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

April 10, 2024

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

Re: MCPC #24-0074-001
Plan Name: 296 Hoffmansville Road Lot Line Revision
(2 lots comprising 5.2 acres)
Situate: Hoffmansville 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 March 28, 2024. We forward this letter as a report of our review.

BACKGROUND

David Shuhler is proposing a boundary line revision of 296 and 288 Hoffmansville Road. A total of 2.05 acres is proposed to be transferred from Lot 2 (288 Hoffmansville Road) to Lot 1 (296 Hoffmansville Road), bringing Lot 1 to 2.8 acres and Lot 2 to 2.4 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) supports the applicant's proposal without comment.

CONCLUSION

We wish to reiterate that MCPC supports the 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 (MCPC# 24-0074-001) on any plans submitted for final recording.

Sincerely,

Naomi Crimm

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

c: David Shuhler, Applicant
Juliud Iwantsch, Applicant's Representative
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



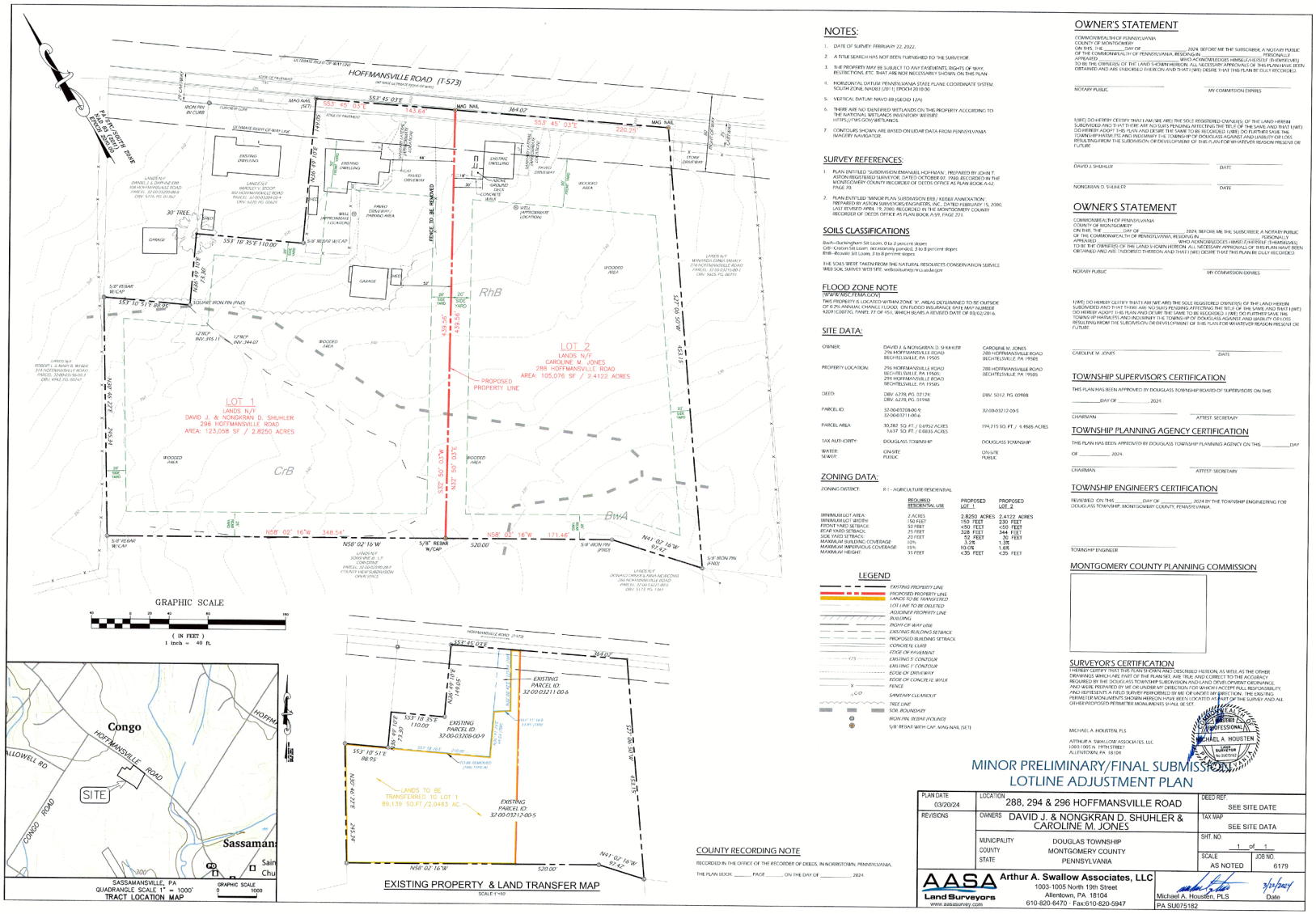
296 Hoffmansville Road
Lot Line Revision - Shuhler
MCPC#240074001

