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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

May 14, 2024

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

Re: MCPC #24-0087-001
Plan Name: 104 W. Lehman Ave
(1 lot comprising 0.17 acres)
Situate: W Lehman Ave (S) and S Chester Ave (W)
Hatboro Borough

Dear Ms. Hegele:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 16, 2024. We forward this letter as a report of our review.

BACKGROUND

We are in receipt of a subdivision plan for a single-family parcel in the borough's R-2 Residential Zoning District. The applicant, James J. Pignatelli, proposes to subdivide the existing residential lot at 104 W. Lehman Avenue to create two residential lots. The proposed Lot 1 is where the existing home is located, and will measure 11,250 square feet in area. The proposed Lot 2 is 7,500 square feet and is currently undeveloped with no development proposed at this time.

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 and borough comprehensive plans. The proposed minor subdivision is generally compliant with applicable zoning and subdivision regulations, with the possible exception of what sidewalk requirements Borough Council may waive under the conditions of §22-414.1.(A).

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but and believe that it will achieve the borough'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 (*#24-0087-001*) on any plans submitted for final recording.

Sincerely,

[Insert digital signature]

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

c: Nick Rose, Applicant's Representative
Deena DiRenzis, Assistant Borough Secretary
Kris McMenamin, Chair, Hatboro Planning Commission
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 Image



