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MONTGOMERY COUNTY
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 13, 2025

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

Re: MCPC # 23-0215-003
Plan Name: 502 Hale St.
(2 lots/ 2 du on approximately0.14 acres)
Situate: Hale Street (E); north of Washington Hill Road
Pottstown Borough

Dear Mr. Keller:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 3, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Mark Gallagher, has submitted a preliminary subdivision and land development plan (a resubmission). The applicant previously submitted preliminary plans for this site on January 29, 2024 (MCPC # 23-0215-002) and October 4, 2023 (MCPC # 23-0215-001). This third iteration of the plan was dated January 31, 2025, and the proposal would construct a two-story, two-unit twin building on a 0.14 acre lot, reducing the number of dwelling units from previous plans. Each lot contains its own driveway and garage, along with an underground stormwater management infiltration trench in the rear yard. The site is located in the TTN Traditional Town Neighborhood zoning district, which is part of the Conservation zoning district. Public water and sewer serve the site.

The applicant has requested a waiver from the street tree requirement in § 22-505.1 of the SALDO which requires at least 3 trees for a street frontage of 60 feet or more.

COMPREHENSIVE PLAN COMPLIANCE

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 being in the "Town Residential" future land use area. Primary uses in this area include twins.

The 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. On that plan's future land use map, the development site is located in the Town Residential future land use area, where all types of housing should be encouraged.

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

LANDSCAPING AND OPEN SPACE

A. Plan. A landscaping plan shall be submitted, as required by §22-A509 of the borough's subdivision and land development ordinance.

B. Street Trees. There is 62 feet of street frontage. For frontages of 60 feet or more, the SALDO requires, "At least 3 trees, with a minimum of 1 tree every 30 feet with an average spacing of at least 1 tree every 30 feet." [§22-505]. All tree species required by this Part shall conform to the approved Tree List of the Borough of Pottstown, as specifically enumerated and set forth in §104, Planting of Trees on Public Rights-of-Way, contained in Chapter 25, Trees, of the Code of Ordinances of the Borough of Pottstown, as amended.

   The applicant has proposed no street trees and requests a waiver from this requirement due to the width of the driveway aprons and limited space due to underground utilities and overhead utilities. Trees offer a wide range of benefits including carbon sequestration, stormwater control and water uptake, and cooling effects through increased shade and evapotranspiration. Mature trees also create a pleasant streetscape and have been proven to increase home values. If the required street trees cannot be accommodated on the site, we recommend the applicant contribute to the Borough of Pottstown Tree Fund, as outlined in §110, Establishment of Tree Fund, contained in Chapter 25.

C. Open Space and Recreational Facilities. All applicants seeking subdivision and/or land development approval shall provide land for open space and recreational facilities. Section22-A504.3 requires a minimum of 0.0124 acre of land shall be offered for dedication for each new residential lot/dwelling unit created. With two new lots/dwelling units proposed, the applicant would be responsible for dedicating 0.0248 acres of land for open space. Borough Council shall determine if a fee in lieu of land is acceptable per §22-A505.2.

D. Tree Preservation. "All trees six inches or more in caliper at breast height shall not be removed unless within the proposed right-of-way line of a street or impracticable for development purposes. Relocation

of noteworthy plant materials will be encouraged where retention is impracticable" [§22-A509]. The applicant proposes the removal of 13 such trees. One existing tree is being retained in the rear of Lot 1. There is an opportunity to add a tree in the same rear location on Lot 2. We also recommend adding shrubs on both sides of the property.

OFF-STREET PARKING

For individual residential lots, driveways shall be located at least 50 feet from intersections. It appears as if at least one of the driveways is less than 50 feet from the intersection with Butler Avenue [§22-A527.C.].

BUILDING DESIGN

The applicant shall provide building elevations, including materials used for each façade facing a street and a description of materials comprising the façade of the proposed building [§22-400.4].

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Pottstown 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 (# 23-0215-003) on any plans submitted for final recording.