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



NOTES:

1. DATE OF SURVEY: FEBRUARY 22, 2022.
2. A TITLE SEARCH HAS NOT BEEN FURNISHED TO THE SURVEYOR.
3. THE PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ETC. THAT ARE NOW NECESSARILY SHOWN ON THIS PLAN.
4. HORIZONTAL DATUM: PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011), EPOCH 2010.00
5. VERTICAL DATUM: NAVD 88 (GEOID 12A)
6. THERE ARE NO IDENTIFIED WETLANDS ON THIS PROPERTY ACCORDING TO THE NATIONAL WETLANDS INVENTORY WEBSITE: HTTPS://FWS.GOV/WETLANDS.
7. CONTOURS SHOWN ARE BASED ON LIDAR DATA FROM PENNSYLVANIA IMAGERY NAVIGATOR.

SURVEY REFERENCES:

1. PLAN ENTITLED "SUBDIVISION EMANUEL HOFFMAN," PREPARED BY JOHN T. ASTON, REGISTERED SURVEYOR, DATED OCTOBER 07, 1969, RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE AS PLAN BOOK A-62, PAGE 70.
2. PLAN ENTITLED "MINOR PLAN SUBDIVISION ERB / KEISER ANNEXATION," PREPARED BY ASTON SURVEYORS/ENGINEERS, INC., DATED FEBRUARY 15, 2000, LAST REVISED APRIL 19, 2000, RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE AS PLAN BOOK A-59, PAGE 221.

SOILS CLASSIFICATIONS

BwA—Buckingham Silt Loam, 0 to 3 percent slopes
CrB—Croton Silt Loam, occasionally ponded, 2 to 8 percent slopes
RhB—Rowland Silt Loam, 2 to 8 percent slopes

THE SOILS WERE TAKEN FROM THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY WITH SITE. websoilsurvey.nrcs.usda.gov

FLOOD ZONE NOTE

(WWW.MSC.FEMA.GOV)

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD. ON FLOOD INSURANCE RATE MAP NUMBER 42091C0697G, PANEL 77 OF 451, WHICH BEARS A REVISED DATE OF 03/02/2016.

SITE DATA:

OWNER:	DAVID J. & NONGKRAN D. SHUHLER 296 HOFFMANSVILLE ROAD BECHTELSVILLE, PA 19505	CAROLINE M. JONES 288 HOFFMANSVILLE ROAD BECHTELSVILLE, PA 19505
PROPERTY LOCATION:	296 HOFFMANSVILLE ROAD BECHTELSVILLE, PA 19505 294 HOFFMANSVILLE ROAD BECHTELSVILLE, PA 19505	288 HOFFMANSVILLE ROAD BECHTELSVILLE, PA 19505
DEED:	DBV. 6278, PG. 02124 DBV. 6278, PG. 01948	DBV. 5012, PG. 01988
PARCEL ID:	32-00-03208-00-9 32-00-03211-00-6	32-00-03212-00-5
PARCEL AREA:	30,782 SQ.FT. / 0.6955 ACRES 1.637 SQ.FT. / 0.0035 ACRES	194,215 SQ.FT. / 4.4585 ACRES
TAX AUTHORITY:	DOUGLASS TOWNSHIP	DOUGLASS TOWNSHIP
WATER/ SEWER:	ON-SITE PUBLIC	ON-SITE PUBLIC

ZONING DATA:

