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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
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610-278-3722
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 11, 2024

Diane Hegele, Borough Manager
Hatboro Borough
414 South York Road
Hatboro, Pennsylvania 19040

Re: MCPC #22-0151-005
Plan Name: 21-23, 37 N York Road Land Development Resubmission
(2 lots comprising 3.12 acres)
Situate: North York Road (E) and Moreland Avenue (S)
Hatboro Borough

Dear Ms. Hegele:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 14, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, JERC Partners LXIX, LLC, proposes to redevelop two parcels in Hatboro's York Road business district. Submissions for this project were previously reviewed in letters dated September 6, 2022; September 12, 2023; and November 13, 2023. The proposed development site totals about 3 acres and has over 400 linear feet of road frontage on York Road and over 300 linear feet of road frontage on Abbotts Lane. The submitted plans, dated February 2, 2024, propose a mixed-use building containing 4,732 square feet of commercial storefront space on the ground floor façade facing York Road and 102 apartment units located in the building's rear and on upper floors. The proposed building would be served by 159 parking spaces. The proposed building includes one height bonus element–apartment balconies along the York Road frontage.

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 borough and county comprehensive plans. The submission differs from the prior submission only in minor details which further addresses previous comments regarding the layout of the parking area and related site design.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal and we believe that it achieves the borough's planning objectives for town center development.

Please note that the 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 (*#22-0151--005*) on any plans submitted for final recording.

Sincerely,

John Miklos, Community Planner II
John.Miklos@montgomerycountypa.gov – (610) 278-3554

c: George Hartman, Applicant's Representative
Deena DiRenzis, Assistant Borough Secretary
Kris McMenamin, Chair, Hatboro Planning Commission
John Kennedy, AICP, Borough Planning Consultant
Kelly Goff, P.E., CFM, Borough Engineer

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

ATTACHMENTS

Aerial View



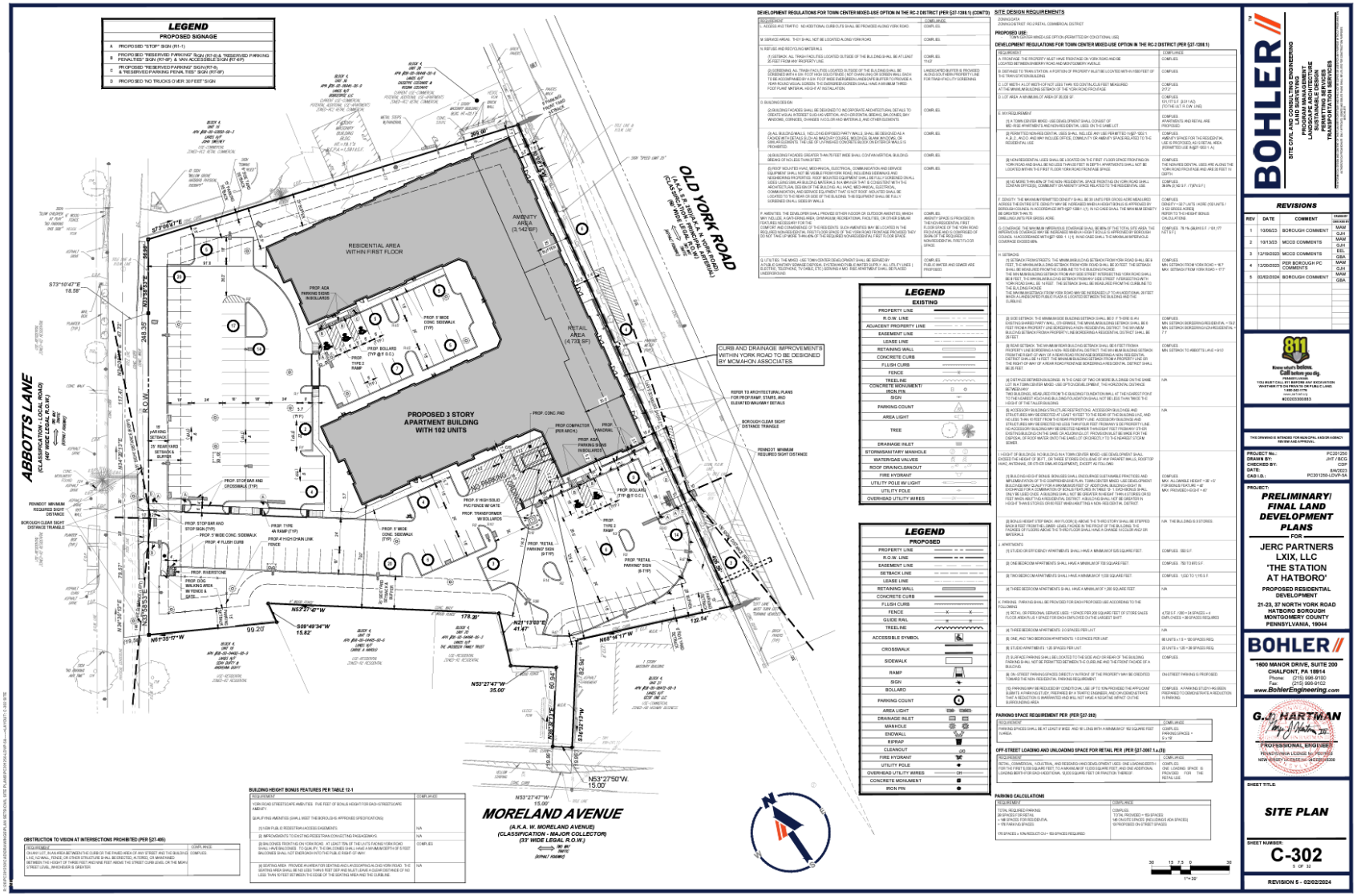
21-23, 37 North York Road
MCPC#220151005

