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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
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610-278-3722
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 24, 2024

Mr. Will Brugger, Director of Planning
Towamencin Township
1090 Troxel Road
Landsdale, Pennsylvania 19446

Re: MCPC #24-0085-001
Plan Name: CFC Towamencin Properties, Inc. - Lot Line Adjustment Plan
(4 lots comprising 8.4 acres)
Situate: Reinert Road at Cardinal Way
Towamencin Township

Dear Mr. Brugger:

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 April 16, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, CFC Towamencin Properties, Inc., proposes conveying a 133,227-square foot Parcel (530007200001) noted as “Parcel A”, to three other adjacent lots. “Parcel B” (530007196005) will include an addition of 51,709 square feet from Parcel A, and have a total proposed area of 144,624 square feet. “Parcel C” (530007204006) will include an addition of 52,088 square feet from Parcel A, and have a total proposed area of 111,091 square feet. “Parcel D” (530007208002) will include an addition of 29,430 square feet from Parcel A, and have a total proposed area of 89,515 square feet. Parcels B, C, and D will also deduct the ultimate right-of-way from the parcel areas and offer for dedication to the township.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant‘s proposal without comment and commend the applicant for offering the area within the Ultimate Right-of-Way of Parcels B, C, and D for dedication to the Township to allow for possible future streetscape improvements of Reinert Road.

CONCLUSION

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.

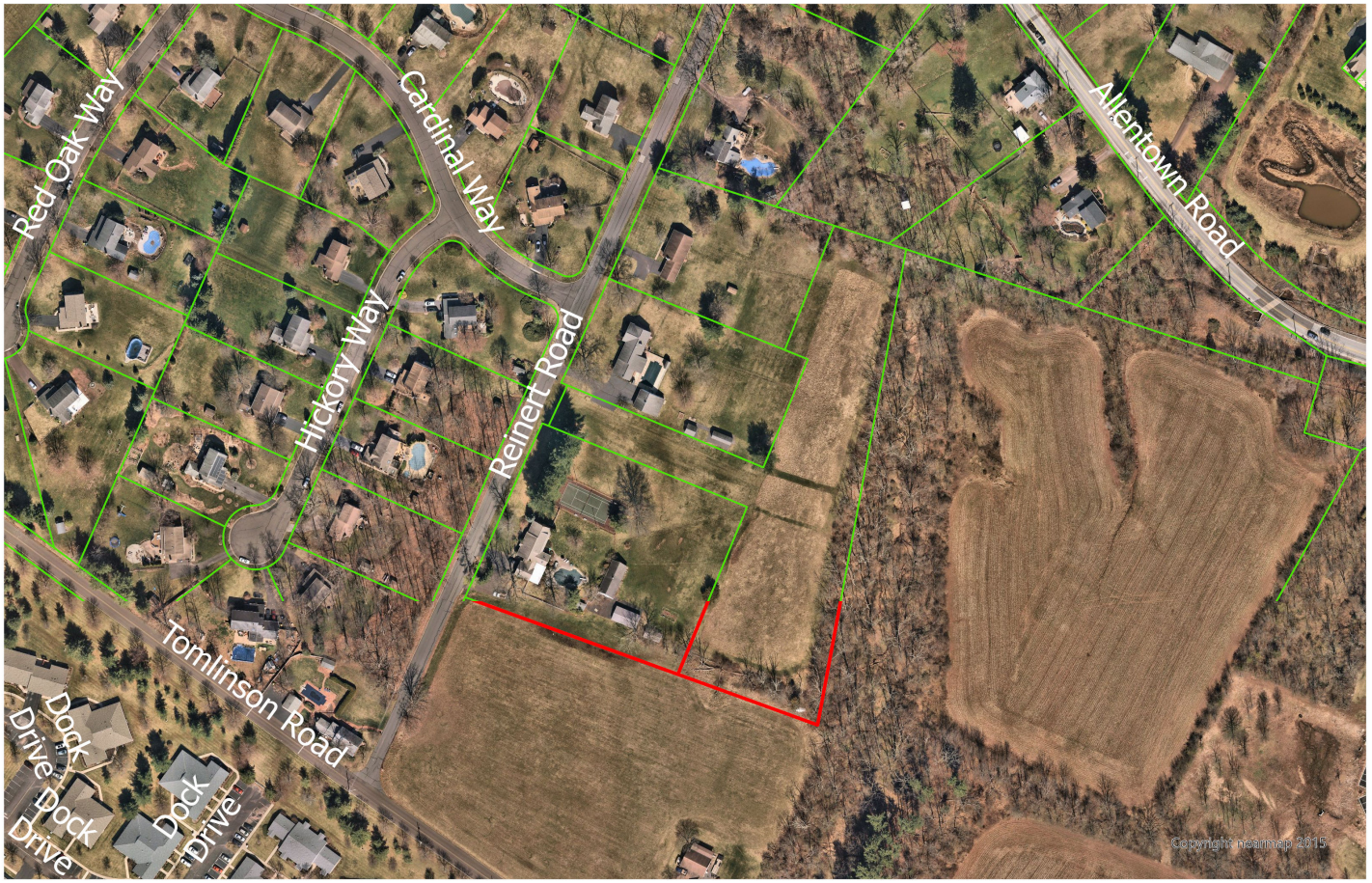
Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#24-0085-001) on any plans submitted for final recording.

