required by the current subdivision and land development ordinance; however, we encourage the applicant to consider the proximity the new home would be to both abutting dwellings. Section § 22-835: Landscape and Screening Buffers states, "All subdivisions and land developments shall be landscaped with the following components: A. Property line buffers that integrate new development into its surroundings."

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.

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 (#26-0193-001) on any plans submitted for final recording.

Sincerely,

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

c: Annie Lorah of RB Ashley Customs, LLC, Applicant
Brynn Schaffer, Carta Engineering, Applicants' Engineer
Dan Gray, Township Engineer
Patrick McKenna, Township Solicitor
Sandy Koza, Township Traffic Engineer
Mark Donovan, Director of Planning & Zoning
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



Monzo Subdivision
MCPC#260193001

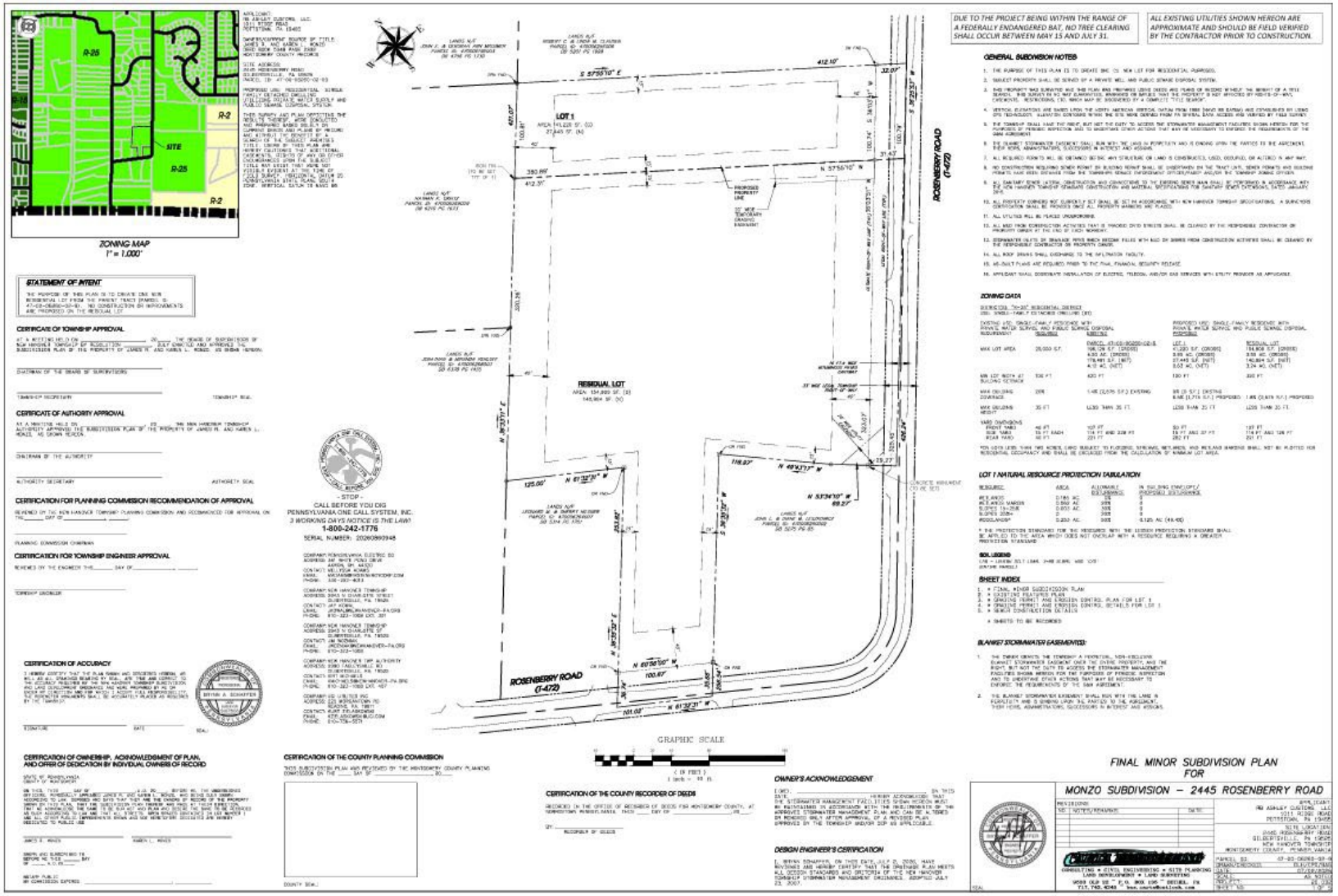
Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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(p) 610 278-3722 (f) 610 278-3941
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Aerial photography provided by Nearmap


