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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 23, 2024

Peter Hiryak, Township Manager
Douglass Township
1350 E. Philadelphia Ave
Gilbertsville, PA 19525

Re: MCPC #24-0026-001
Plan Name: 127 Niantic Road Lot Line Revision
(2 lots comprising 13.4 acres)
Situate: Niantic Road and Lone Pine Road
Douglass Township

Dear Mr. Hiryak,

We have reviewed the above-referenced subdivision in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 29, 2024. We forward this letter as a report of our review.

BACKGROUND

John Lee, Jr. is proposing a boundary line revision, shifting lots 1 and 3 of the Windmere Minor Subdivision to the southwest by 100 feet. A total of 0.45 acres is proposed to be annexed to Lot 3 from Lot 1, bringing Lot 1 to a total of 2.59 acres and Lot 3 to 10.82 acres. Both lots contain one single-family detached home and associated accessory structures. No new development is proposed at this time. The properties are located in the R-1 Agricultural Residential zoning district.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant‘s proposal. Our comments are as follows:

REVIEW COMMENTS

ZONING ORDINANCE COMMENTS

A. Section 1704. Nonconforming Lots

1. The plan shows existing and proposed lot areas. We recommend that the applicant add additional existing and proposed dimensional standards to the plan's chart to confirm that the proposed conditions are not expanding a nonconformity.

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 subdivisions.

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 (MCPC# 24-0026-001) on any plans submitted for final recording.

Sincerely,

Naomi Crimm

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

c: John T. Lee, Jr., Applicant
Edward Reitz, Jr., Douglass Planning Agency
Blake Dunbar, Township Solicitor
Allison Lee, Township Engineer