104 W. Lehman Ave. Minor Subdivision
MCPC#240087001

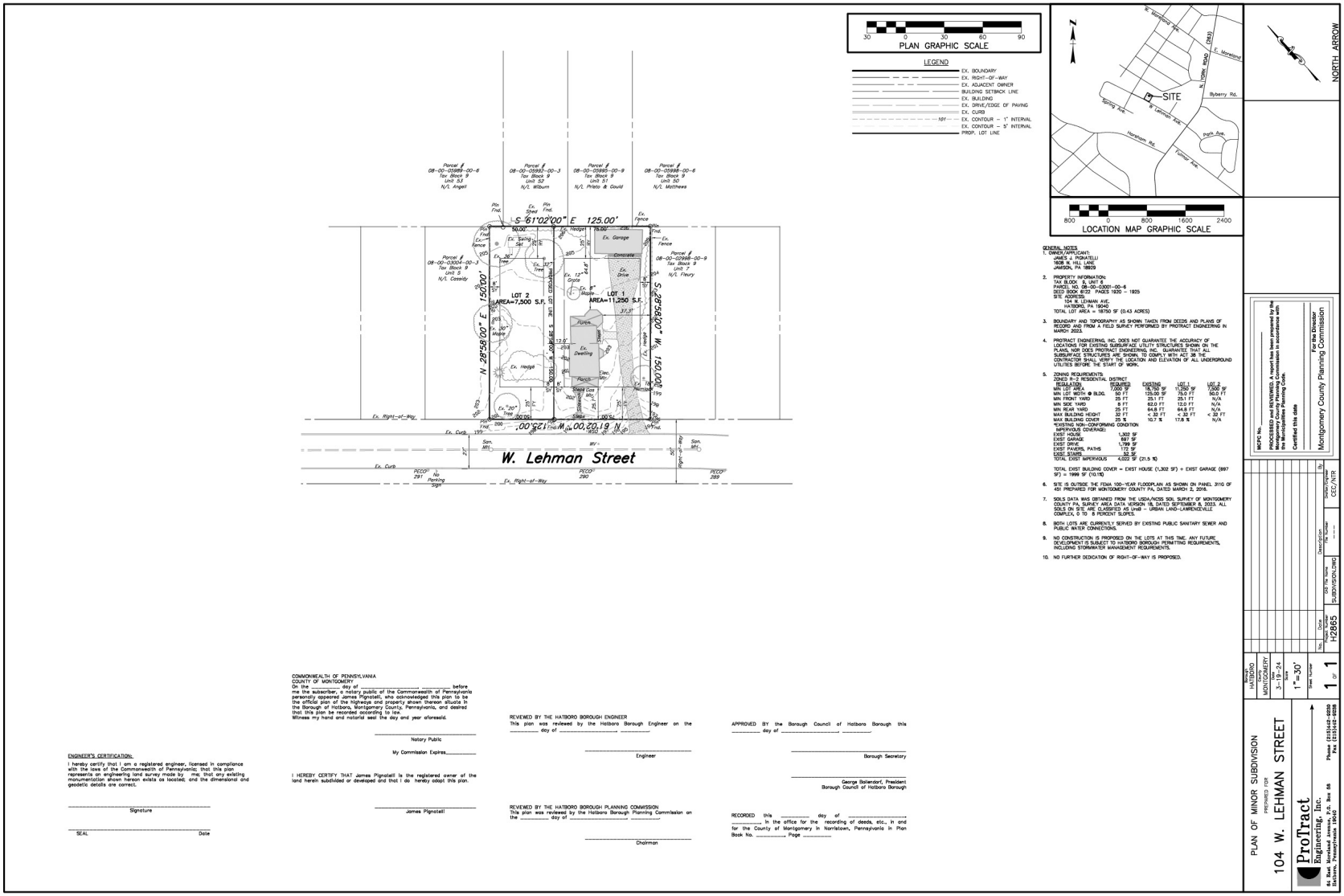
Montgomery County Planning Commission

0 25 50 100 Feet

N

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

Site Plan


PLAN GRAPHIC SCALE
30 0 30 60 90
LEGEND
EX. BOUNDARY
EX. RIGHT-OF-WAY
EX. ADJACENT OWNER
BUILDING SETBACK LINE
EX. BUILDING
EX. DRIVE/EDGE OF PAVING
EX. CURB
EX. CONTOUR – 1' INTERVAL
EX. CONTOUR – 5' INTERVAL
PROP. LOT LINE
LOCATION MAP GRAPHIC SCALE
800 0 800 1600 2400
SITE
W. Moreland Ave.
E. Moreland Ave.
N. York Road (PA 611)
Elyberry Rd.
Spring Ave.
W. Lehman Ave.
Horsham Rd.
Fourth Ave.
NORTH ARROW
Parcel # 08-00-05989-00-6 Tax Block 9 Unit 53 N/L Angeli
Parcel # 08-00-05983-00-3 Tax Block 9 Unit 52 N/L Wilburn
Parcel # 08-00-05995-00-9 Tax Block 9 Unit 51 N/L Prisco & Gould
Parcel # 08-00-05998-00-6 Tax Block 9 Unit 50 N/L Matthews
Parcel # 08-00-03004-00-3 Tax Block 9 Unit 5 N/L Cassidy
Parcel # 08-00-05998-00-9 Tax Block 9 Unit 7 N/L Freury
S 61°02'00" E 125.00'
S 28°58'00" W 150.00'
N 28°58'00" E 150.00'
N 61°02'00" W 125.00'
LOT 2 AREA=7,500 S.F.
LOT 1 AREA=11,250 S.F.
Ex. Garage
Ex. Dwelling
Ex. Drive
Ex. Hedge
Ex. Fence
Ex. Right-of-Way
Ex. Curb
W. Lehman Street
PECO# 291 No Parking Sign
PECO# 290
PECO# 289
GENERAL NOTES
1. OWNER/APPLICANT:
JAMES A. PIGNATELLI
1808 N. HILL LANE
JAMISON, PA 18929
2. PROPERTY INFORMATION:
TAX BLOCK 9, UNIT 8
PARCEL NO. 08-00-03001-00-6
DEED BOOK 6122 PAGES 1920 – 1925
SITE ADDRESS:
104 W. LEHMAN AVE.
HATBORO, PA 19040
TOTAL LOT AREA = 18750 SF (0.43 ACRES)
3. BOUNDARY AND TOPOGRAPHY AS SHOWN TAKEN FROM DEEDS AND PLANS OF RECORD AND FROM A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING IN MARCH 2023.
4. PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 38 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.
5. ZONING REQUIREMENTS
ZONED R-2 RESIDENTIAL DISTRICT
REGULATION | REQUIRED | EXISTING | LOT 1 | LOT 2
MIN LOT AREA | 7,500 SF | 18,750 SF | 11,250 SF | 7,500 SF
MIN LOT WIDTH @ BLDG. | 50 FT | 125.00 FT | 75.0 FT | 50.0 FT
MIN FRONT YARD | 25 FT | 25.1 FT | 25.1 FT | N/A
MIN SIDE YARD | 8 FT | 62.0 FT | 12.0 FT | N/A
MIN REAR YARD | 25 FT | 64.8 FT | 64.8 FT | N/A
MAX BUILDING HEIGHT | 32 FT | < 32 FT | < 32 FT | < 32 FT
MAX BUILDING COVER | 25 % | | 10.7 % | 17.8 % | N/A
*EXISTING NON-CONFORMING CONDITION
IMPERVIOUS COVERAGE:
EXIST HOUSE 1,302 SF
EXIST GARAGE 597 SF
EXIST DRIVE 1,799 SF
EXIST PAVERS, PATHS 173 SF
EXIST STAIRS 50 SF
TOTAL EXIST IMPERVIOUS 4,022 SF (21.5 %)
TOTAL EXIST BUILDING COVER = EXIST HOUSE (1,302 SF) + EXIST GARAGE (597 SF) = 1999 SF (10.1%)
6. SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON PANEL 311G OF 451 PREPARED FOR MONTGOMERY COUNTY PA, DATED MARCH 2, 2016.
