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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 5, 2026

Ms. Victoria S. Trost, Borough Manager
Borough of Bryn Athyn
Post Office Box 683
Bryn Athyn, Pennsylvania 19009

Re: MCPC #25-0252-001
Proposal Name: 2745 Alnwick Road Lot Consolidation
Situate: Alnwick Road (south)/South Avenue (west)
Bryn Athyn Borough

Dear Ms. Trost:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 11, 2025. We forward this letter as a report of our review.

BACKGROUND

The proposed Plan of Lot Line Change for 2745 Alnwick Road reconfigures the boundaries of two adjoining “B” Medium Residential District parcels (County Parcel ID 03-00-00130-00-2, 03-00-00722-00-4) fronting Alnwick Road and South Avenue in Bryn Athyn Borough. As indicated on the submitted plan, “Tract C” and “Tract D” shall be transferred from “Tract B” (*Lands of General Church of the New Jerusalem*) to “Tract A” (*Lands of RGD Bros LLC*) and joined in a common deed.

The plan seeks to adjust shared lot lines to modify parcel geometry and redistribute land area while maintaining legal frontage, access, and zoning compliance. No new lots are created, and no new development is proposed. The proposed property line revisions are intended to better reflect existing site conditions, including the locations of the dwelling, garage, driveway, and related improvements. The plan documents both existing and proposed lot configurations and is submitted for review and approval in accordance with applicable subdivision and land development regulations.

COMPREHENSIVE PLAN COMPLIANCE

COUNTY COMPREHENSIVE PLAN

The plan is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040: A Shared Vision*.

This submission supports the following specific Montco 2040 goals:

Encourage development and transformative investment where infrastructure already exists.

Although we recognize that no new development is proposed in this submission, we note that the subject tract is within a designated growth area as outlined in the Comprehensive Plan. Future development and improvements should be concentrated in appropriate locations within these growth areas.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports this proposal; however, during our review, we found the following issues that the applicant and municipality may want to consider before final plan approval.

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMPLIANCE

A. Lot Line Adjustment. The plan may be deemed a lot line adjustment, subject to the requirements in Section 904 of the Subdivision and Land Development Ordinance. Accordingly, the plan should satisfy all applicable standards and requirements in this section.

MISCELLANEOUS

A. Zoning Data Table Information. The plan should comply with all applicable "B" Medium Density Residential District area, width, and yard regulations set forth in Section 602 of the Zoning Ordinance. Accordingly, the Zoning Data Table on the Plan of Lot Line Change should clearly indicate that the proposed lots ("Tract A", "Tract B") meet these requirements. We observe that the submitted plan does not currently appear to show this information for the proposed lots. Data on the "before and after" areas to be transferred and the existing/resulting lot areas of "Tract A" and "Tract B" should be included.

B. Common Deed. The final plan to be recorded should include the appropriate note or notes regarding the conveyance of land to the applicant. It should state that 10,940 square feet (.25 acres) ("Tract C", "Tract D") of an adjoining property (*Lands of General Church of the New Jerusalem*) shall be transferred and joined in a common deed with the applicant's property (*Lands of RGD Bros LLC*).

C. Assignment of MCPC Number. When an application is submitted to the County for review, staff assign a unique nine-digit MCPC number to the plan. Please note that "25-0252-001" has been reserved for this submission. To make the recording process more efficient, all plans presented for recording at this office should include the MCPC number on the appropriate sheets in the area designated for the agency's seal.

CONCLUSION

Our office has no substantive comments. We reiterate that the MCPC generally supports this application; however, we recommend that borough officials consider the issues raised herein.

Please note that the review comments and recommendations in this report are advisory to the municipality, which will make the final disposition regarding the approval of any proposal.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature before recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Kevin Chavous, ASLA, SITES AP, LEED AP, WELL AP, CNU-A, AICP CUD
Design Planner II
610.278.3731 — e-mail kevin.chavous@montgomerycountypa.gov

c: RDG Bros LLC, Applicant
Nick Rose, PE, ProTract Engineering, Inc., Applicant's Engineer
R. Richard Herder Jr., Borough Solicitor

