MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 6, 2024

Mr. Justin Keller, Borough Manager
Pottstown Borough
100 East High Street
Pottstown, PA 19464

Re: MCPC #24-0100-001
Plan Name: 203 Berks 3 lot SD/LD
(3 units on 3 lots on 0.22 acres)
Situate: 203 Berks Street
Cross Street: West Walnut Street
Pottstown Borough

Dear Mr. Keller:

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 April 29, 2024. We forward this letter as a report of our review.

BACKGROUND

JEMCO Capital, LLC, the applicant, has submitted a preliminary subdivision and land development plan. The proposal would renovate the existing two-story bungalow, remove a one-story frame building, subdivide the 15,600 square foot property into three lots (Lot 1 would be 5,628 square feet, Lot 2 would be 4,987 square feet and Lot 3 would be 4,968 square feet), and construct two one-story dwellings. The applicant proposes to open the paper alley in the rear that lies adjacent to the Barth Elementary School property.

The plan is dated April 19, 2024. The site is located in the NR Neighborhood Residential zoning district, which is part of the Conservation zoning district. Public water and sewer would serve the site.

CONSISTENCY WITH COMPREHENSIVE PLANS

The proposed plan is generally consistent with *MONTCO 2040: A Shared Vision, The Montgomery County Comprehensive Plan (2015)*. The plan's future land use map shows the proposed subdivision located in the "Town Residential" future land use area. Primary uses in this future land use area include small-lot single-family detached units.

The proposed plan is generally consistent with the Pottstown Metropolitan Regional Comprehensive Plan (2015). The proposed development site is located in the "regional core" future land use area of the Pottstown

Metropolitan Area Regional Comprehensive Plan (2015). The plan notes that the regional core has a traditional town character with a diverse mix of housing types.

The proposed plan is generally consistent with the Pottstown Borough Comprehensive Plan (2014). On that plan's future land use map, the development site is shown located in the Neighborhood Residential future land use area, where single-family detached housing is and should be one of the primary land uses.

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 issue(s) that the applicant and borough may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

DIMENSIONAL REQUIREMENTS

A. Building Requirements. The plans shall show how the proposal complies with:

1. The "setback from other buildings" requirements. The zoning table shows calculations for side yards, but not distance between buildings [§27-308.2]. Dimensional lines showing distance between buildings shall be shown on the plan [§22-400.4.A.2].
2. The building height requirements [§27-310].

LANDSCAPING

Landscape plan. A plan shall be submitted showing the location, number, size, and species of all trees and other plantings, including the proposed street trees.

TRANSPORTATION

Alley. It appears that the proposed alley extension would dead-end. We suggest that the applicant and borough discuss appropriate means of addressing the location where the alley would dead-end—including any appropriate warning signage (the applicant does propose a "no outlet" sign where the existing alley meets the proposed new alley segment). Proposed subdivisions and land developments shall be coordinated with existing development in surrounding neighborhoods so as to permit the community as a whole to develop harmoniously [A502].

OPEN SPACE

Provision of open space and recreation facilities. Residential subdivisions and residential land developments creating additional dwelling units or lots for additional dwelling units…shall provide land for open space and recreation facilities [501. Open Space Preservation]. Subject to the discretion of Borough Council, an applicant may elect to contribute a fee in lieu of dedication of such land [A505].

OTHER PLAN INFORMATION

A. Location and identification of tracts [A401]. The following shall be provided:
   1. Zoning district boundary lines. The FO Flex Office District is located across the street.
   2. Additional off-site information may be required at the discretion of the borough where necessary to ensure proper development of the parcel and its compatibility with the surrounding development.

B. Identification of features (off site) [A402]. Information shall be provided for features located within 100 feet of any part of the land being subdivided or developed, including contour lines and elevation data. Additional off-site information may be required at the discretion of the borough where necessary to ensure proper development of the parcel and its compatibility with the surrounding development.

C. Proposed Layout [A404]. Information provided shall include:
   1. Proposed contours and elevations.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better 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 (24-0100-001) on any plans submitted for final recording.