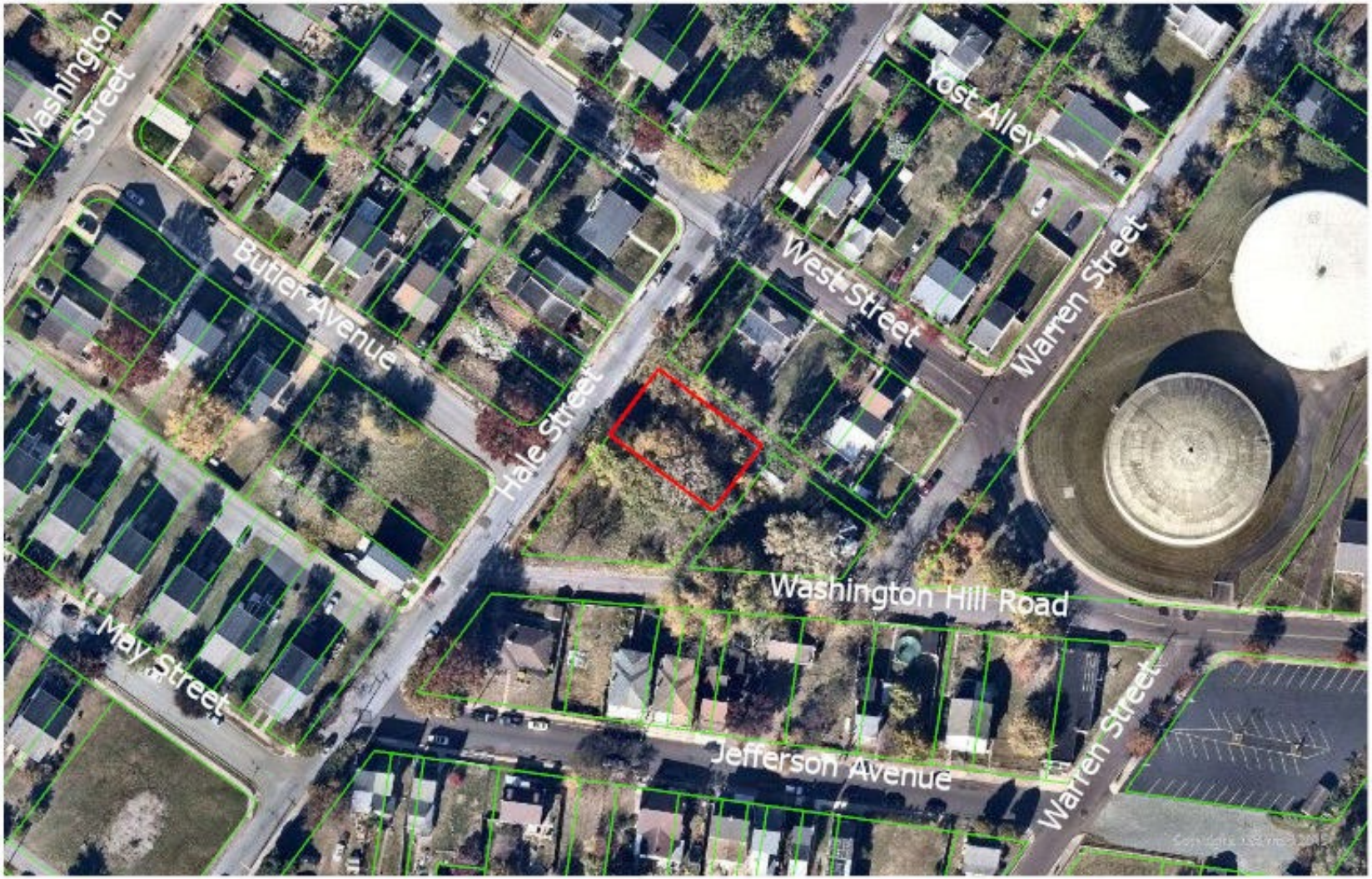
Sincerely,



Adam Schantz, Community Planner
Adam.Schantz@montgomerycountypa.gov - 610.278.3887