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

ATTACHMENTS A & B

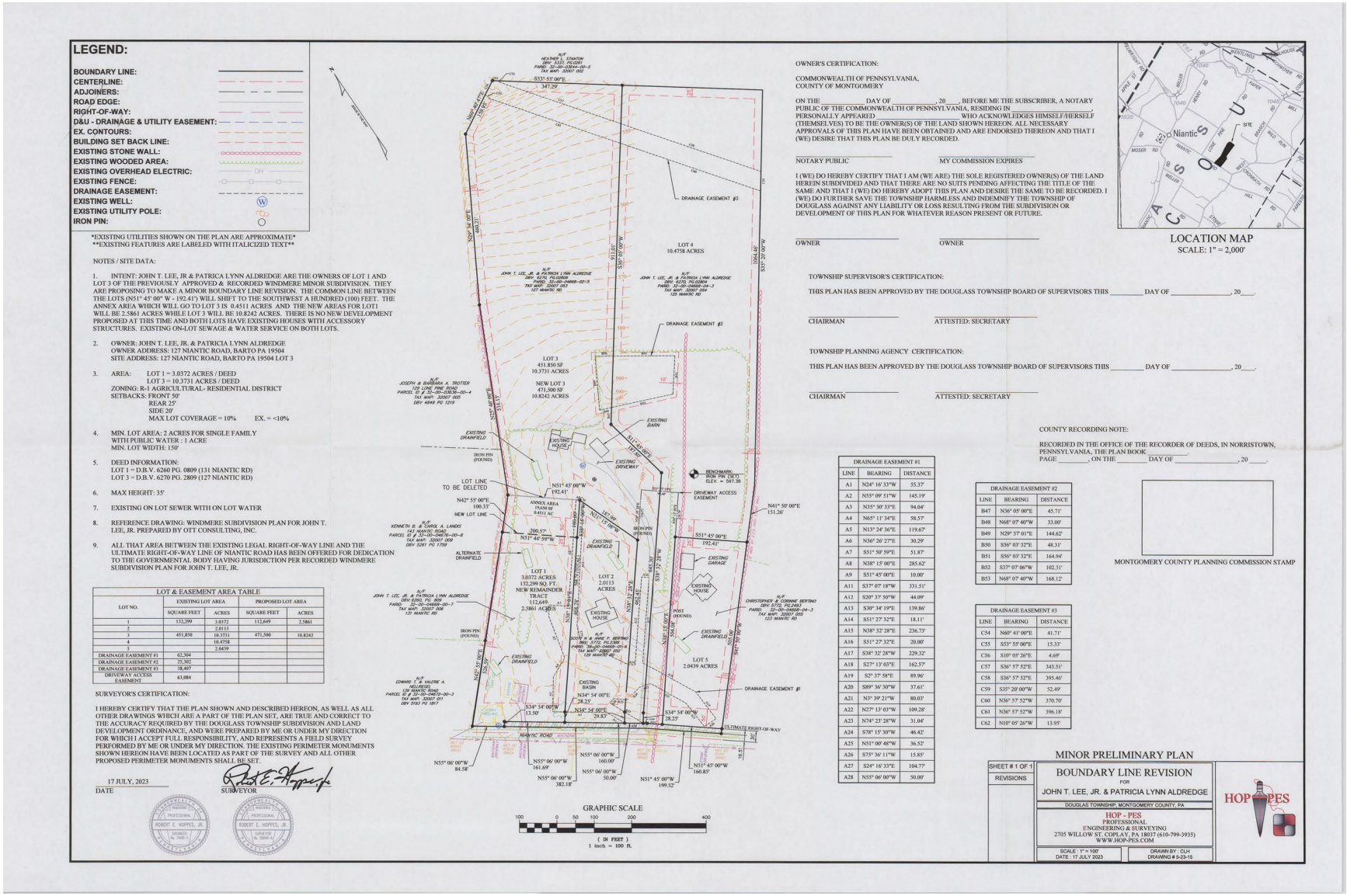


127 Niantic Road Lot Line Revision
MCPC#240026001

Montgomery County Planning Commission

0 150 300 600 Feet

N


LEGEND:
BOUNDARY LINE:
CENTERLINE:
ADJOINERS:
ROAD EDGE:
RIGHT-OF-WAY:
D&U - DRAINAGE & UTILITY EASEMENT:
EX. CONTOURS:
BUILDING SET BACK LINE:
EXISTING STONE WALL:
EXISTING WOODED AREA:
EXISTING OVERHEAD ELECTRIC:
EXISTING FENCE:
DRAINAGE EASEMENT:
EXISTING WELL:
EXISTING UTILITY POLE:
IRON PIN:
EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE
EXISTING FEATURES ARE LABELED WITH ITALICIZED TEXT
NOTES / SITE DATA:
1. INTENT: JOHN T. LEE, JR & PATRICA LYNN ALDREDGE ARE THE OWNERS OF LOT 1 AND LOT 3 OF THE PREVIOUSLY APPROVED & RECORDED WINDMERE MINOR SUBDIVISION. THEY ARE PROPOSING TO MAKE A MINOR BOUNDARY LINE REVISION. THE COMMON LINE BETWEEN THE LOTS (N51° 45' 00" W - 192.41') WILL SHIFT TO THE SOUTHWEST A HUNDRED (100) FEET. THE ANNEX AREA WHICH WILL GO TO LOT 3 IS 0.4511 ACRES AND THE NEW AREAS FOR LOT1 WILL BE 2.5861 ACRES WHILE LOT 3 WILL BE 10.8242 ACRES. THERE IS NO NEW DEVELOPMENT PROPOSED AT THIS TIME AND BOTH LOTS HAVE EXISTING HOUSES WITH ACCESSORY STRUCTURES. EXISTING ON-LOT SEWAGE & WATER SERVICE ON BOTH LOTS.
2. OWNER: JOHN T. LEE, JR. & PATRICIA LYNN ALDREDGE
OWNER ADDRESS: 127 NIANTIC ROAD, BARTO PA 19504
SITE ADDRESS: 127 NIANTIC ROAD, BARTO PA 19504 LOT 3
3. AREA: LOT 1 = 3.0372 ACRES / DEED
LOT 3 = 10.3731 ACRES / DEED
ZONING: R-1 AGRICULTURAL- RESIDENTIAL DISTRICT
SETBACKS: FRONT 50'
REAR 25'
SIDE 20'
MAX LOT COVERAGE = 10% EX. = <10%
4. MIN. LOT AREA: 2 ACRES FOR SINGLE FAMILY WITH PUBLIC WATER : 1 ACRE
MIN. LOT WIDTH: 150'
5. DEED INFORMATION:
LOT 1 = D.B.V. 6260 PG. 0809 (131 NIANTIC RD)
LOT 3 = D.B.V. 6270 PG. 2809 (127 NIANTIC RD)
6. MAX HEIGHT: 35'
7. EXISTING ON LOT SEWER WITH ON LOT WATER
8. REFERENCE DRAWING: WINDMERE SUBDIVISION PLAN FOR JOHN T. LEE, JR. PREPARED BY OTT CONSULTING, INC.
9. ALL THAT AREA BETWEEN THE EXISTING LEGAL RIGHT-OF-WAY LINE AND THE ULTIMATE RIGHT-OF-WAY LINE OF NIANTIC ROAD HAS BEEN OFFERED FOR DEDICATION TO THE GOVERNMENTAL BODY HAVING JURISDICTION PER RECORDED WINDMERE SUBDIVISION PLAN FOR JOHN T. LEE, JR.
LOT & EASEMENT AREA TABLE
LOT NO. | EXISTING LOT AREA | | PROPOSED LOT AREA |
SQUARE FEET | ACRES | SQUARE FEET | ACRES
1 | 132,299 | 3.0372 | 112,649 | 2.5861
2 | | 2.0113 | |
3 | 451,850 | 10.3731 | 471,500 | 10.8242
4 | | 10.4758 | |
5 | | 2.0439 | |
DRAINAGE EASEMENT #1 | 62,304 | | |
DRAINAGE EASEMENT #2 | 25,302 | | |
DRAINAGE EASEMENT #3 | 38,407 | | |
DRIVEWAY ACCESS EASEMENT | 63,084 | | |
SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL OTHER DRAWINGS WHICH ARE A PART OF THE PLAN SET, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE DOUGLASS TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND WERE PREPARED BY ME OR UNDER MY DIRECTION FOR WHICH I ACCEPT FULL RESPONSIBILITY, AND REPRESENTS A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION. THE EXISTING PERIMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY AND ALL OTHER PROPOSED PERIMETER MONUMENTS SHALL BE SET.
17 JULY, 2023
DATE
SURVEYOR
ROBERT E. HOPPES, JR.
ENGINEER
No. 24281-E
PROFESSIONAL
SURVEYOR
No. SU048-E
N/F HEATHER L. STANTON DBV 5323, PG.1281 PARCEL 32-00-03644-00-5 TAX MAP: 32007 002
S53° 55' 00"E 347.29'
DRAINAGE EASEMENT #3
LOT 4 10.4758 ACRES
N/F JOHN T. LEE, JR. & PATRICIA LYNN ALDREDGE DBV 6260, PG.0809 PARCEL 32-00-04668-02-5 TAX MAP: 32007 052 127 NIANTIC RD
N/F JOHN T. LEE, JR. & PATRICIA LYNN ALDREDGE DBV 6260, PG.0809 PARCEL 32-00-04668-04-3 TAX MAP: 32007 004 125 NIANTIC RD
DRAINAGE EASEMENT #2
LOT 3 451,850 SF 10.3731 ACRES
NEW LOT 3 471,500 SF 10.8242 ACRES
N/F JOSEPH & BARBARA A. TROTTER 120 LONE PINE ROAD PARCEL ID # 32-00-03638-00-4 TAX MAP: 32007 005 DBV 4849 PG 1219
EXISTING BARN
EXISTING HOUSE
EXISTING DRIVEWAY
EXISTING DRAINFIELD
IRON PIN (FOUND)
LOT LINE TO BE DELETED
N51° 45' 00"W 192.41'
N42° 55' 00"E 100.33'
NEW LOT LINE
ANNEX AREA 19,650 SF 0.4511 AC
N/F KENNETH B. & CAROL A. LANDIS 143 NIANTIC ROAD PARCEL ID # 32-00-04676-00-8 TAX MAP: 32007 009 DBV 5261 PG 1759
200.52'
N51° 44' 59"W
ALTERNATE DRAINFIELD
BENCHMARK: IRON PIN (SET) ELEV. = 597.38
DRIVEWAY ACCESS EASEMENT
N41° 50' 00"E 151.26'
S51° 45' 00"E 192.41'
EXISTING GARAGE
EXISTING HOUSE
POST (FOUND)
LOT 1 3.0372 ACRES 132,299 SQ. FT. NEW REMAINDER TRACT 112,649 2.5861 ACRES
LOT 2 2.0113 ACRES
N/F JOHN T. LEE, JR. & PATRICIA LYNN ALDREDGE DBV 6260, PG. 809 PARID: 32-00-04668-00-7 TAX MAP: 32007 006 131 NIANTIC RD
N/F CHRISTOPHER & CORINNE BERTINO DBV 5772, PG.2463 PARID: 32-00-04668-04-3 TAX MAN: 32007 005 123 NIANTIC RD
IRON PIN (FOUND)
N/F SUSAN N. & ANNE P. BERTINO DBV: 5772, PG.2399 PARCEL ID # 32-00-04668-01-6 TAX MAP: 32007 052 129 NIANTIC RD
EXISTING DRAINFIELD
LOT 5 2.0439 ACRES
DRAINAGE EASEMENT #1
N/F EDWARD T. & VALERIE A. HELLRIEGEL DBV 5193, PG.1902 PARCEL ID # 32-00-04672-00-3 TAX MAP: 32007 011 DBV 5193 PG 1817
EXISTING BASIN
N34° 54' 00"E 28.25'
N34° 54' 00"E 29.83'
S34° 54' 00"W 13.50'
S34° 54' 00"W 28.25'
ULTIMATE RIGHT-OF-WAY
NIANTIC ROAD
N55° 06' 00"W 84.58'
N55° 06' 00"W 161.69'
N55° 06' 00"W 382.18'
N55° 06' 00"W 160.00'
N55° 06' 00"W 50.00'
N51° 45' 00"W 160.85'
N51° 45' 00"W 199.52'
GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.
OWNER'S CERTIFICATION:
COMMONWEALTH OF PENNSYLVANIA,
COUNTY OF MONTGOMERY
ON THE _____ DAY OF _____,20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED _____ WHO ACKNOWLEDGES HIMSELF/HERSELF (THEMSELVES) TO BE THE OWNER(S) OF THE LAND SHOWN HEREON. ALL NECESSARY APPROVALS OF THIS PLAN HAVE BEEN OBTAINED AND ARE ENDORSED THEREON AND THAT I (WE) DESIRE THAT THIS PLAN BE DULY RECORDED.