Sincerely,



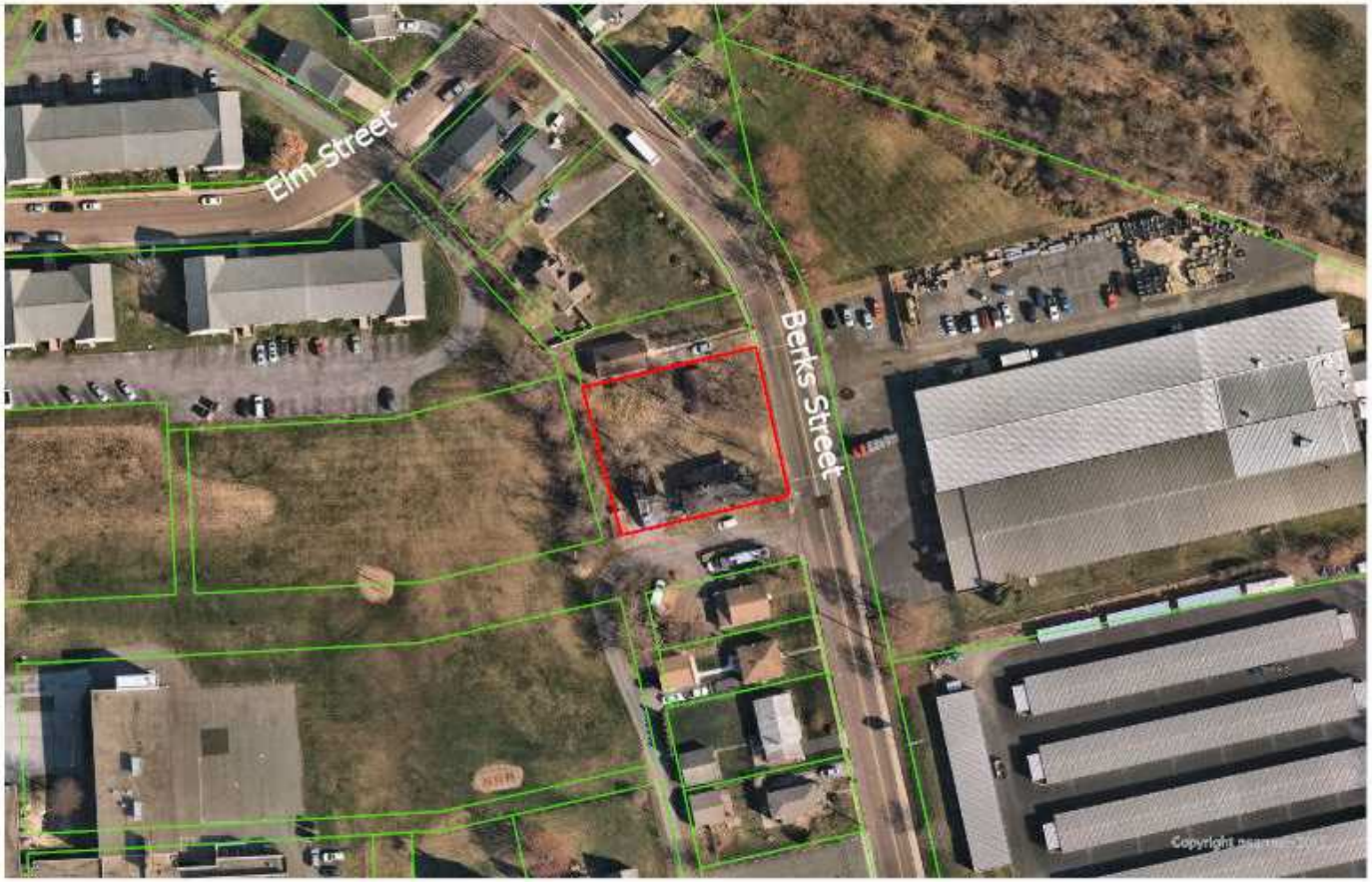
Michael Narcowich, AICP, Community Planning Assistant Manager II
michael.narcowich@montgomerycountypa.gov – 610-278-5238

c: JEMCO Capital, LLC, Applicant
Jim Derr, Chair, Borough Planning Commission
Keith Place, Borough Director of Licensing and Inspection