c: Mark Gallagher, 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

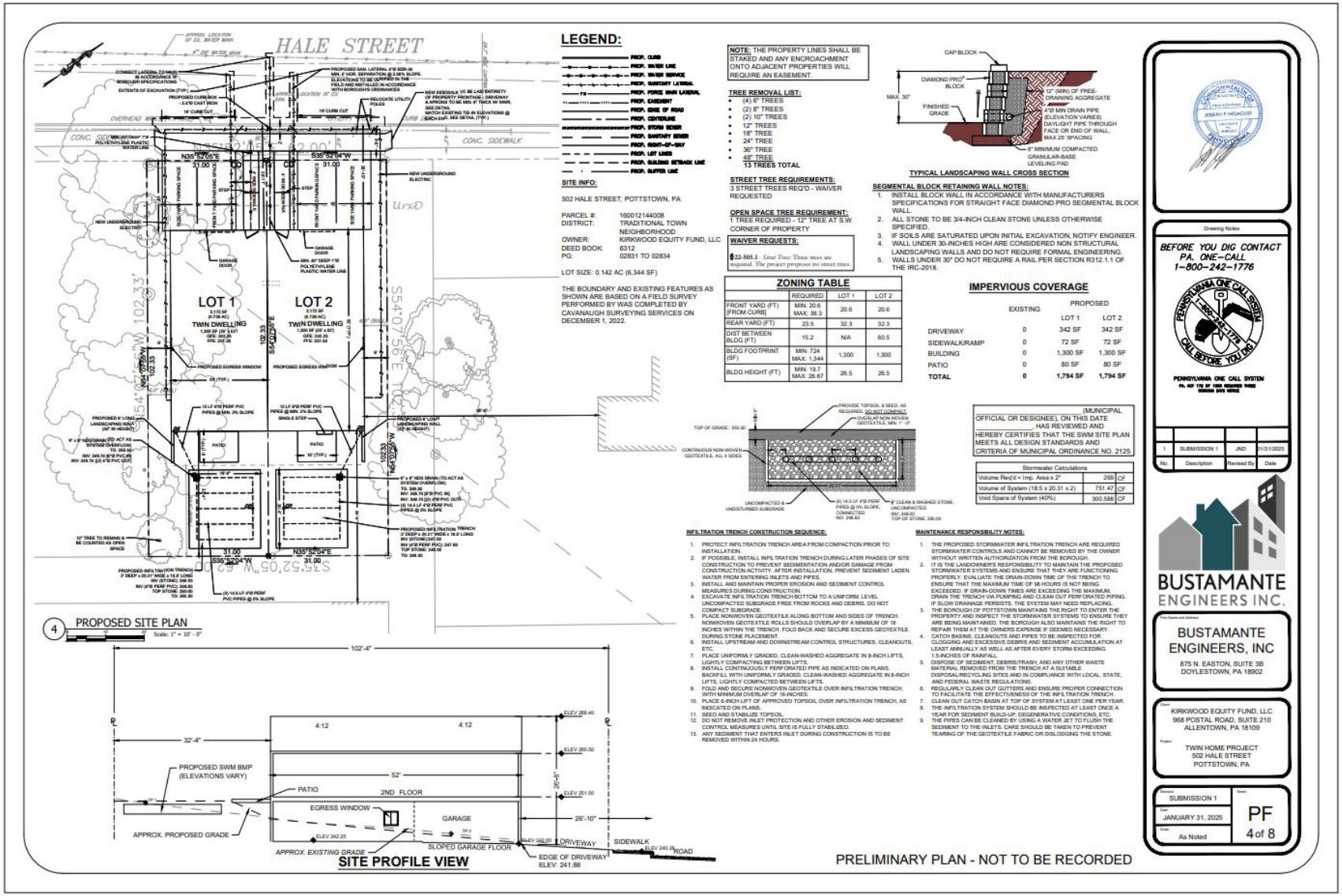


502 Hale Street
MCPC#230215003

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 50 100 200 Feet

N


HALE STREET
LOT 1
TWIN DWELLING
LOT 2
TWIN DWELLING
PROPOSED SITE PLAN
SITE PROFILE VIEW
LEGEND:
SITE INFO:
502 HALE STREET, POTTSTOWN, PA
PARCEL #: 160012144008
DISTRICT: TRADITIONAL TOWN NEIGHBORHOOD
OWNER: KIRKWOOD EQUITY FUND, LLC
DEED BOOK: 6312
PG: 02831 TO 02834
LOT SIZE: 0.142 AC (6,344 SF)
THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY WAS COMPLETED BY CAVANAUGH SURVEYING SERVICES ON DECEMBER 1, 2022.
NOTE: THE PROPERTY LINES SHALL BE STAKED AND ANY ENCROACHMENT ONTO ADJACENT PROPERTIES WILL REQUIRE AN EASEMENT.
TREE REMOVAL LIST:
(4) 6" TREES
(2) 8" TREES
(2) 10" TREES
12" TREES
18" TREE
24" TREE
36" TREE
48" TREE
13 TREES TOTAL
STREET TREE REQUIREMENTS:
3 STREET TREES REQ'D - WAIVER REQUESTED
OPEN SPACE TREE REQUIREMENT:
1 TREE REQUIRED - 12" TREE AT S.W. CORNER OF PROPERTY
WAIVER REQUESTS:
§22-505.1 - Street Trees: Three trees are required. The project proposes no street trees.
ZONING TABLE
IMPERVIOUS COVERAGE
TYPICAL LANDSCAPING WALL CROSS SECTION
SEGMENTAL BLOCK RETAINING WALL NOTES:
1. INSTALL BLOCK WALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS FOR STRAIGHT FACE DIAMOND PRO SEGMENTAL BLOCK WALL.
2. ALL STONE TO BE 3/4-INCH CLEAN STONE UNLESS OTHERWISE SPECIFIED.
3. IF SOILS ARE SATURATED UPON INITIAL EXCAVATION, NOTIFY ENGINEER.
4. WALL UNDER 30-INCHES HIGH ARE CONSIDERED NON STRUCTURAL LANDSCAPING WALLS AND DO NOT REQUIRE FORMAL ENGINEERING.
5. WALLS UNDER 30" DO NOT REQUIRE A RAIL PER SECTION R312.1.1 OF THE IRC-2018.
(MUNICIPAL OFFICIAL OR DESIGNEE), ON THIS DATE _____, HAS REVIEWED AND HEREBY CERTIFIES THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF MUNICIPAL ORDINANCE NO. 2125.
INFILTRATION TRENCH CONSTRUCTION SEQUENCE:
MAINTENANCE RESPONSIBILITY NOTES:
PRELIMINARY PLAN - NOT TO BE RECORDED
BEFORE YOU DIG CONTACT PA. ONE-CALL 1-800-242-1776
BUSTAMANTE ENGINEERS INC.
BUSTAMANTE ENGINEERS, INC
875 N. EASTON, SUITE 3B
DOYLESTOWN, PA 18902
KIRKWOOD EQUITY FUND, LLC
968 POSTAL ROAD, SUITE 210
ALLENTOWN, PA 18109
TWIN HOME PROJECT
502 HALE STREET
POTTSTOWN, PA
SUBMISSION 1
JANUARY 31, 2025
As Noted
PF
4 of 8