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

March 8, 2024

Mr. Roman Pronczak, P.E., Township Manager
Whitpain Township
960 Wentz Road
Blue Bell, Pennsylvania 19422

Re: MCPC #24-00038-001
Plan Name: 1630 Jennifer Lane & 1790 Forest Creek Lane
(2 lots comprising 1.46 acres)
Situate: Jennifer Lane &Forest Creek Lane
Whitpain Township

Dear Mr. Pronczak:

We have reviewed the above-referenced minor subdivision (residential lot line adjustment) plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 15, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicants, Joe Campanini and Brian Young, are seeking a residential lot line adjustment to transfer ownership of 1,013 SF of land that is currently landscaped (Parcel 'A') from 1630 Jennifer Lane (Lot 1) to 1790 forest Creek Lane (Lot 2). Ownership of the fence will remain with 1790 Forest Creek Lane (Lot 2), as noted in the Minor Subdivision Plan notes.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal as it complies with the requirements of Zoning Section 129-60, 'Final Plans for Minor Subdivisions'.

CONCLUSION

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

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.

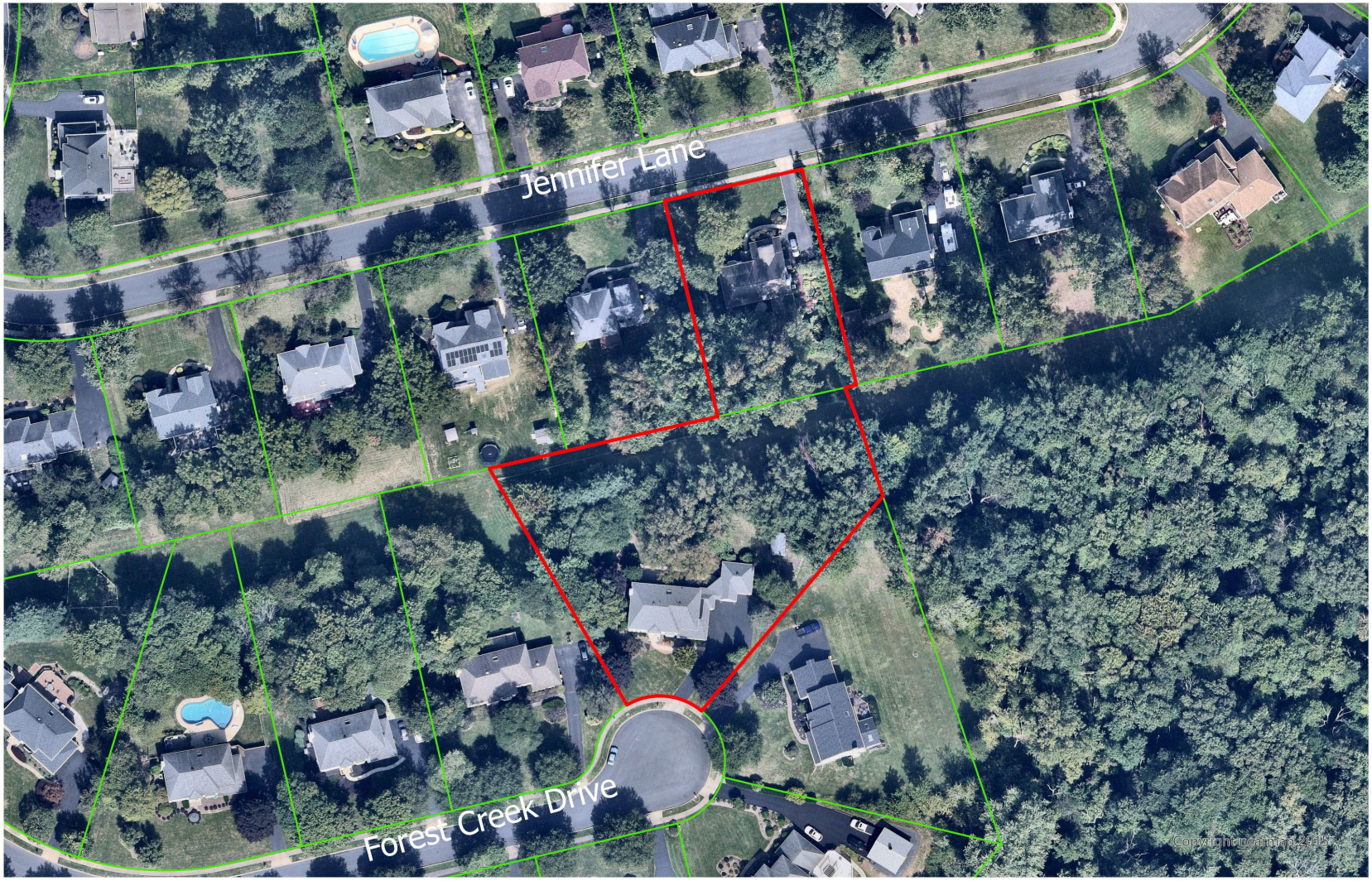
Please print the assigned MCPC number (*#24-0038-001*) on any plans submitted for final recording.

