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PLANNING COMMISSION
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 12, 2024

Ms. Carol Nowakowski, Zoning Clerk
East Norriton Township
2501 Stanbridge Street
East Norriton, PA 19401-1616

Re: MCPC #24-0073-001
Plan Name: 2015 Potshop Road
(7-lot subdivision for single-family detached dwellings on approximately 6.7 acres)
Situate: 2015 Potshop Road
East Norriton Township

Dear Ms. Nowakowski:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 26, 2024. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant, Mikelen LLC, proposes to subdivide the property (tax parcel number 33-00-07147-00-2) into seven lots and develop single-family detached dwellings on each of the new lots. Two of the lots would have vehicular access provided from Potshop Road and the remaining five lots would be accessed via an extension of Brambling Lane from the north side of the property. Additional improvements would include stormwater management facilities, driveways, and new tree and shrub plantings. The property is located in the township's AR – Residential Zoning District. The applicant has requested the following waivers: a waiver related to the proposed new cul-de-sac; a waiver from providing a through street to Potshop Road; a waiver from showing all existing features within 400 feet of property; and a waiver to allow HDPE storm drainage pipe outside of the road right-of-way.

COMPREHENSIVE PLAN COMPLIANCE

While the proposal is generally consistent with the 2019 East Norriton Comprehensive Plan, the Montgomery County Planning Commission (MCPC) recommends following our comments below in order to improve the proposal's consistency with Goal 7 Natural Environment. The Future Land Use Element of the township's Comprehensive Plan identifies this property as Suburban Single Family.

The proposal is also generally consistent with the county's comprehensive plan, *Montco 2020: A Shared Vision*, which promotes the following three main themes: connected communities, sustainable places, and vibrant economy. This proposed project would contribute to a "vibrant economy" through its real estate investment. By following the recommendations below, the proposed project would better respond to the goals detailed in the plan for "sustainable places." This area of the township is identified as a Suburban Residential Area in the Future Land Use Plan of the county's comprehensive plan.

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 East Norriton Township may wish to consider prior to final plan approval. Our review comments are as follows:

REVIEW COMMENTS

TREE PROTECTION ORDINANCE COMMENTS

A. Preservation of Existing Trees. Section 179-2.B. states that "…applications shall respect existing trees as a natural resource." Section 179-2.E. states that one of the goals of this article is, "To strictly prohibit any clear cutting of trees." Section 179-4.B. states, "No clear cutting shall be permitted under any circumstances." Section 179-4.D. states, "The removal of more than 50% of the trees on any lot shall not be permitted under any circumstance unless expressly permitted by the terms of this Code." Given these sections of the East Norriton Township Tree Protection Ordinance, greater effort should be made to preserve existing trees on the property. According to Sheet 4 Existing Conditions & Demolition Plan and Sheet 10 PCSM Landscape & Lighting Plan, four trees are proposed to remain of the existing 84 trees shown on Sheet 4. The proposed preservation of four of the 84 total existing trees exceeds the 50% permitted under Section 179-4.D.

B. 3-inch Caliper for Replacement Trees. Section 179-5.B.(5)(a) states, "Every tree determined to be living and healthy, with a DBH of six inches or greater and which is designated to be removed or which is destroyed, shall be replaced with one or more new shade trees of a type approved by the Township Arborist with a trunk diameter of not less than three inches in caliper. The total caliper of replacement trees, measured at six inches above the ground line, shall equal or exceed 35% of the DBH of the tree removed." While 35% of the total DBH of removed trees would be provided, the proposed caliper is shown on Sheet 10 as 2.5-inches rather than the 3-inches required. We recommend that the caliper size of the proposed trees be adjusted to 3-inches.

C. Proposed Trees and Shrubs. The proposed planting list contains a nice variety of trees and shrubs, including several native species, which would provide a pleasing result for the proposed development.

STORMWATER MANAGEMENT

A. Inspection and Maintenance Plan. We recommend that an Inspection and Maintenance Plan for the proposed stormwater infrastructure including both the detention basins and infiltration beds be developed in advance. Proper care and maintenance will help ensure that the proposed stormwater

infrastructure will fulfill its function over time and prevent any future flooding or drainage issues on the site.

B. Management Plan. Given that the stormwater facilities will be distributed amongst four of the proposed seven properties, we recommend that the management of the facilities be handled by the Township to ensure proper function over time.

ACT 319 PROGRAM

Montgomery County Property Records indicate the property is currently enrolled in the Act 319 program and receives preferential tax assessment. The property owner should contact Act 319 Compliance Officer, Jared Jaffe, at the Montgomery County Board of Assessment Appeals to indicate their desire to be removed from the Act 319 program. Mr. Jaffe can be reached by phone at 610-278-3761 or by email at jared.jaffe@montgomerycountypa.gov.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; however, we believe that our suggested revisions will better achieve East Norriton Township's planning objectives.

