MONTGOMERY COUNTY
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Montgomery County
Planning Commission

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

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

September 22, 2026

Ms. Riley McGrath, Zoning Officer & Planning Coordinator
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, Pennsylvania 19034

Re: MCPC #26-0211-001
Plan Name: 1418 Highland Avenue & 1035 Pinetown Road
(2 lots comprising 4.71 acres)
Parcel ID: 540008308008, 540013420008
Situate: Pinetown Road and Highland Avenue.
Upper Dublin Township

Dear Ms. McGrath:

We have reviewed the above-referenced residential lot line adjustment plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 17, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Douglas Wolf, proposes to extinguish the existing property line between two developed residential parcels (Tax Parcel Nos. 54-00-08308-00-8 and 54-00-13420-00-8), which together comprise 4.71 acres, and establish a new property line. The adjustment would create a 0.79-acre parcel fronting on Pinetown Road and a 3.92-acre parcel fronting on Highland Avenue. The existing single-family detached dwelling on each parcel would remain, and no new development is proposed. Both properties are located in the Zone A Residential District, which requires a minimum lot area of 26,000 square feet.

COMPREHENSIVE PLAN COMPLIANCE

CONSISTENCY WITH UPPER DUBLIN TOWNSHIP'S COMPREHENSIVE PLAN

The Montgomery County Planning Commission (MCPC) has reviewed the proposed lot line adjustment for consistency with the applicable policies of the adopted Upper Dublin Township comprehensive plan. The proposal retains the existing single-family detached dwellings and

reconfigures the shared boundary between two developed residential properties. Because no new development is proposed, the plan is generally consistent with the township's established residential land-use pattern.

CONSISTENCY WITH MONTCO 2040: A SHARED VISION

MCPC has also reviewed the proposal for consistency with *Montco 2040: A Shared Vision*. The proposed boundary adjustment is generally consistent with the plan's emphasis on preserving established communities and directing growth in a manner compatible with existing development. The plan does not create an additional building lot or propose new construction.

RECOMMENDATION

MCPC generally supports the applicant's proposal; however, in the course of our review we have identified the following issue(s) that the applicant and Upper Dublin Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

EXISTING IMPROVEMENTS AND EASEMENTS

The township and its consultants should verify that the adjusted property line does not create conflicts with existing buildings, accessory improvements, driveways, utilities, or required setbacks. Any easements necessary for continued access, drainage, utilities, or maintenance should be clearly shown and described on the final plan.

An existing shed is located within the area proposed to be transferred from Parcel A to Parcel B. If the shed is to remain, the final plan and associated documents should clearly indicate that the shed will be transferred with the land and become part of Parcel B.

PLAN NOTES AND RECORDING

The final plan should clearly show the property line to be removed, the new property line, the area of each resulting lot, and the owner of each property. The plan notes, deeds, and legal descriptions should use consistent information so the lot-line adjustment can be recorded without confusion.

CONCLUSION

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

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 26-0211-001 on any plans submitted for final recording.

Sincerely,

Douglas Maisey, Senior Planner
douglas.maisey@montgomerycountypa.gov - 610-278-3737

c: Douglas Wolf, Applicant
Kurt Ferguson, Township Manager
Michael Cover, Chairman., Township Planning Commission
Jonathan Blemmer, Assistant Township Manager
Thomas Fountain, Township Engineer