Winter Stokes, Borough Zoning Officer
Charles D. Garner, Jr., Borough Solicitor

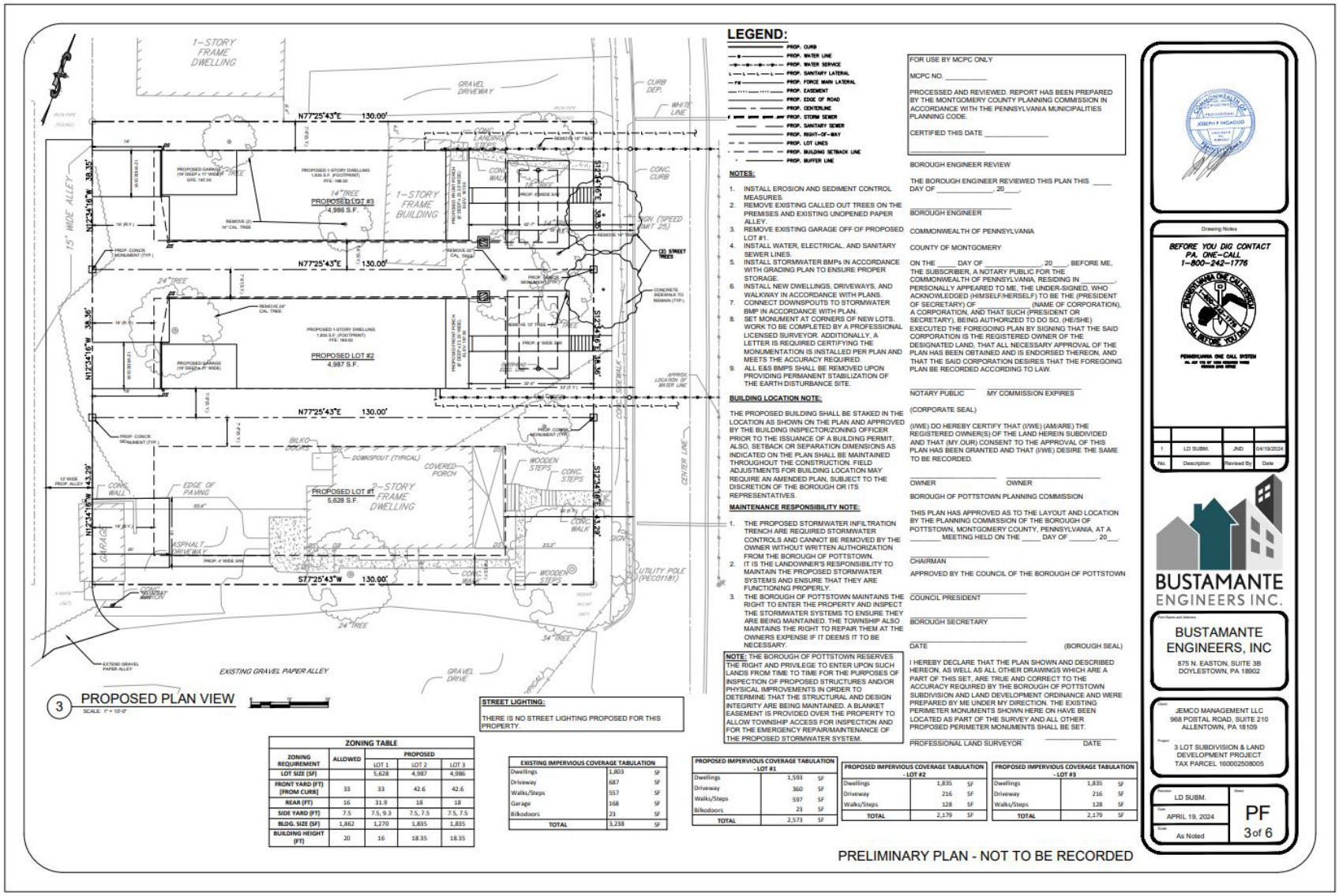
Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENT A



203 Berks 3 Lot SD/LD
MCPC#240100001

ATTACHMENT B



STREET LIGHTING:

THERE IS NO STREET LIGHTING PROPOSED FOR THIS PROPERTY.