Sincerely,

Erin Feehily, PLA, Design Planning Assistant Manager
610-278-3757 – erin.feehily@montgomerycountypa.gov

c: Joe Campanini & Brian Young, Applicants
Robert E. Blue, Applicant's Representative
Kenneth Corti, Chair, Township Planning Commission
James Blanch, Township Engineer
Michael P. Clarke. Esq., Township Solicitor

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan
Attachment C: Reduced Copy of Applicant's Boundary and Topographic Survey Plan



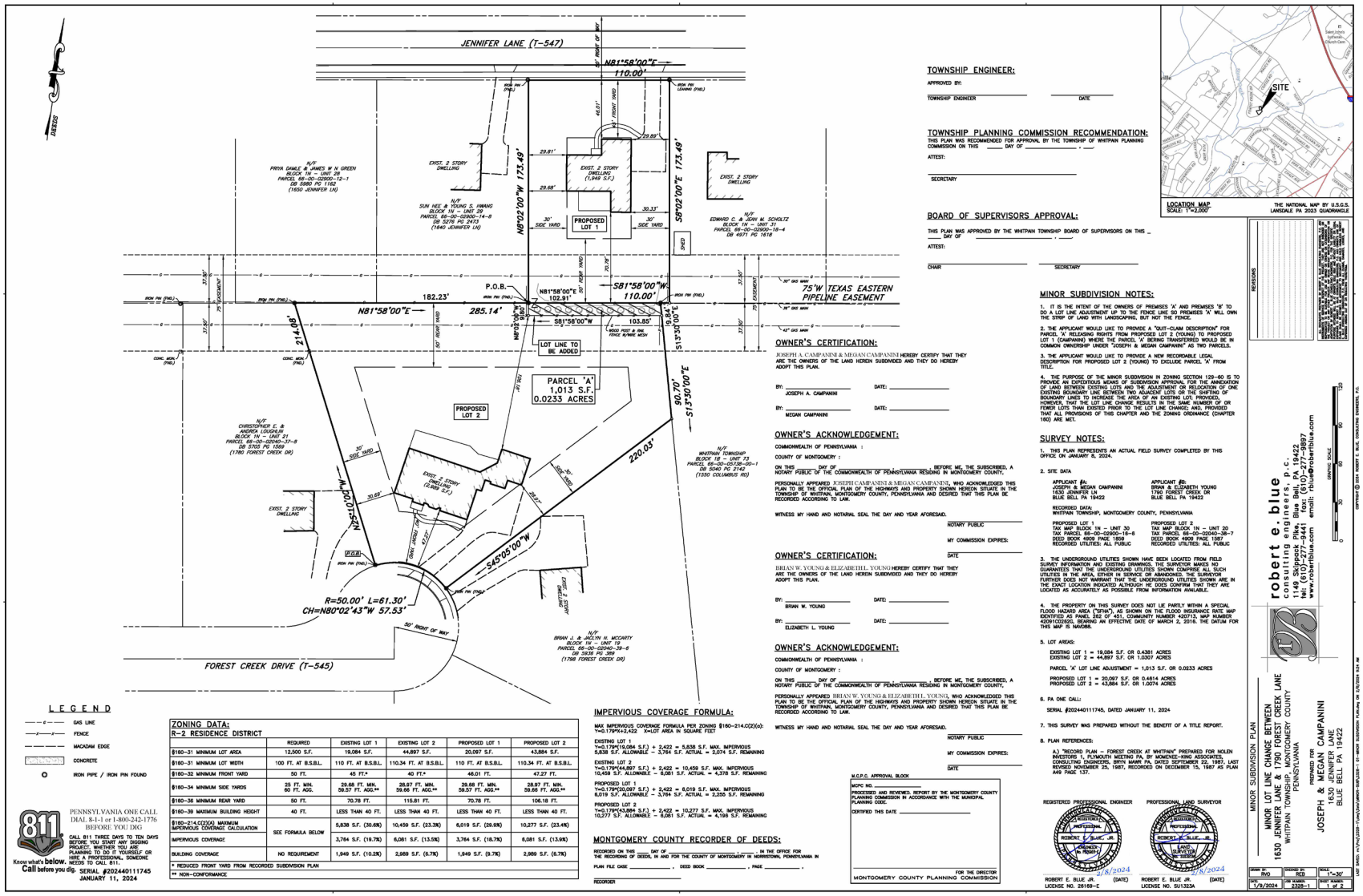
1630 Jennifer Lane and
1790 Forest Creek Lane
MCPC#240038001