Montgomery County Planning Commission
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

0 50 100 200 Feet

N

Site Plan


LEGEND
PROPOSED SIGNAGE
A PROPOSED "STOP" SIGN (R1-1)
B PROPOSED "RESERVED PARKING" Sign (R7-8) & "RESERVED PARKING PENALTIES" SIGN (R7-8F) & VAN ACCESSIBLE SIGN (R7-8P)
C PROPOSED "RESERVED PARKING" SIGN (R7-8) & "RESERVED PARKING PENAL TIES" SIGN (R7-8F)
D PROPOSED "NO TRUCKS OVER 30 FEET" SIGN
ABBOTTS LANE
(CLASSIFICATION - LOCAL ROAD)
(40' WIDE C.L. R.O.W.)
OLD YORK ROAD
(A.K.A. BERGEN AVENUE)
(CLASSIFICATION - MINOR ARTERIAL)
(VARIABLE WIDTH R.O.W.)
MORELAND AVENUE
(A.K.A. W. MORELAND AVENUE)
(CLASSIFICATION - MAJOR COLLECTOR)
(33' WIDE LEGAL R.O.W.)
RESIDENTIAL AREA WITHIN FIRST FLOOR
AMENITY AREA (3,142 SF)
RETAIL AREA (4,733 SF)
PROPOSED 3 STORY APARTMENT BUILDING WITH 102 UNITS
CURB AND DRAINAGE IMPROVEMENTS WITHIN YORK ROAD TO BE DESIGNED BY MCMAHON ASSOCIATES.
REFER TO ARCHITECTURAL PLANS FOR PROP RAMP, STAIRS, AND ELEVATED WALKWAY DETAILS
BOROUGH CLEAR SIGHT DISTANCE TRIANGLE
PENNDOT MINIMUM REQUIRED SIGHT DISTANCE
LEGEND
EXISTING
LEGEND
PROPOSED
DEVELOPMENT REGULATIONS FOR TOWN CENTER MIXED-USE OPTION IN THE RC-2 DISTRICT (PER §27-1308.1) (CONT'D)
SITE DESIGN REQUIREMENTS
DEVELOPMENT REGULATIONS FOR TOWN CENTER MIXED-USE OPTION IN THE RC-2 DISTRICT (PER §27-1308.1)
PARKING SPACE REQUIREMENT PER (PER §27-202)
OFF-STREET LOADING AND UNLOADING SPACE FOR RETAIL PER (PER §27-2007.1.a.(3))
PARKING CALCULATIONS
OBSTRUCTION TO VISION AT INTERSECTIONS PROHIBITED (PER §27-405)
BUILDING HEIGHT BONUS FEATURES PER TABLE 12-1
BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
TRANSPORTATION SERVICES
REVISIONS
REV | DATE | COMMENT | DRAWN BY
1 | 10/06/23 | BOROUGH COMMENT | MAM
2 | 10/13/23 | MCCD COMMENTS | MAM
3 | 12/19/2023 | MCCD COMMENTS | EEL
4 | 12/20/2023 | PER BOROUGH PC COMMENTS | MAM
5 | 02/02/2024 | BOROUGH COMMENT | MAM
PROJECT No.: PC20-1250
DRAWN BY: JWT / SCG
CHECKED BY: CDP
DATE: 8/4/2023
CAD I.D.: PC20 1250-LDVP-SA
PROJECT:
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR
JERC PARTNERS LXIX, LLC
'THE STATION AT HATBORO'
PROPOSED RESIDENTIAL DEVELOPMENT
21-23, 37 NORTH YORK ROAD
HATBORO BOROUGH
MONTGOMERY COUNTY
PENNSYLVANIA, 19044
BOHLER
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
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www.BohlerEngineering.com
G. J. HARTMAN
PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA
NEW JERSEY LICENSE No. 24GE05035300
SHEET TITLE:
SITE PLAN
SHEET NUMBER:
C-302
REVISION 5 - 02/02/2024