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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 12, 2024

Mr. Jamie Gwynn, Township Manager
New Hanover Township
2943 North Charlotte Street
Gilbertsville, Pennsylvania 19525

Re: MCPC #24-0153-001
Plan Name: The Village at New Hanover
Preliminary Subdivision and Land Development Plan
(7.24 Acres)
New Hanover Township

Dear Mr. Gwynn:

We have reviewed the above-referenced land development plan as you requested on July 8, 2024 in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code." We forward this letter as a report of our review.

BACKGROUND

Pennington Property Group, the applicants, has submitted a preliminary subdivision and land development plan for the development of 19 twins and townhomes and 7,540 square feet of commercial space. The existing 7.24 acre property is undeveloped and, when the applicant initially applied it was within the TN Traditional Neighborhood District. Piped water and sewage serve the site. The applicant has submitted a preliminary plan dated July 3rd, 2024.

COMPREHENSIVE PLAN COMPLIANCE

The plan is consistent with *MONTCO 2040: A Shared Vision,* the comprehensive plan for Montgomery County. The development site is located in the "Village Center future land use" on the future land use map. This future land use features calls for village areas with a mix of retail, institutional, office, and residential uses; all with small buildings located close to each other. The plan does feature several of these aspects.

This plan is consistent with the *Pottstown Metropolitan Regional Comprehensive Plan 2015*. The development site is located within the "Secondary Growth Area." The area calls for new high-density residential development being located near supporting land uses, including commercial or mixed-use development. Higher-density residential uses should be developed as a part of a larger community to

ensure its long term viability and improved quality of life for residents. The area also calls for creating a walkable neighborhood that connects with the surrounding community.

The plan is consistent with *New Hanover Township Comprehensive Plan 2040*. The site falls within the "Mixed Use" future land use area. The Mixed Use future land use calls for flexible development of mixed-use and integrated uses, encouraging service based and neighborhood scaled businesses as the residents' desire small scale retail and commercial uses.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

TRANSPORTATION

A. Stub Road and Cul-De-Sac

1. The county would like to note that the stub road from the original application has been changed to a cul-de-sac. These roads indicate the potential development of the adjacent property on Swamp Pike. To make sure that the road is not a permanent dead end, the road could be built to the property line or there could be deed restrictions to secure the future right of way.

B. Pedestrian Access

1. Due to the design of intersection, the layout of the crosswalk on Swamp Pike should be assessed. The wide curve design may encourage faster speeds when turning right from Swamp Pike into the development. One potential option is pushing the crosswalk further from Swamp Pike to both shorten the crossing distance of the driver and provide the driver a longer time to react to a pedestrian crossing. Another potential option is to narrow the entrance to just the 30' cartway. This would reduce the crossing distance and slow vehicles entering the development.

C. Montgomery County

1. As Swamp Pike is a county road, we would like to remind the applicant to consult with the county Roads and Bridges Department to complete the Highway Occupancy Permit and any other potential applications and permits that may be necessary in the development of this property.

OPEN SPACE

A. Improvements

1. The fire pit appears to be very close to sidewalk. This could be placed further away to prevent too much heat and smoke from impacting people walking on the sidewalk and provide enough space for seating. Additionally, there is no indication of means of fire extinguishing. Even access to a water faucet could be sufficient in extinguishing the fire when the pit's users are finished using it.

ENVIRONMENTAL

A. Wetlands

1. It is noted that a wetland delineation has been performed. The county would like to see a sheet or report with the summary of the delineation.

B. Plant diversity

1. The county noticed on the landscaping sheet that the only evergreen shrub listed is the shamrock inkberry holly. It could be beneficial to increase the diversity to increase the hardiness of the plants.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our recommendations will better adhere to the long term planning of the region.

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 (#24-0153-001) on any plans submitted for final recording.

Sincerely,



Timothy P. Staub, Senior Community Planner
Timothy.Staub@montgomerycountypa.gov – 610-278-3751

c: Dan Gray, Township Engineer
Patrick McKenna, Township Solicitor
Sandy Koza, Township Traffic Engineer
Jessica Buck, District Manager, MCCD
Russell Oister, Planning Commission Chair
Susan Smith, Planning Commission Vice Chair
Michael Crotty, Planning & Zoning Solicitor
Maggie Dobbs, AICP, Assistant Township Manager/Zoning Officer
Pennington Property Group, Applicant
Langan Engineering & Environmental Services, Applicant's Representative

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Plan

ATTACHMENT A



The Village at New Hanover
MCPC#240153001

Montgomery County Planning Commission
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Aerial photography provided by Nearmap

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ATTACHMENT B