7. SOILS DATA WAS OBTAINED FROM THE USDA/NCSS SOIL SURVEY OF MONTGOMERY COUNTY PA, SURVEY AREA DATA VERSION 19, DATED SEPTEMBER 8, 2023. ALL SOILS ON SITE ARE CLASSIFIED AS UnaB – URBAN LAND–LAWRENCEVILLE COMPLEX, 0 TO 8 PERCENT SLOPES.
8. BOTH LOTS ARE CURRENTLY SERVED BY EXISTING PUBLIC SANITARY SEWER AND PUBLIC WATER CONNECTIONS.
9. NO CONSTRUCTION IS PROPOSED ON THE LOTS AT THIS TIME. ANY FUTURE DEVELOPMENT IS SUBJECT TO HATBORO BOROUGH PERMITTING REQUIREMENTS, INCLUDING STORMWATER MANAGEMENT REQUIREMENTS.
10. NO FURTHER DEDICATION OF RIGHT-OF-WAY IS PROPOSED.
MCPC No. _____
PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date _____
For the Director
Montgomery County Planning Commission
ENGINEER'S CERTIFICATION:
I hereby certify that I am a registered engineer, licensed in compliance with the laws of the Commonwealth of Pennsylvania; that this plan represents an engineering land survey made by me; that any existing monumentation shown hereon exists as located; and the dimensional and geodetic details are correct.
Signature
SEAL Date
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
On the ____ day of _____, _____ before me the subscriber, a notary public of the Commonwealth of Pennsylvania personally appeared James Pignatelli, who acknowledged this plan to be the official plan of the highways and property shown thereon situate in the Borough of Hatboro, Montgomery County, Pennsylvania, and desired that this plan be recorded according to law.
Witness my hand and notarial seal the day and year aforesaid.
Notary Public
My Commission Expires_____
I HEREBY CERTIFY THAT James Pignatelli is the registered owner of the land herein subdivided or developed and that I do hereby adopt this plan.
James Pignatelli
REVIEWED BY THE HATBORO BOROUGH ENGINEER
This plan was reviewed by the Hatboro Borough Engineer on the _____ day of _____, _____.
Engineer
REVIEWED BY THE HATBORO BOROUGH PLANNING COMMISSION
This plan was reviewed by the Hatboro Borough Planning Commission on the _____ day of _____, _____.
Chairman
APPROVED BY the Borough Council of Hatboro Borough this _____ day of _____, _____.
Borough Secretary
George Bolendorf, President
Borough Council of Hatboro Borough
RECORDED this _____ day of _____, _____, in the office for the recording of deeds, etc., in and for the County of Montgomery in Norristown, Pennsylvania in Plan Book No. _____, Page _____
PLAN OF MINOR SUBDIVISION
PREPARED FOR
104 W. LEHMAN STREET
ProTract Engineering, Inc.
84 East Moreland Avenue, P.O. Box 55
Hatboro, Pennsylvania 19040
Phone (215)443-9330
Fax (215)443-9288
HATBORO BOROUGH MONTGOMERY COUNTY
3-19-24
1" = 30'
Sheet Number 1 of 1
No. Date Project Number H2865
SUBDIVISION.DWG
Description
Dwg. Name
Scales/Layouts
By
CEC/NTR