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 (#24-0073-001) on any plans submitted for final recording.

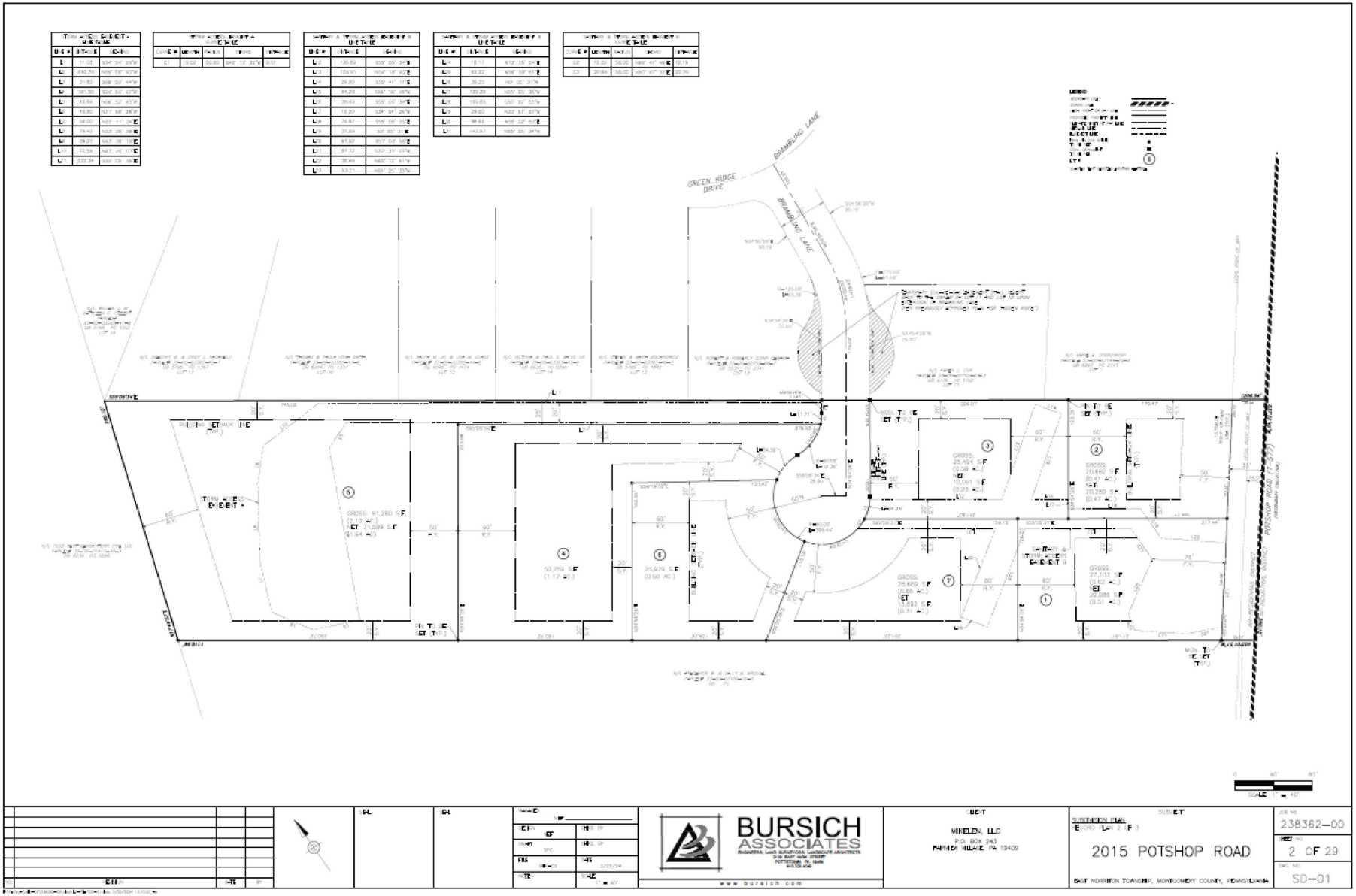
Sincerely,



Ellen Miramontes, PLA, Senior Trails and Open Space Planner
ellen.miramontes@montgomerycountypa.gov – 610-278-3486

c: Mikelen LLC, Applicant
Michael Clement, Applicant's Representative
Robert R. Hart, East Norriton Township Manager
James C. Sullivan, PE, East Norriton Township Director of Engineering Services
Kandy Heckman, Chair, East Norriton Planning Commission
Jared Jaffe, Act 319 Compliance Officer, Montgomery County Board of Assessment Appeals

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


BRAMBLING LANE
GREEN RIDGE DRIVE
POTSHOP ROAD (T-377)
BURSICH ASSOCIATES
MIKELEN, LLC
2015 POTSHOP ROAD
EAST NORRITON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
238362-00
2 OF 29
SD-01



2015 Potshop Road
MCPC#240073001

Montgomery County Planning Commission

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Aerial photography provided by Nearmap

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