ZONING MAP
1" = 1,000'
R-2S
R-2
SITE
R-2S
R-2
STATEMENT OF INTENT
THE PURPOSE OF THIS PLAN IS TO CREATE ONE NEW RESIDENTIAL LOT FROM THE PARENT TRACT (PARCEL 1). NO CONSTRUCTION OR IMPROVEMENTS ARE PROPOSED ON THE RESIDUAL LOT.
CERTIFICATE OF TOWNSHIP APPROVAL
CHAIRMAN OF THE BOARD OF SUPERVISORS
TOWNSHIP SECRETARY
TOWNSHIP SEAL
CERTIFICATE OF AUTHORITY APPROVAL
CHAIRMAN OF THE AUTHORITY
AUTHORITY SECRETARY
AUTHORITY SEAL
CERTIFICATION FOR PLANNING COMMISSION RECOMMENDATION OF APPROVAL
PLANNING COMMISSION CHAIRMAN
CERTIFICATION FOR TOWNSHIP ENGINEER APPROVAL
TOWNSHIP ENGINEER
CERTIFICATION OF ACCURACY
SIGNATURE
DATE
SEAL
CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION BY INDIVIDUAL OWNERS OF RECORD
JAMES E. MYERS
KAREN L. MYERS
NOTARY PUBLIC
MY COMMISSION EXPIRES
CERTIFICATION OF THE COUNTY PLANNING COMMISSION
COUNTY SEAL
- STOP -
CALL BEFORE YOU DIG
PENNSYLVANIA ONE CALL SYSTEM, INC.
3 WORKING DAYS NOTICE IS THE LAW!
1-800-242-1776
SERIAL NUMBER: 20260990948
CERTIFICATION OF THE COUNTY RECORDER OF DEEDS
RECORDER OF DEEDS
LOT 1
AREA 141,220 SF. (S)
3.243 AC. (N)
RESIDUAL LOT
AREA 134,889 SF. (S)
140,964 SF. (N)
PROPOSED PROPERTY LINE
50' WIDE TOWNSHIP GRADING EASEMENT
ROSENBERRY ROAD (T-472)
S 57°55'10" E
412.10'
N 57°55'10" W
380.99'
412.37'
N 61°32'31" W
125.00'
N 28°27'29" W
N 61°32'31" W
100.40'
N 61°32'31" W
101.00'
S 28°27'29" E
N 49°47'17" W
118.92'
N 53°34'10" W
69.27'
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
OWNER'S ACKNOWLEDGEMENT
DESIGN ENGINEER'S CERTIFICATION
DUE TO THE PROJECT BEING WITHIN THE RANGE OF A FEDERALLY ENDANGERED BAT, NO TREE CLEARING SHALL OCCUR BETWEEN MAY 15 AND JULY 31.
ALL EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
GENERAL SUBDIVISION NOTES
ZONING DATA
LOT 1 NATURAL RESOURCE PROTECTION TABULATION
SOIL LEGEND
SHEET INDEX
BLANKET STORMWATER EASEMENT(S)
FINAL MINOR SUBDIVISION PLAN FOR
MONZO SUBDIVISION – 2445 ROSENBERRY ROAD