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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 14, 2026

Mr. Andrew Duncan, Township Manager
Douglass Township
1350 East Philadelphia Avenue
Gilbertsville, Pennsylvania 19525

Re: MCPC #25-0258-001
Plan Name: 330 Gilbertsville Road Subdivision
(4 lots comprising 7.57 acres)
Situate: Gilbertsville Road between Eloise Drive and Andrea Lane
Douglass Township

Dear Mr. Duncan:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 18, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, ROHO Construction, LLC, is proposing to subdivide a 7.57-acre property located on Gilbertsville Road into four lots. Lot 1 is proposed to be 50,941 square feet and contain an existing single-family detached home with associated accessory structures. Lots 2, 3, and 4 (68,377 sq. ft., 89,110 sq. ft., and 121,520 sq. ft.) are proposed to contain single-family detached homes. The proposal is located within the township's R-2 zoning district. The proposal was granted a variance on October 27, 2025 to allow for a shared driveway. Several waivers are requested from the stormwater management ordinance.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*. The property is shown to be a Suburban Residential Area in the Future Land Use Plan of the County's Comprehensive Plan. Primary uses in Suburban Residential Areas include single-family detached homes and single-family attached units. The plan recommends that residential developments match the character and type of housing found in the immediate neighborhood, and landscaping and street trees should be provided.

The proposal is consistent with the Pottstown Metropolitan Regional Comprehensive Plan. The property is shown to be located within a Secondary Growth Area, where new residential development should be directed.

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 Douglass Township may wish to consider prior to plan approval. Our comments are as follows:

REVIEW COMMENTS

STORMWATER MANAGEMENT

1. Basins 3 and 4 appear to discharge into wetland areas. We recommend that measures be taken to protect the wetlands from erosion and scouring.

2. Section 230-50 of the Subdivision and Land Development Ordinance requires that stormwater management basins be planted with suitable vegetation. We recommend that the basins be naturalized with meadow plantings.

3. It is not clear on the plan whose property Basin 4 is on – we recommend that the maintenance agreement make clear who is responsible for maintaining it.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our review comments will better achieve Douglass Township's planning objectives for residential development.

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 (25-0258-001) on any plans submitted for final recording.

Sincerely,

Naomi Crimm

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

c: ROHO Construction, LLC, Applicant
Heath Machamer, HNT LLC, 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



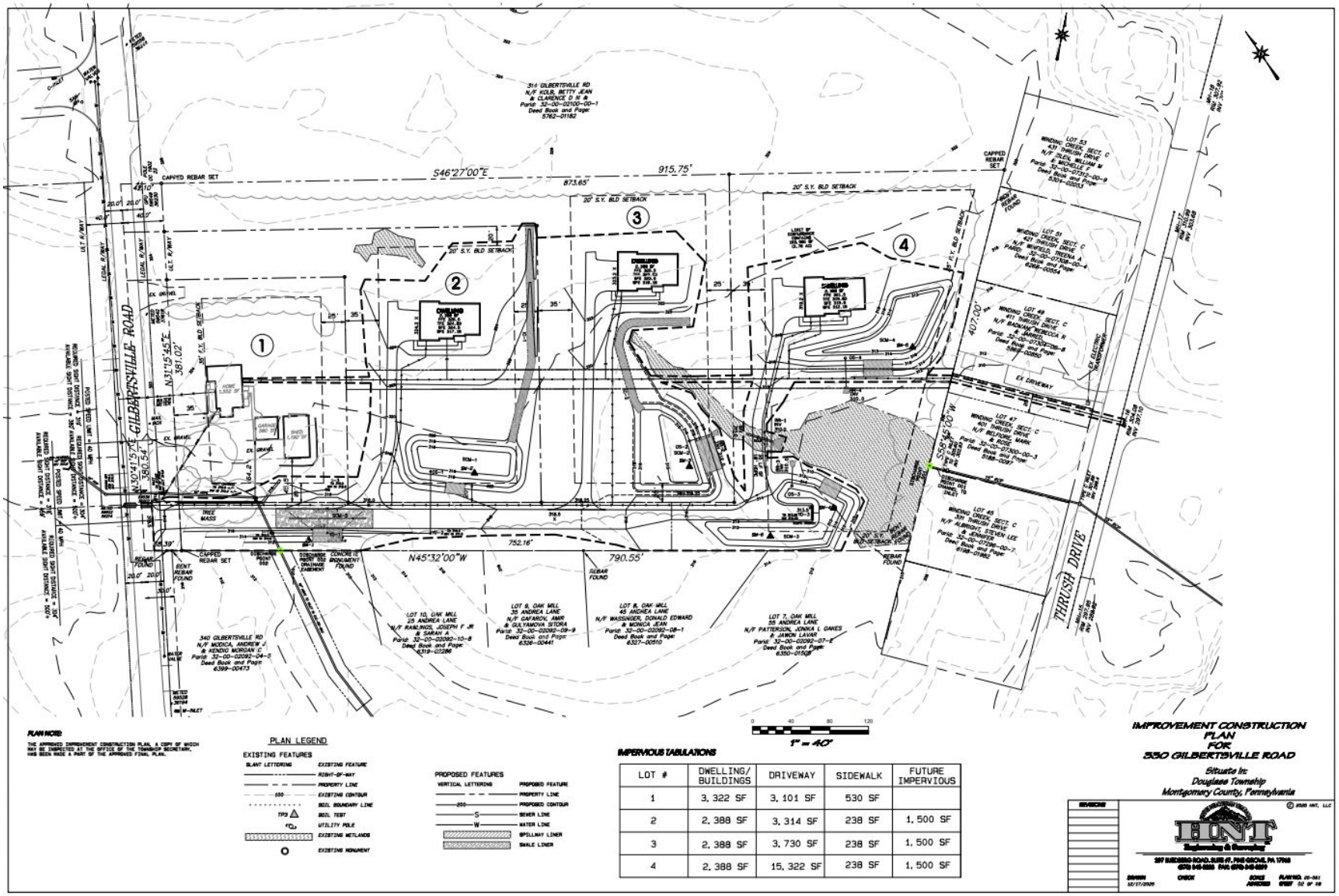
330 Gilbertsville Road
MCPC#250258001

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



LOT #	DWELLING/ BUILDINGS	DRIVEWAY	SIDEWALK	FUTURE IMPERVIOUS
1	3, 322 SF	3, 101 SF	530 SF	
2	2, 388 SF	3, 314 SF	238 SF	1, 500 SF
3	2, 388 SF	3, 730 SF	238 SF	1, 500 SF
4	2, 388 SF	15, 322 SF	238 SF	1, 500 SF