Montgomery
County
Planning
Commission

0 50 100 200 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/plancom
Aerial photography provided by Nearmap



LEGEND

- GAS LINE
- FENCE
- MACADAM EDGE
- CONCRETE
- IRON PIPE / IRON PIN FOUND

PENNSYLVANIA ONE CALL DIAL 8-1-1 or 1-800-242-1776 BEFORE YOU DIG

CALL 811 THREE DAYS TO TEN DAYS BEFORE YOU START ANY DIGGING PROJECT, WHETHER YOU ARE PLANNING TO DO IT YOURSELF OR HIRE A PROFESSIONAL, SOMEONE NEEDS TO CALL 811.

Know what's below. Call before you dig. SERIAL #20244011745 JANUARY 11, 2024

ZONING DATA:
R-2 RESIDENCE DISTRICT

	REQUIRED	EXISTING LOT 1	EXISTING LOT 2	PROPOSED LOT 1	PROPOSED LOT 2
§160-31 MINIMUM LOT AREA	12,500 S.F.	19,084 S.F.	44,897 S.F.	20,097 S.F.	43,884 S.F.
§160-31 MINIMUM LOT WIDTH	100 FT. AT B.S.B.L.	110 FT. AT B.S.B.L.	110.34 FT. AT B.S.B.L.	110 FT. AT B.S.B.L.	110.34 FT. AT B.S.B.L.
§160-32 MINIMUM FRONT YARD	50 FT.	45 FT.*	40 FT.*	46.01 FT.	47.27 FT.
§160-34 MINIMUM SIDE YARDS	25 FT. MIN. 60 FT. AGG.	29.68 FT. MIN. 59.57 FT. AGG.**	28.97 FT. MIN. 59.66 FT. AGG.**	29.88 FT. MIN. 59.57 FT. AGG.**	28.97 FT. MIN. 59.66 FT. AGG.**
§160-36 MINIMUM REAR YARD	50 FT.	70.78 FT.	115.81 FT.	70.78 FT.	106.18 FT.
§160-39 MAXIMUM BUILDING HEIGHT	40 FT.	LESS THAN 40 FT.	LESS THAN 40 FT.	LESS THAN 40 FT.	LESS THAN 40 FT.
§160-214.C(2)(A) MAXIMUM IMPERVIOUS COVERAGE CALCULATION	SEE FORMULA BELOW	5,838 S.F. (30.6%)	10,459 S.F. (23.3%)	6,019 S.F. (29.9%)	10,277 S.F. (23.4%)
IMPERVIOUS COVERAGE		3,764 S.F. (19.7%)	6,081 S.F. (13.5%)	3,764 S.F. (18.7%)	6,081 S.F. (13.9%)
BUILDING COVERAGE	NO REQUIREMENT	1,949 S.F. (10.2%)	2,989 S.F. (6.7%)	1,949 S.F. (9.7%)	2,989 S.F. (6.7%)