NOTARY PUBLIC
MY COMMISSION EXPIRES
I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE SOLE REGISTERED OWNER(S) OF THE LAND HEREIN SUBDIVIDED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I (WE) DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED. I (WE) DO FURTHER SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF DOUGLASS AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT OF THIS PLAN FOR WHATEVER REASON PRESENT OR FUTURE.
OWNER
OWNER
TOWNSHIP SUPERVISOR'S CERTIFICATION:
THIS PLAN HAS BEEN APPROVED BY THE DOUGLASS TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, 20____.
CHAIRMAN
ATTESTED: SECRETARY
TOWNSHIP PLANNING AGENCY CERTIFICATION:
THIS PLAN HAS BEEN APPROVED BY THE DOUGLASS TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, 20____.
CHAIRMAN
ATTESTED: SECRETARY
COUNTY RECORDING NOTE:
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN NORRISTOWN, PENNSYLVANIA, THE PLAN BOOK _____ PAGE _____, ON THE _____ DAY OF _____, 20 ____.
MONTGOMERY COUNTY PLANNING COMMISSION STAMP
DRAINAGE EASEMENT #1
LINE | BEARING | DISTANCE
A1 | N24° 16' 33"W | 55.37'
A2 | N55° 09' 51"W | 145.19'
A3 | N35° 30' 33"E | 94.04'
A4 | N65° 11' 34"E | 58.57'
A5 | N13° 24' 36"E | 119.67'
A6 | N36° 20' 27"E | 30.29'
A7 | S51° 50' 59"E | 51.87'
A8 | N38° 15' 00"E | 285.62'
A9 | S51° 45' 00"E | 10.00'
A11 | S37° 07' 18"W | 331.51'
A12 | S20° 37' 50"W | 44.09'
A13 | S30° 34' 19"E | 139.86'
A14 | S51° 27' 32"E | 18.11'
A15 | N38° 32' 28"E | 236.73'
A16 | S51° 27' 32"E | 20.00'
A17 | S38° 32' 28"W | 229.32'
A18 | S27° 13' 03"E | 162.57'
A19 | S2° 37' 58"E | 89.96'
A20 | S89° 36' 30"W | 37.61'
A21 | N3° 39' 21"W | 80.03'
A22 | N27° 13' 03"W | 109.28'
A23 | N74° 23' 28"W | 31.04'
A24 | S78° 15' 30"W | 46.42'
A25 | N51° 00' 48"W | 36.52'
A26 | S75° 36' 11"W | 15.85'
A27 | S24° 16' 33"E | 104.77'
A28 | N55° 06' 00"W | 50.00'
DRAINAGE EASEMENT #2
LINE | BEARING | DISTANCE
B47 | N36° 05' 00"E | 45.71'
B48 | N68° 07' 40"W | 33.00'
B49 | N29° 37' 01"E | 144.62'
B50 | S56° 03' 32"E | 48.31'
B51 | S56° 03' 32"E | 164.94'
B52 | S37° 07' 06"W | 102.31'
B53 | N68° 07' 40"W | 168.12'
DRAINAGE EASEMENT #3
LINE | BEARING | DISTANCE
C54 | N60° 41' 00"E | 41.71'
C55 | S53° 55' 00"E | 15.33'
C56 | S10° 05' 26"E | 4.69'
C57 | S36° 57' 52"E | 343.51'
C58 | S36° 57' 52"E | 395.46'
C59 | S35° 20' 00"W | 52.49'
C60 | N36° 57' 52"W | 370.70'
C61 | N36° 57' 52"W | 396.18'
C62 | N10° 05' 26"W | 13.95'
LOCATION MAP
SCALE: 1" = 2,000'
Niantic
SITE
MINOR PRELIMINARY PLAN
SHEET # 1 OF 1
REVISIONS
BOUNDARY LINE REVISION
FOR
JOHN T. LEE, JR. & PATRICIA LYNN ALDREDGE
DOUGLAS TOWNSHIP, MONTGOMERY COUNTY, PA
HOP - PES
PROFESSIONAL
ENGINEERING & SURVEYING
2705 WILLOW ST. COPLAY, PA 18037 (610-799-3935)
WWW.HOP-PES.COM
SCALE : 1" = 100'
DATE : 17 JULY 2023
DRAWN BY : CLH
DRAWING # 5-23-15