ZONING DISTRICT: R-1 - AGRICULTURE-RESIDENTIAL

	REQUIRED RESIDENTIAL USE	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM LOT AREA:	2 ACRES	2.8250 ACRES	2.4122 ACRES
MINIMUM LOT WIDTH:	150 FEET	150 FEET	230 FEET
FRONT YARD SETBACK:	50 FEET	>50 FEET	>50 FEET
REAR YARD SETBACK:	25 FEET	328 FEET	344 FEET
SIDE YARD SETBACK:	20 FEET	52 FEET	30 FEET
MAXIMUM BUILDING COVERAGE:	10%	3.2%	1.3%
MAXIMUM IMPERVIOUS COVERAGE:	15%	10.0%	1.6%
MAXIMUM HEIGHT:	35 FEET	<35 FEET	<35 FEET

LEGEND

EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
LANDS TO BE TRANSFERRED
LOT LINE TO BE DELETED
ADJOINER PROPERTY LINE
BUILDING
RIGHT-OF-WAY LINE
EXISTING BUILDING SETBACK
PROPOSED BUILDING SETBACK
CONCRETE CURB
EDGE OF PAVEMENT
EXISTING 5' CONTOUR
EXISTING 1' CONTOUR
EDGE OF DRIVEWAY
EDGE OF CONCRETE WALK
FENCE
SANITARY CLEANOUT
TREE LINE
SOIL BOUNDARY
IRON PIN, IRON PIPE FOUND
5/8" REBAR WITH CAP, MAG NAIL (SET)

COUNTY RECORDING NOTE

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN NORRISTOWN, PENNSYLVANIA.

THE PLAN BOOK _____ PAGE _____ ON THE DAY OF _____, 2024.

OWNER'S STATEMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
ON THIS, THE _____ DAY OF _____, 2024, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED _____ WHO ACKNOWLEDGES HIMSELF/HERSELF (THEMSELVES) TO BE THE OWNERS 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 AND LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT OF THIS PLAN FOR WHATEVER REASON PRESENT OR FUTURE.

_____ DAVID J. SHUHLER — _____ DATE

_____ NONGKRAN D. SHUHLER — _____ DATE

OWNER'S STATEMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
ON THIS, THE _____ DAY OF _____, 2024, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED _____ WHO ACKNOWLEDGES HIMSELF/HERSELF (THEMSELVES) TO BE THE OWNERS 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 AND LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT OF THIS PLAN FOR WHATEVER REASON PRESENT OR FUTURE.

_____ CAROLINE M. JONES — _____ DATE

TOWNSHIP SUPERVISOR'S CERTIFICATION

THIS PLAN HAS BEEN APPROVED BY DOUGLASS TOWNSHIP BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, 2024.

_____ CHAIRMAN — _____ ATTEST: SECRETARY

TOWNSHIP PLANNING AGENCY CERTIFICATION

THIS PLAN HAS BEEN APPROVED BY DOUGLASS TOWNSHIP PLANNING AGENCY ON THIS _____ DAY OF _____, 2024.

_____ CHAIRMAN — _____ ATTEST: SECRETARY

TOWNSHIP ENGINEER'S CERTIFICATION

REVIEWED ON THIS _____ DAY OF _____, 2024 BY THE TOWNSHIP ENGINEERING FOR DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA.

_____ TOWNSHIP ENGINEER

MONTGOMERY COUNTY PLANNING COMMISSION

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS THE OTHER DRAWINGS WHICH ARE 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.

MICHAEL A. HOUSTEN, PLS
ARTHUR A. SWALLOW ASSOCIATES, LLC
1003-1005 N. 19TH STREET
ALLENTOWN, PA 18104

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MICHAEL A. HOUSTEN — LAND SURVEYOR — No. SU075182

MINOR PRELIMINARY/FINAL SUBMISSION
LOTLINE ADJUSTMENT PLAN

PLAN DATE: 03/20/24	LOCATION: 288, 294 & 296 HOFFMANSVILLE ROAD		DEED REF.: SEE SITE DATE
REVISIONS	OWNERS: DAVID J. & NONGKRAN D. SHUHLER & CAROLINE M. JONES		TAX MAP: SEE SITE DATA
	MUNICIPALITY: DOUGLAS TOWNSHIP COUNTY: MONTGOMERY COUNTY STATE: PENNSYLVANIA		SHT. NO.: 1 of 1 SCALE: AS NOTED JOB NO.: 6179

AASA Land Surveyors — www.aasasurvey.com

Arthur A. Swallow Associates, LLC
1003-1005 North 19th Street
Allentown, PA 18104
610-820-6470 · Fax:610-820-5947

Michael A. Houstein, PLS — Date 3/21/2024
PA SU075182