* REDUCED FRONT YARD FROM RECORDED SUBDIVISION PLAN
** NON-CONFORMANCE

IMPERVIOUS COVERAGE FORMULA:

MAX IMPERVIOUS COVERAGE FORMULA PER ZONING §160-214.C(2)(a): Y=0.179*X+2,422 X=LOT AREA IN SQUARE FEET

EXISTING LOT 1
Y=0.179*(19,084 S.F.) + 2,422 = 5,838 S.F. MAX. IMPERVIOUS
5,838 S.F. ALLOWABLE – 3,764 S.F. ACTUAL = 2,074 S.F. REMAINING

EXISTING LOT 2
Y=0.179*(44,897 S.F.) + 2,422 = 10,459 S.F. MAX. IMPERVIOUS
10,459 S.F. ALLOWABLE – 6,081 S.F. ACTUAL = 4,378 S.F. REMAINING

PROPOSED LOT 1
Y=0.179*(20,097 S.F.) + 2,422 = 6,019 S.F. MAX. IMPERVIOUS
6,019 S.F. ALLOWABLE – 3,764 S.F. ACTUAL = 2,255 S.F. REMAINING

PROPOSED LOT 2
Y=0.179*(43,884 S.F.) + 2,422 = 10,277 S.F. MAX. IMPERVIOUS
10,277 S.F. ALLOWABLE – 6,081 S.F. ACTUAL = 4,196 S.F. REMAINING

MONTGOMERY COUNTY RECORDER OF DEEDS:

RECORDED ON THIS _____ DAY OF _____, _____ IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN PLAN FILE CASE _____, DEED BOOK _____, PAGE _____.

RECORDER

TOWNSHIP ENGINEER:

APPROVED BY:

TOWNSHIP ENGINEER _____ DATE _____

TOWNSHIP PLANNING COMMISSION RECOMMENDATION:

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE TOWNSHIP OF WHITPAIN PLANNING COMMISSION ON THIS _____ DAY OF _____, _____

ATTEST:

SECRETARY

BOARD OF SUPERVISORS APPROVAL:

THIS PLAN WAS APPROVED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, _____

ATTEST:

CHAIR _____ SECRETARY

OWNER'S CERTIFICATION:

JOSEPH A. CAMPANINI & MEGAN CAMPANINI HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE LAND HEREIN SUBDIVIDED AND THEY DO HEREBY ADOPT THIS PLAN.

BY: _____ DATE: _____
JOSEPH A. CAMPANINI

BY: _____ DATE: _____
MEGAN CAMPANINI

OWNER'S ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF MONTGOMERY :

ON THIS _____ DAY OF _____, _____ BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN MONTGOMERY COUNTY,

PERSONALLY APPEARED JOSEPH CAMPANINI & MEGAN CAMPANINI, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN HEREON SITUATE IN THE TOWNSHIP OF WHITPAIN, MONTGOMERY COUNTY, PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

DATE

OWNER'S CERTIFICATION:

BRIAN W. YOUNG & ELIZABETH L. YOUNG HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE LAND HEREIN SUBDIVIDED AND THEY DO HEREBY ADOPT THIS PLAN.

BY: _____ DATE: _____
BRIAN W. YOUNG

BY: _____ DATE: _____
ELIZABETH L. YOUNG

OWNER'S ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF MONTGOMERY :

ON THIS _____ DAY OF _____, _____ BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN MONTGOMERY COUNTY,

PERSONALLY APPEARED BRIAN W. YOUNG & ELIZABETH L. YOUNG, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN HEREON SITUATE IN THE TOWNSHIP OF WHITPAIN, MONTGOMERY COUNTY, PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

DATE

M.C.P.C. APPROVAL BLOCK

MCPC NO. _____

PROCESSED AND REVIEWED. REPORT BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPAL PLANNING CODE.

