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

July 5, 2024

Eric Traub, Manager
Whitpain Township
960 Wentz Road
Blue Bell, PA 19422

Re: MCPC #22-0210-003
Plan Name: Carlino Subdivision
(4 lots comprising 10.69 acres)
Situate: Stenton Ave between Norristown Rd and Butler Pike
Whitpain Township

Dear Mr. Traub:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 3, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Rosina E. Carlino is proposing to adjust the lot line and consolidate four existing lots (at 149, 155 and 159 Stenton Avenue) into two proposed lots within the R-5 Agricultural/Rural Residence Zoning District. The 149 Stenton Avenue lot contains an existing primary dwelling, garage and shed. The 155 Stenton Avenue lot consists mostly of undeveloped land with tree rows and an existing shed. The 159 Stenton Avenue lot contains the existing primary dwelling, a pool and six accessory structures, including a former dwelling that is currently being redeveloped into a pool house. The applicant is also seeking a variance to allow for a 24-foot wide access leg at 149 Stenton Avenue

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040: A Shared Vision.* The parcels are located in the "Suburban Residential" future land use designation, which emphasizes single-family detached homes and extensive landscaping on individual properties. The large lot size also aligns with Whitpain Township's Agricultural future land use designation.

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with Montgomery County and Whitpain Township's planning objectives.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal without comment as we have found it to be generally consistent with Montgomery County and Whitpain Township's planning objectives. Please print the assigned MCPC number *#22-0210-003* on any plans submitted for final recording.

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.

Sincerely,

David Greenberg

David Greenberg, Senior County Planner
david.greenberg@montgomerycountypa.gov – (610)278-3741

c: Rosina E. Carlino, Applicant
Susan Rice, S.T.A. Engineering, Inc., Applicant's Representative
James Blanch, Whitpain Township Engineer
Michael P. Clarke, Esq., Whitpain Township Solicitor
Kenneth Corti, Chair, Whitpain Township Planning Commission

Attachment A: Aerial Image of Site

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

ATTACHMENTS A & B

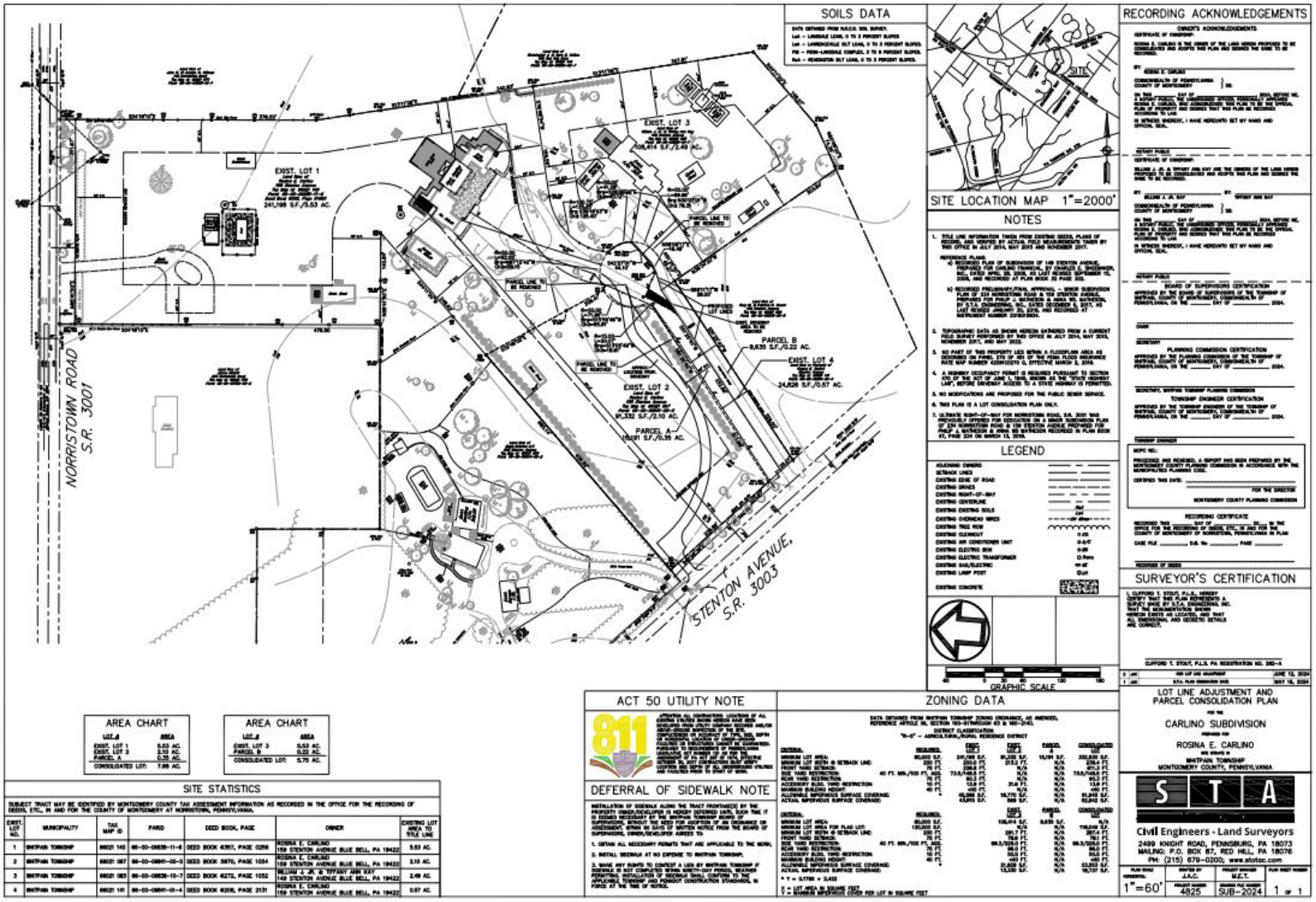


Carlino Subdivision
MCPC#220210003

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

0 100 200 400 Feet

N


SOILS DATA
SITE LOCATION MAP 1"=2000'
NOTES
LEGEND
GRAPHIC SCALE
RECORDING ACKNOWLEDGEMENTS
SURVEYOR'S CERTIFICATION
EXIST. LOT 1
EXIST. LOT 3
PARCEL B
9,635 S.F./0.22 AC.
EXIST. LOT 4
24,828 S.F./0.57 AC.
EXIST. LOT 2
PARCEL A
NORRISTOWN ROAD
S.R. 3001
STENTON AVENUE,
S.R. 3003
AREA CHART
AREA CHART
SITE STATISTICS
ACT 50 UTILITY NOTE
DEFERRAL OF SIDEWALK NOTE
ZONING DATA
LOT LINE ADJUSTMENT AND
PARCEL CONSOLIDATION PLAN
CARLINO SUBDIVISION
ROSINA E. CARLINO
BIRTHAN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
Civil Engineers - Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
MAILING: P.O. BOX 87, RED HILL, PA 18076
PH: (215) 679-0200; www.stalac.com
1"=60'
4825
SUB-2024
1 OF 1