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



1418 Highland Avenue and
1035 Pinetown Road
MCPC#260211001

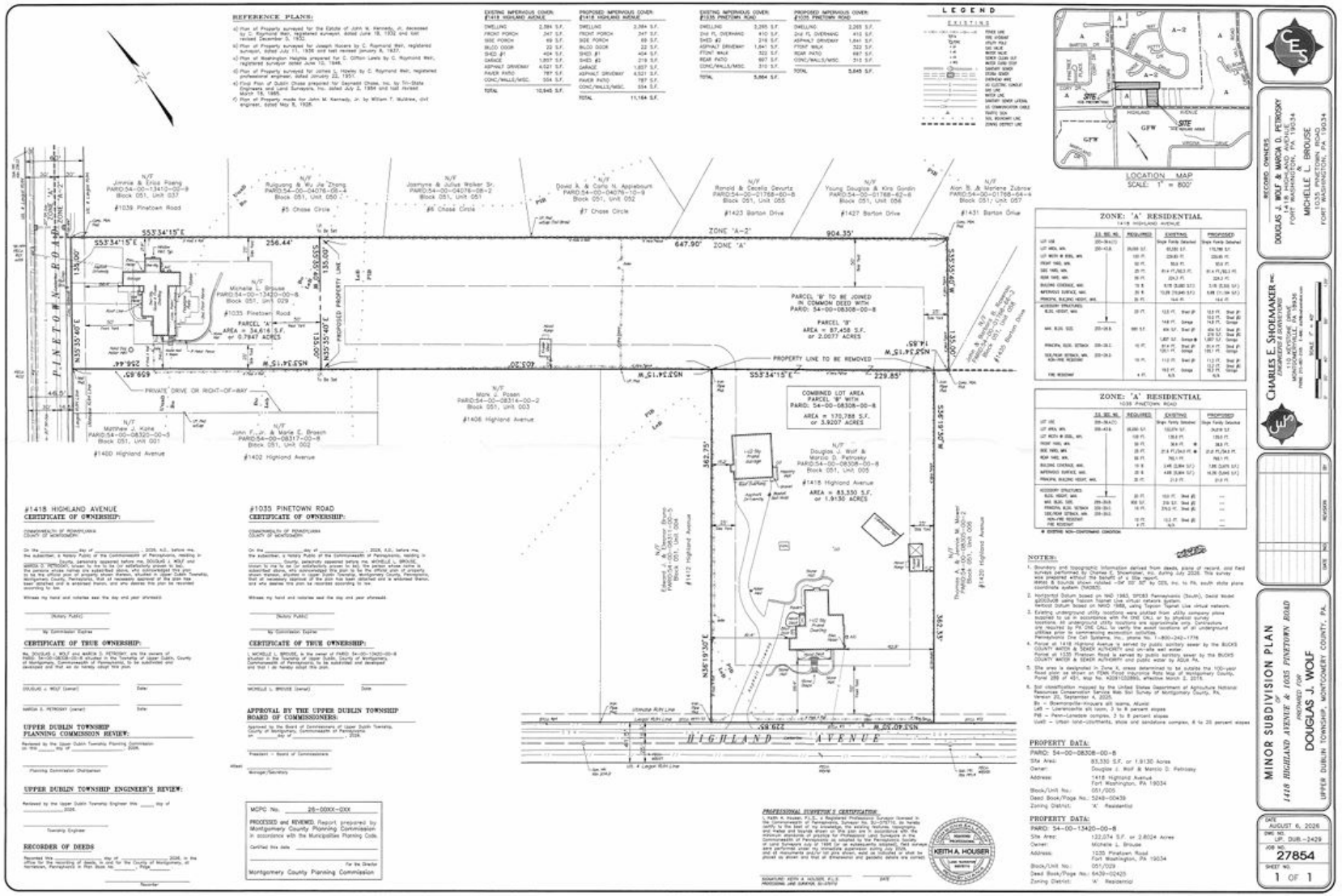
Montgomery County Planning Commission

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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


REFERENCE PLANS:
LEGEND
LOCATION MAP
SCALE: 1" = 800'
ZONE: 'A' RESIDENTIAL
1418 HIGHLAND AVENUE
ZONE: 'A' RESIDENTIAL
1035 PINETOWN ROAD
NOTES:
PROPERTY DATA:
PROPERTY DATA:
#1418 HIGHLAND AVENUE
CERTIFICATE OF OWNERSHIP:
#1035 PINETOWN ROAD
CERTIFICATE OF OWNERSHIP:
CERTIFICATE OF TRUE OWNERSHIP:
CERTIFICATE OF TRUE OWNERSHIP:
UPPER DUBLIN TOWNSHIP
PLANNING COMMISSION REVIEW:
APPROVAL BY THE UPPER DUBLIN TOWNSHIP
BOARD OF COMMISSIONERS:
UPPER DUBLIN TOWNSHIP ENGINEER'S REVIEW:
RECORDER OF DEEDS
MCPC No. 26-00XX-0XX
PROCESSED and REVIEWED: Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Montgomery County Planning Commission
PROFESSIONAL SURVEYOR'S CERTIFICATION:
KEITH A. HOUSER
HIGHLAND AVENUE
PINETOWN ROAD
RECORD OWNERS:
DOUGLAS J. WOLF & MARCIA D. PETROSKY
1418 HIGHLAND AVENUE
FORT WASHINGTON, PA 19034
&
MICHELLE L. BROUSE
1035 PINETOWN ROAD
FORT WASHINGTON, PA 19034
CHARLES E. SHOEMAKER INC.
ENGINEERS & SURVEYORS
MINOR SUBDIVISION PLAN
1418 HIGHLAND AVENUE & 1035 PINETOWN ROAD
PREPARED FOR
DOUGLAS J. WOLF
UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PA.
DATE
AUGUST 6, 2026
DWG. NO.
UP_DUB-2429
JOB NO.
27854
SHEET NO.
1 OF 1