CERTIFIED THIS DATE _____

FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

MINOR SUBDIVISION NOTES:

1. IT IS THE INTENT OF THE OWNERS OF PREMISES 'A' AND PREMISES 'B' TO DO A LOT LINE ADJUSTMENT UP TO THE FENCE LINE SO PREMISES 'A' WILL OWN THE STRIP OF LAND WITH LANDSCAPING, BUT NOT THE FENCE.

2. THE APPLICANT WOULD LIKE TO PROVIDE A "QUIT-CLAIM DESCRIPTION" FOR PARCEL 'A' RELEASING RIGHTS FROM PROPOSED LOT 2 (YOUNG) TO PROPOSED LOT 1 (CAMPANINI) WHERE THE PARCEL 'A' BEING TRANSFERRED WOULD BE IN COMMON OWNERSHIP UNDER "JOSEPH & MEGAN CAMPANINI" AS TWO PARCELS.

3. THE APPLICANT WOULD LIKE TO PROVIDE A NEW RECORDABLE LEGAL DESCRIPTION FOR PROPOSED LOT 2 (YOUNG) TO EXCLUDE PARCEL 'A' FROM TITLE.

4. THE PURPOSE OF THE MINOR SUBDIVISION IN ZONING SECTION 129-60 IS TO PROVIDE AN EXPEDITIOUS MEANS OF SUBDIVISION APPROVAL FOR THE ANNEXATION OF LAND BETWEEN EXISTING LOTS AND THE ADJUSTMENT OR RELOCATION OF ONE EXISTING BOUNDARY LINE BETWEEN TWO ADJACENT LOTS OR THE SHIFTING OF BOUNDARY LINES TO INCREASE THE AREA OF AN EXISTING LOT; PROVIDED, HOWEVER, THAT THE LOT LINE CHANGE RESULTS IN THE SAME NUMBER OF OR FEWER LOTS THAN EXISTED PRIOR TO THE LOT LINE CHANGE; AND, PROVIDED THAT ALL PROVISIONS OF THIS CHAPTER AND THE ZONING ORDINANCE (CHAPTER 160) ARE MET.

SURVEY NOTES:

1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY COMPLETED BY THIS OFFICE ON JANUARY 8, 2024.

2. SITE DATA

APPLICANT #A:
JOSEPH & MEGAN CAMPANINI
1630 JENNIFER LN
BLUE BELL PA 19422

APPLICANT #B:
BRIAN & ELIZABETH YOUNG
1790 FOREST CREEK DR
BLUE BELL PA 19422

RECORDED DATA:
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PROPOSED LOT 1
TAX MAP BLOCK 1N – UNIT 30
TAX PARCEL 68-00-02900-16-6
DEED BOOK 4909 PAGE 1859
RECORDED UTILITIES: ALL PUBLIC

PROPOSED LOT 2
TAX MAP BLOCK 1N – UNIT 20
TAX PARCEL 68-00-02940-38-7
DEED BOOK 4909 PAGE 1387
RECORDED UTILITIES: ALL PUBLIC

3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CONFIRM THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

4. THE PROPERTY ON THIS SURVEY DOES NOT LIE PARTLY WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA"), AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS PANEL 262 OF 451, COMMUNITY NUMBER 420713, MAP NUMBER 42091C0262G, BEARING AN EFFECTIVE DATE OF MARCH 2, 2016. THE DATUM FOR THIS MAP IS NAVD88.