Sincerely,

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

c: CFC Towamencin Properties, Inc., Applicant
Scott T. Camburn, Urwiler & Walter, Inc, Applicant's Representative
David Kraynik, Township Manager
Brett MacKay, Planning Commission Chairman

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



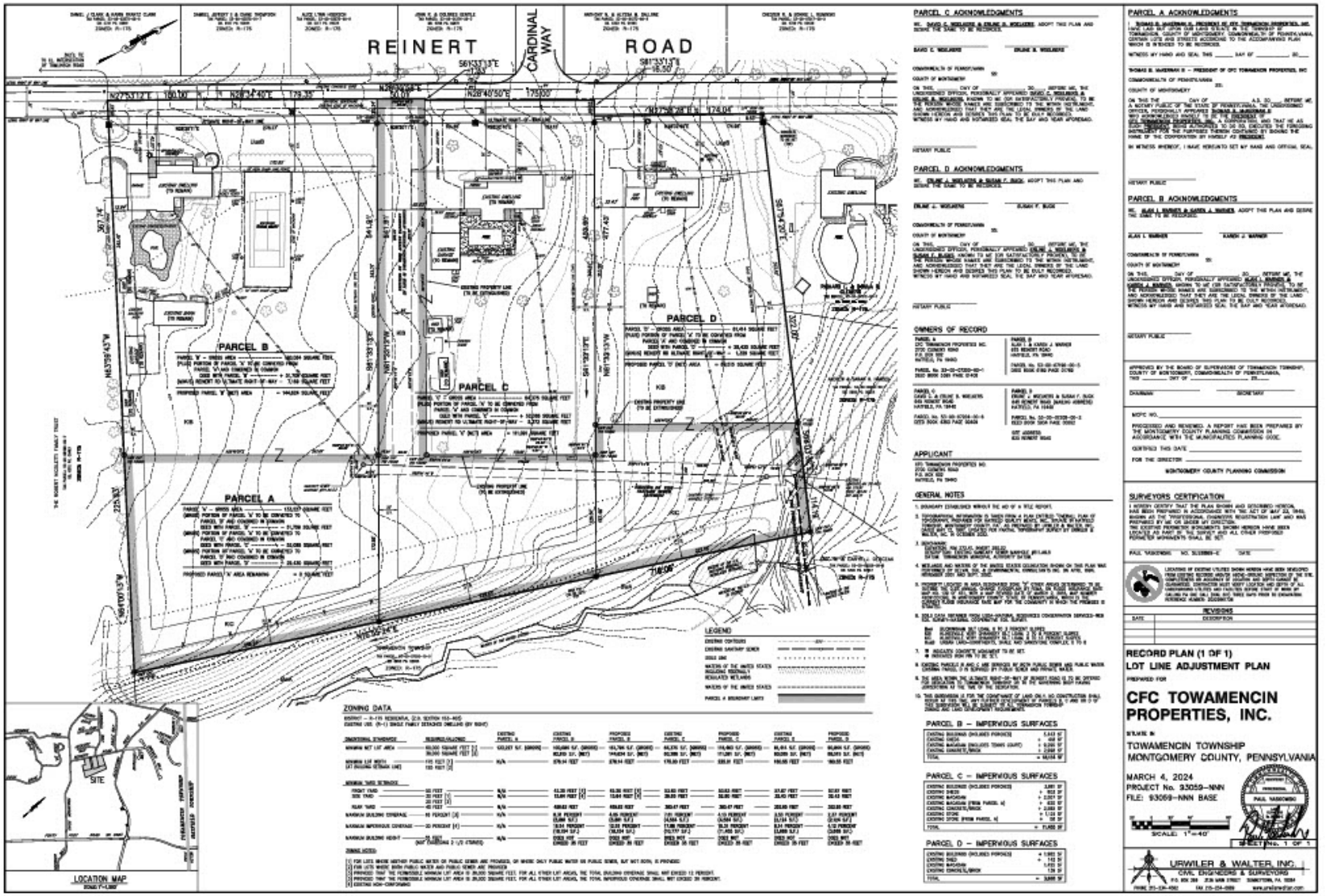
CFC Towamencin Properties, Inc - Lot Line Adjustment Plan
MCPC#240085001

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/plancom
Aerial photography provided by Nearmap


REINERT
ROAD
CARDINAL WAY
PARCEL A
PARCEL B
PARCEL C
PARCEL D
LOCATION MAP
SITE
LEGEND
ZONING DATA
PARCEL C ACKNOWLEDGMENTS
PARCEL D ACKNOWLEDGMENTS
OWNERS OF RECORD
APPLICANT
GENERAL NOTES
PARCEL A ACKNOWLEDGMENTS
PARCEL B ACKNOWLEDGMENTS
SURVEYORS CERTIFICATION
REVISIONS
RECORD PLAN (1 OF 1)
LOT LINE ADJUSTMENT PLAN
PREPARED FOR
CFC TOWAMENCIN PROPERTIES, INC.
SITUATE IN:
TOWAMENCIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
MARCH 4, 2024
PROJECT No. 93059-NNN
FILE: 93059-NNN BASE
SCALE: 1"=40'
SHEET No. 1 OF 1
URWILER & WALTER, INC.
CIVIL ENGINEERS & SURVEYORS