Attachments: Aerial View of Site
Reduced Copy of Applicant's Plan



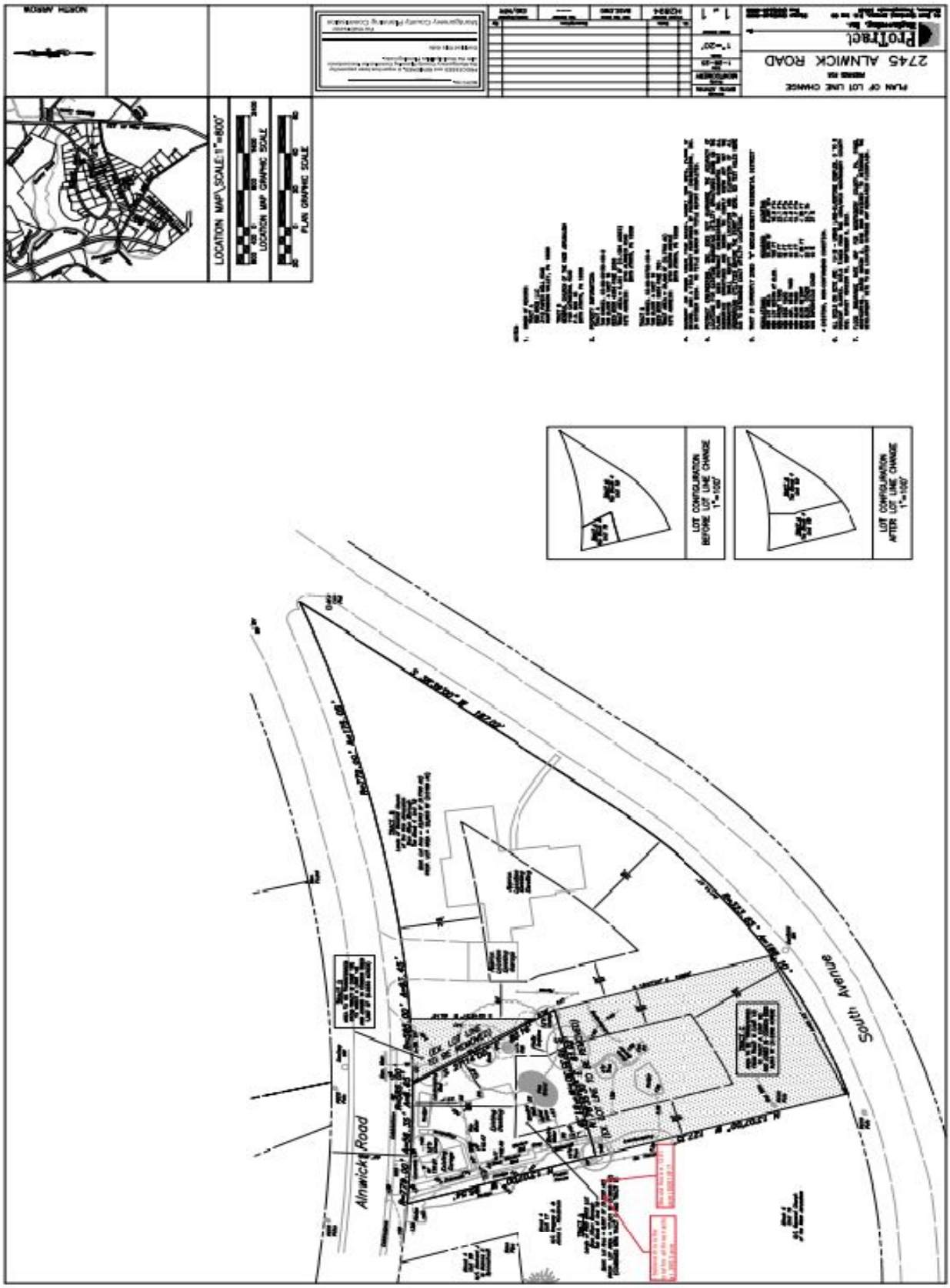
2745 Alnwick Road Lot Consolidation
MCPC#250252001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plancom
Aerial photography provided by Nearmap


PLAN OF LOT LINE CHANGE
2745 ALNWICK ROAD
LOCATION MAP\ SCALE: 1" = 800'
LOCATION MAP DRAWING SCALE
PLAN DRAWING SCALE
LOT CONFIGURATION BEFORE LOT LINE CHANGE 1" = 100'
LOT CONFIGURATION AFTER LOT LINE CHANGE 1" = 100'
Almwick Road
South Avenue