5. LOT AREAS:

EXISTING LOT 1 = 19,084 S.F. OR 0.4381 ACRES
EXISTING LOT 2 = 44,897 S.F. OR 1.0307 ACRES

PARCEL 'A' LOT LINE ADJUSTMENT = 1,013 S.F. OR 0.0233 ACRES

PROPOSED LOT 1 = 20,097 S.F. OR 0.4614 ACRES
PROPOSED LOT 2 = 43,884 S.F. OR 1.0074 ACRES

6. PA ONE CALL:

SERIAL #20244011745, DATED JANUARY 11, 2024

7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

8. PLAN REFERENCES:

A.) "RECORD PLAN – FOREST CREEK AT WHITPAIN" PREPARED FOR NOLEN INVESTORS I, PLYMOUTH MEETING PA, BY MOMENEE-KING ASSOCIATES, CONSULTING ENGINEERS, BRYN MAWR PA, DATED SEPTEMBER 22, 1987, LAST REVISED NOVEMBER 25, 1987, RECORDED ON DECEMBER 15, 1987 AS PLAN #49 PAGE 137.

REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
ROBERT E. BLUE, JR.
ENGINEER
No. PE049171

ROBERT E. BLUE JR. (DATE) 2/8/2024
LICENSE NO. 28169-E

PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF PENNSYLVANIA
ROBERT E. BLUE, JR.
LAND SURVEYOR
No. SU1323A

ROBERT E. BLUE JR. (DATE) 2/8/2024
LICENSE NO. SU1323A

robert e. blue
consulting engineers, p.c.
1149 Skippack Pike, Blue Bell, PA 19422
tel: (610)-277-9441 fax: (610)-277-9897
www.robertblue.com email: rblue@robertblue.com

MINOR SUBDIVISION PLAN

MINOR LOT LINE CHANGE BETWEEN
1630 JENNIFER LANE & 1790 FOREST CREEK LANE
WHITPAIN TOWNSHIP MONTGOMERY COUNTY
PENNSYLVANIA