LEGEND:

- PROP. CURB
- PROP. WATER LINE
- PROP. WATER SERVICE
- PROP. SANITARY LATERAL
- PROP. FORCE MAIN LATERAL
- PROP. EASEMENT
- PROP. EDGE OF ROAD
- PROP. CENTERLINE
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. RIGHT-OF-WAY
- PROP. LOT LINES
- PROP. BUILDING SETBACK LINE
- PROP. BUFFER LINE

NOTES:

1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
2. REMOVE EXISTING CALLED OUT TREES ON THE PREMISES AND EXISTING UNOPENED PAPER ALLEY.
3. REMOVE EXISTING GARAGE OFF OF PROPOSED LOT #1.
4. INSTALL WATER, ELECTRICAL, AND SANITARY SEWER LINES.
5. INSTALL STORMWATER BMPs IN ACCORDANCE WITH GRADING PLAN TO ENSURE PROPER STORAGE.
6. INSTALL NEW DWELLINGS, DRIVEWAYS, AND WALKWAY IN ACCORDANCE WITH PLANS.
7. CONNECT DOWNSPOUTS TO STORMWATER BMP IN ACCORDANCE WITH PLAN.
8. SET MONUMENT AT CORNERS OF NEW LOTS. WORK TO BE COMPLETED BY A PROFESSIONAL LICENSED SURVEYOR. ADDITIONALLY, A LETTER IS REQUIRED CERTIFYING THE MONUMENTATION IS INSTALLED PER PLAN AND MEETS THE ACCURACY REQUIRED.
9. ALL E&S BMPS SHALL BE REMOVED UPON PROVIDING PERMANENT STABILIZATION OF THE EARTH DISTURBANCE SITE.

BUILDING LOCATION NOTE:

THE PROPOSED BUILDING SHALL BE STAKED IN THE LOCATION AS SHOWN ON THE PLAN AND APPROVED BY THE BUILDING INSPECTOR/ZONING OFFICER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALSO, SETBACK OR SEPARATION DIMENSIONS AS INDICATED ON THE PLAN SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION. FIELD ADJUSTMENTS FOR BUILDING LOCATION MAY REQUIRE AN AMENDED PLAN, SUBJECT TO THE DISCRETION OF THE BOROUGH OR ITS REPRESENTATIVES.

MAINTENANCE RESPONSIBILITY NOTE:

1. THE PROPOSED STORMWATER INFILTRATION TRENCH ARE REQUIRED STORMWATER CONTROLS AND CANNOT BE REMOVED BY THE OWNER WITHOUT WRITTEN AUTHORIZATION FROM THE BOROUGH OF POTTSTOWN.
2. IT IS THE LANDOWNER'S RESPONSIBILITY TO MAINTAIN THE PROPOSED STORMWATER SYSTEMS AND ENSURE THAT THEY ARE FUNCTIONING PROPERLY.
3. THE BOROUGH OF POTTSTOWN MAINTAINS THE RIGHT TO ENTER THE PROPERTY AND INSPECT THE STORMWATER SYSTEMS TO ENSURE THEY ARE BEING MAINTAINED. THE TOWNSHIP ALSO MAINTAINS THE RIGHT TO REPAIR THEM AT THE OWNERS EXPENSE IF IT DEEMS IT TO BE NECESSARY.

NOTE: THE BOROUGH OF POTTSTOWN RESERVES THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSES OF INSPECTION OF PROPOSED STRUCTURES AND/OR PHYSICAL IMPROVEMENTS IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE BEING MAINTAINED. A BLANKET EASEMENT IS PROVIDED OVER THE PROPERTY TO ALLOW TOWNSHIP ACCESS FOR INSPECTION AND FOR THE EMERGENCY REPAIR/MAINTENANCE OF THE PROPOSED STORMWATER SYSTEM.

FOR USE BY MCPC ONLY

MCPC NO. _____

PROCESSED AND REVIEWED. REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE _____

BOROUGH ENGINEER REVIEW

THE BOROUGH ENGINEER REVIEWED THIS PLAN THIS ____ DAY OF _____, 20___.

