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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 31, 2024

Maggie Dobbs, Borough Manager
Narberth Borough
100 Conway Ave
Narberth, PA 19072

Re: MCPC #24-0279-001
425-427 Grove Place Subdivision
Subdivision Plan
Narberth Borough

Dear Ms. Dobbs:

We have reviewed the above-referenced land development plan as you requested on December 31, 2024 in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code." We forward this letter as a report of our review:

BACKGROUND

Patrick Pasquariello IV, the applicant, has submitted a preliminary land development plan. This application features the subdivision of an 11,165 square foot lot occupied by a duplex in a twin house and 2 detached garages. It will be subdivided into two lots split along the center of the twin home into a 4,843 square foot lot with a twin unit and a garage, and a 6,322 square foot lot with a twin unit and a garage. The applicant has submitted a preliminary plan dated December 10, 2024.

COMPLIANCE WITH COMPREHENSIVE PLANS

The plan is consistent with *MONTCO 2040: A Shared Vision,* the comprehensive plan for Montgomery County. The development falls within the "Town Residential Area" on the future land use map. This future land use primarily calls for pedestrian oriented development and a diverse selection of housing types that match the character of the housing in the immediate neighborhood. Such housing types include small lot single family homes and twins.

The plan is consistent with the *Narberth 2040 Comprehensive Plan*. The borough's plan indicates the property falls within the Medium Density Residential future land use. This future land use features exclusively residential properties with a mix of housing types, including single family attached.

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 borough may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

TRANSPORTATION

A. Rockland Ave Bridge: It should be noted that this property is adjacent to Rockland Ave and the base of the former Rockland Ave Bridge. We encourage the property owner to avoid planting on the right-of-way as it may be used one day to restore the pedestrian bridge across the Main Line.

ZONING

A. Housing: We continue to encourage the borough to maintain and expand its regulatory structure to permit twins and other small scale multi-family housing types that can be either rented or subdivided for sale. This allows property owners and developers to be flexible with using their property to meet their needs while reinforcing the aesthetic of borough.

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 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 (#24-0279-001) on any plans submitted for final recording.

Sincerely,

Timothy P. Staub, Senior Community Planner
Timothy.Staub@montgomerycountypa.gov – 610-278-3751

c: Adam Krom, Chair, Narberth Planning Commission
John Walko, Esq., Borough Solicitor
Kevin Walsh, Zoning Officer
Jessica Buck, District Manager, MCCD
Jennifer Dougherty, AICP, SEPTA
Patrick Pasquariello, IV, Applicant
Christopher C. Yohn, P.E. Applicant's Representative

Attachment 1: Aerial Image of the Property
Attachment 2: Development Plan

ATTACHMENT 1



425-427 Grove Place Subdivision
MCPC#240279001

ATTACHMENT 2