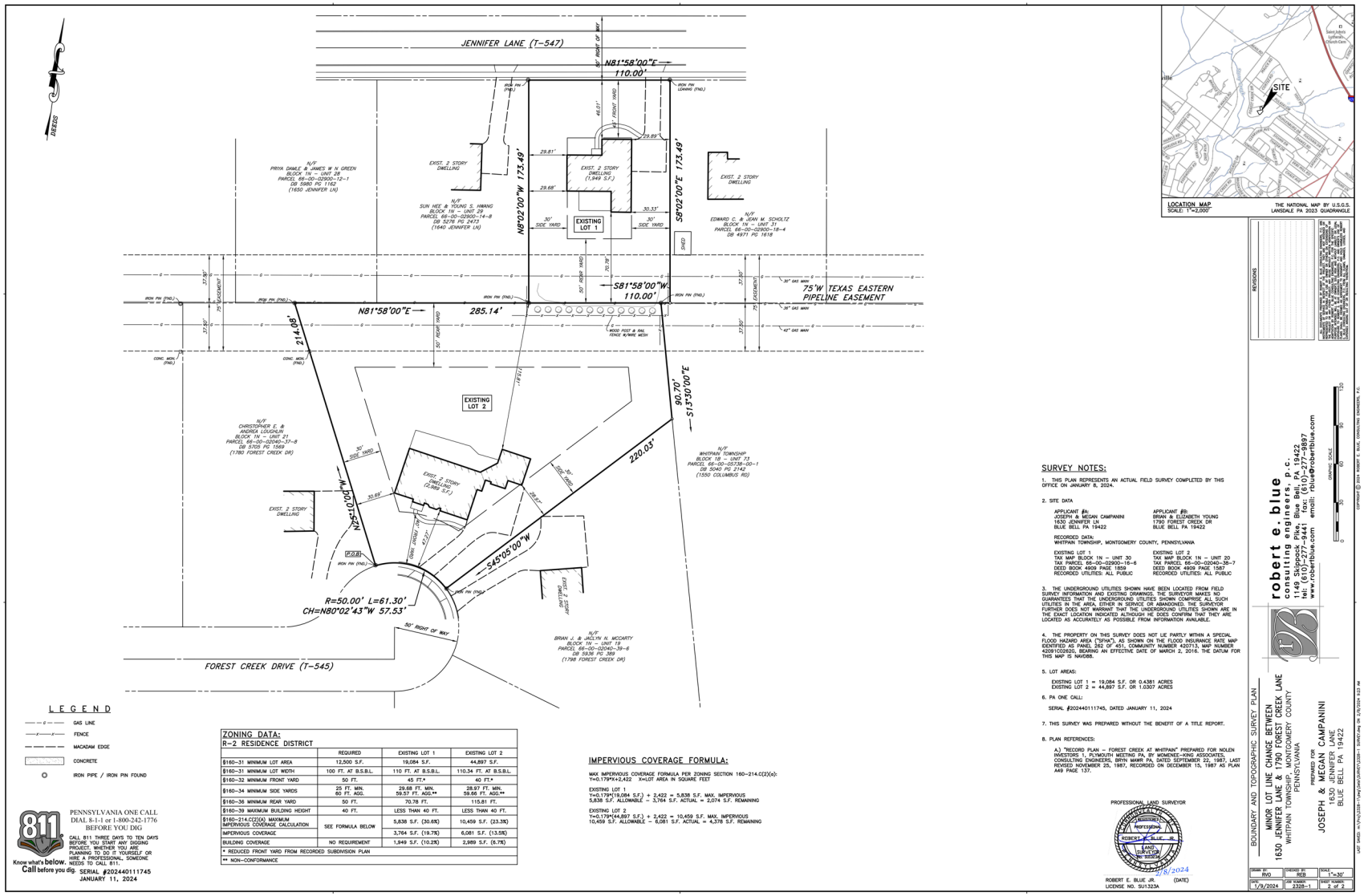
PREPARED FOR
JOSEPH & MEGAN CAMPANINI
1630 JENNIFER LANE
BLUE BELL PA 19422

DRAWN BY:	CHECKED BY:	SCALE:
RVO	REB	1"=30'
DATE: 1/9/2024	JOB NUMBER: 2328-1	SHEET NUMBER: 1 of 2

REVISIONS

GRAPHIC SCALE 0 30 60 120

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LEGEND

- GAS LINE
- FENCE
- MACADAM EDGE
- CONCRETE
- IRON PIPE / IRON PIN FOUND

PENNSYLVANIA ONE CALL
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Know what's below. Call before you dig.

SERIAL #20244011745
JANUARY 11, 2024

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** NON-CONFORMANCE

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5,838 S.F. ALLOWABLE – 3,764 S.F. ACTUAL = 2,074 S.F. REMAINING

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BLUE BELL PA 19422

APPLICANT &:
BRIAN & ELIZABETH YOUNG
1790 FOREST CREEK DR
BLUE BELL PA 19422

RECORDED DATA:
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EXISTING LOT 1
TAX MAP BLOCK 1N – UNIT 30
TAX PARCEL 66-00-02900-16-6
DEED BOOK 4909 PAGE 1859
RECORDED UTILITIES: ALL PUBLIC

EXISTING LOT 2
TAX MAP BLOCK 1N – UNIT 20
TAX PARCEL 66-00-02940-38-7
DEED BOOK 4909 PAGE 1585
RECORDED UTILITIES: ALL PUBLIC

3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CONFIRM THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

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PROFESSIONAL LAND SURVEYOR
COMMONWEALTH OF PENNSYLVANIA
ROBERT E. BLUE JR.
LAND SURVEYOR
SU1323A
2/8/2024

ROBERT E. BLUE JR. (DATE)
LICENSE NO. SU1323A

robert e. blue
consulting engineers, p.c.
1149 Skippack Pike, Blue Bell, PA 19422
tel: (610)-277-9441 fax: (610)-277-8897
www.robertblue.com email: rblue@robertblue.com

REVISIONS

BOUNDARY AND TOPOGRAPHIC SURVEY PLAN
MINOR LOT LINE CHANGE BETWEEN
1630 JENNIFER LANE & 1790 FOREST CREEK LANE
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY
PENNSYLVANIA.
PREPARED FOR
JOSEPH & MEGAN CAMPANINI
1630 JENNIFER LANE
BLUE BELL PA 19422

DRAWN BY	CHECKED BY	SCALE
RVO	REB	1"=30'
DATE	JOB NUMBER	SHEET NUMBER
1/9/2024	2335-1	2 of 2

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