BOROUGH ENGINEER

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

ON THE ____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED TO ME, THE UNDER-SIGNED, WHO ACKNOWLEDGED (HIMSELF/HERSELF) TO BE THE (PRESIDENT OF SECRETARY) OF _____ (NAME OF CORPORATION), A CORPORATION, AND THAT SUCH (PRESIDENT OR SECRETARY), BEING AUTHORIZED TO DO SO, (HE/SHE) EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID CORPORATION IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THE SAID CORPORATION DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

NOTARY PUBLIC MY COMMISSION EXPIRES

(CORPORATE SEAL)

(I/WE) DO HEREBY CERTIFY THAT (I/WE) (AM/ARE) THE REGISTERED OWNER(S) OF THE LAND HEREIN SUBDIVIDED AND THAT (MY/OUR) CONSENT TO THE APPROVAL OF THIS PLAN HAS BEEN GRANTED AND THAT (I/WE) DESIRE THE SAME TO BE RECORDED.

OWNER OWNER

BOROUGH OF POTTSTOWN PLANNING COMMISSION

THIS PLAN HAS APPROVED AS TO THE LAYOUT AND LOCATION BY THE PLANNING COMMISSION OF THE BOROUGH OF POTTSTOWN, MONTGOMERY COUNTY, PENNSYLVANIA, AT A _____ MEETING HELD ON THE _____ DAY OF _____, 20___.

CHAIRMAN

APPROVED BY THE COUNCIL OF THE BOROUGH OF POTTSTOWN

COUNCIL PRESIDENT

BOROUGH SECRETARY

DATE (BOROUGH SEAL)

I HEREBY DECLARE THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL OTHER DRAWINGS WHICH ARE A PART OF THIS SET, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE BOROUGH OF POTTSTOWN SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND WERE PREPARED BY ME UNDER MY DIRECTION. THE EXISTING PERIMETER MONUMENTS SHOWN HERE ON HAVE BEEN LOCATED AS PART OF THE SURVEY AND ALL OTHER PROPOSED PERIMETER MONUMENTS SHALL BE SET.

PROFESSIONAL LAND SURVEYOR DATE

ZONING TABLE

ZONING REQUIREMENT	ALLOWED	PROPOSED		
		LOT 1	LOT 2	LOT 3
LOT SIZE (SF)		5,628	4,987	4,986
FRONT YARD (FT) [FROM CURB]	33	33	42.6	42.6
REAR (FT)	16	31.9	18	18
SIDE YARD (FT)	7.5	7.5, 9.3	7.5, 7.5	7.5, 7.5
BLDG. SIZE (SF)	1,862	1,270	1,835	1,835
BUILDING HEIGHT (FT)	20	16	18.35	18.35

EXISTING IMPERVIOUS COVERAGE TABULATION

Dwellings	1,803	SF
Driveway	687	SF
Walks/Steps	557	SF
Garage	168	SF
Bilkodoors	23	SF
TOTAL	3,238	SF

PROPOSED IMPERVIOUS COVERAGE TABULATION - LOT #1

Dwellings	1,593	SF
Driveway	360	SF
Walks/Steps	597	SF
Bilkodoors	23	SF
TOTAL	2,573	SF

PROPOSED IMPERVIOUS COVERAGE TABULATION - LOT #2

Dwellings	1,835	SF
Driveway	216	SF
Walks/Steps	128	SF
TOTAL	2,179	SF

PROPOSED IMPERVIOUS COVERAGE TABULATION - LOT #3

Dwellings	1,835	SF
Driveway	216	SF
Walks/Steps	128	SF
TOTAL	2,179	SF

PRELIMINARY PLAN - NOT TO BE RECORDED

Drawing Notes

BEFORE YOU DIG CONTACT PA. ONE-CALL 1-800-242-1776

PENNSYLVANIA ONE CALL SYSTEM

No.	Description	Revised By	Date
1	LD SUBM.	JND	04/19/2024

BUSTAMANTE ENGINEERS INC.

BUSTAMANTE ENGINEERS, INC
875 N. EASTON, SUITE 3B
DOYLESTOWN, PA 18902

Client: JEMCO MANAGEMENT LLC
968 POSTAL ROAD, SUITE 210
ALLENTOWN, PA 18109

Project: 3 LOT SUBDIVISION & LAND DEVELOPMENT PROJECT
TAX PARCEL 160002508005

Revision: LD SUBM.
Date: APRIL 19, 2024
Scale: As Noted
Sheet: PF 3 of 6