MONTGOMERY COUNTY
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Montgomery County
Planning Commission

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

February 20, 2026

Mr. David Thompson, Interim Township Manager
Douglass Township
1350 East Philadelphia Avenue
Gilbertsville, Pennsylvania 19525

Re: MCPC #20-0206-005
Plan Name: Kelly Acres – Lot Line Realignment Plan
(5 lots comprising 8.63 acres)
Parcel ID: 320006983005
Situate: Buchert Road and Cross Road
Douglass Township

Dear Mr. Thompson:

We have reviewed the above-referenced lot line realignment plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 2, 2026. We forward this letter as a report of our review.

BACKGROUND

R.B. Ashley Customs, LLC is proposing to construct five single-family detached dwellings on 8.63 acres along Buchert Road. Lots 1, 4, and 5 will each have one dwelling unit on about one acre, while Lots 2 and 3 will have one dwelling unit on about 2 acres. An existing lot line between Lots 2 and 3 is proposed to be moved. The site is located in the R-1A Agricultural Residential zoning district and will be served by public water and sewer. The plan is dated June 17, 2021. We previously reviewed proposals for this site on November 12, 2020, November 12, 2021, April 6, 2022, and April 18, 2023.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant‘s proposal without comment as we have found it to be generally consistent with the county’s comprehensive plan, *Montco 2040: A Share Vision*, the Pottstown Metropolitan Regional Comprehensive Plan, and Douglass Township’s planning objectives for residential development.

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 20-0206-005 on any plans submitted for final recording.

Sincerely,

Naomi Crimm

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

c: R.B. Ashley Customs, LLC
Boyer Engineering Associates, LLC
Edward Reitz, Jr., Douglass Planning Agency
Allison Lee, Township Engineer
Blake Dunbar, Township Solicitor

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



Kelly Acres
Lot Line Realignment Plan
MCPC#200206005

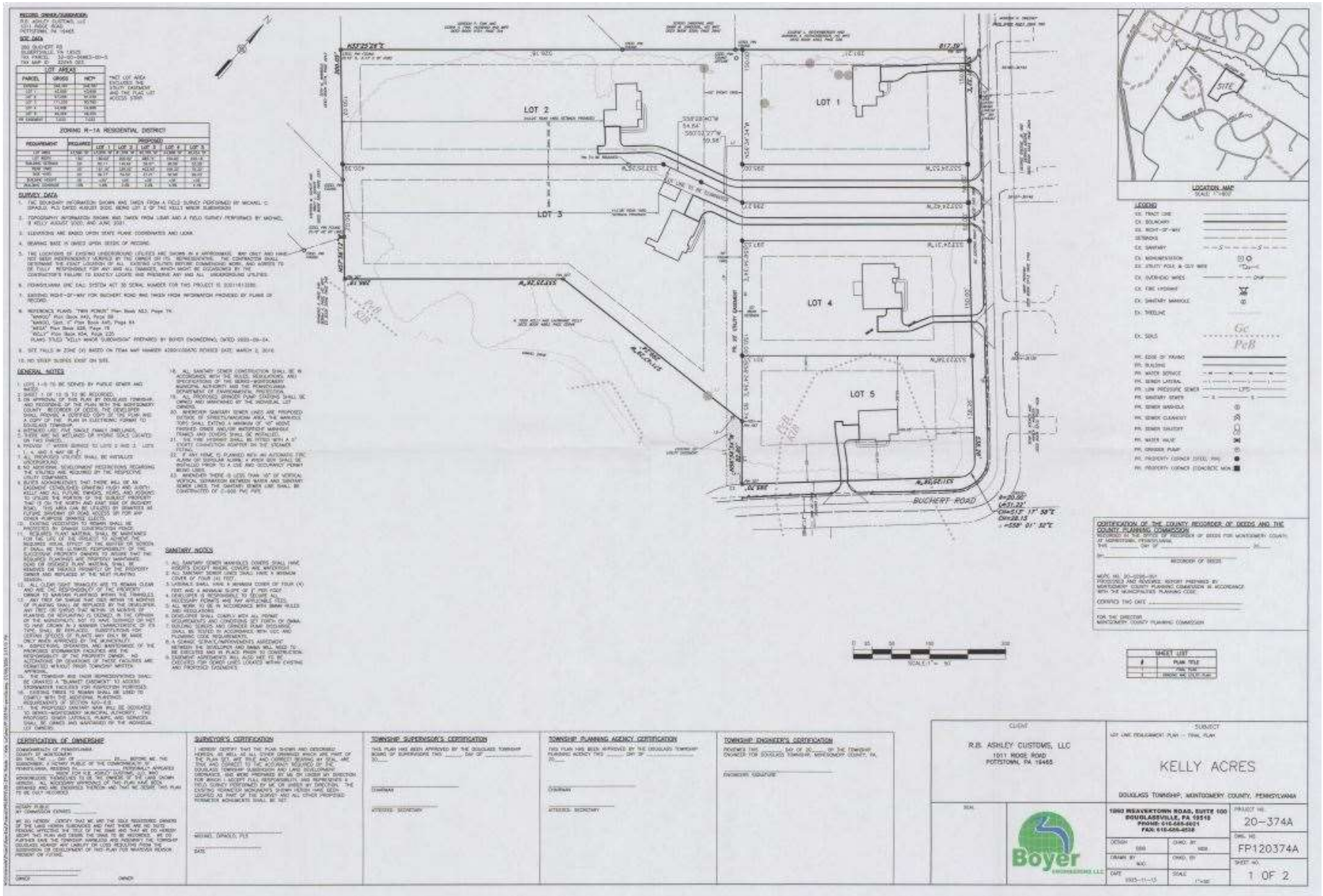
Montgomery County Planning Commission

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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/planning

Aerial photography provided by Nearmap


LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
BUCHERT ROAD
SITE
LOCATION MAP
LEGEND
GENERAL NOTES
SANITARY NOTES
SURVEY DATA
SHEET LIST
CERTIFICATION OF OWNERSHIP
SURVEYOR'S CERTIFICATION
TOWNSHIP SUPERVISOR'S CERTIFICATION
TOWNSHIP PLANNING AGENCY CERTIFICATION
TOWNSHIP ENGINEER'S CERTIFICATION
CLIENT
R.B. ASHLEY CUSTOMS, LLC
1011 RIDGE ROAD
POTTSTOWN, PA 19465
SUBJECT
LOT LINE REALIGNMENT PLAN - FINAL PLAN
KELLY ACRES
DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
Boyer
PROJECT NO.
20-374A
DWG. NO.
FP120374A
SHEET NO.
1 OF 2