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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

April 30, 2025

Ms. Cecile Daniel, Manager
Perkiomen Township
1 Trappe Road
Collegeville, PA 19426-1829

Re: MCPC # 25-0077-001
Plan Name: 202 Centennial Street
(1 lot / 3 du on approximately 0.59 acres)
Situate: Centennial Street (E); north of Bridge Road
Perkiomen Township

Dear Ms. Daniel:

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 April 3, 2025. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicants, Justin and Sandra Stout, are proposing a 1,482 sf addition to their existing two-story triplex building at the rear of the site, which will impact 0.20 acres of the property. The addition will contain 3 apartments, resulting in a total of 6 dwelling units on the property. The entire tract encompasses 0.59 acres north of the intersection of Centennial Street and Bridge Road. The proposal will add 7 parking spaces to the off-street parking area resulting in a total of 13 parking spaces, one of which is a designated, handicapped accessible parking space. The plan creates a new driveway access off of Centennial Street while eliminating the existing driveway access off of Bridge Road (S.R. Route 113).

The property is located in the VCR-1 Village Commercial Residential District 1, which permits the conversion of existing structures to multifamily residential use. The applicants have requested a waiver from Section 264-13 of the township's subdivision and land development ordinance to permit the plan be reviewed as both a Preliminary and Final Plan.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision – We find the proposed development to be generally consistent with the county comprehensive plan. The county's future land use plan identifies the proposed development site as a town residential area. These areas are traditional residential areas that are oriented towards pedestrians more than automobiles. These areas will have a variety of housing types, including multifamily, townhouses, twins, and small lot single-family detached homes.

Central Perkiomen Valley Regional Comprehensive Plan – The proposal is generally consistent with the Region's Future Land Use Plan and is located within the designated growth area of the plan. The designated growth area contains a variety of land uses, with the predominant land use being "suburban type" residential, and is primarily served by public sewer and water. In designated growth areas, the plan recommends that residential development enhance the community character with an emphasis on good project design that preserves open space and protects natural and historic features.

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 comments that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

WAIVER REQUEST

The applicants are requesting a waiver from § 264-13.A. of the Subdivision and Land Development Ordinance (SALDO), which requires a separate Final Plan be submitted within a year of the submission of the Preliminary Plan. The applicants have submitted a combined Preliminary and Final Plan. We support this request, given the simple nature of the development.

PUBLIC WATER AND SEWER

A. Public Water. Section 264-22.A.10 of the SALDO requires that the final plan include the plan for water supply and distribution. The plan illustrates that two wells on the site are to be abandoned and are to remain "private". Given the site's proximity to public water access within Centennial Street and Bridge Road, and the increase in density on the site with 3 new dwelling units, we recommend that the building have a public water connection, if it does not already exist. Section 264-29 of the SALDO encourages connection to a public water supply if it is geographically and economically accessible. The plan should outline the location of the existing or proposed water line.
B. Public Sewer. The plan should also indicate the location of the existing sewer connection. If the water connection is going to be public, the sewer connection should be as well if it is accessible as stipulated by § 264-27.A of the SALDO.

STREETS

Section 264-24.C.1 of the SALDO requires that minor streets have a minimum cartway width of 34 feet and that the cartway widths of major streets be determined by PennDOT.

A. Centennial Street. The plan proposes a 25-foot half-width of right-of-way on Centennial Street fronting the property. The cartway should be widened to meet a half-width of 17 feet from the centerline of the street to the property's frontage. This will allow for the safe passage of vehicles, particularly when cars are parked on the street.
B. Bridge Street. We defer to PennDOT as to whether the existing cartway and right-of-way widths are adequate. The applicant shall provide written communication with PennDOT regarding this issue.

LANDSCAPING AND TREE REPLACEMENT

All existing trees and proposed trees should be shown on the landscaping plan. We encourage the applicant to make efforts to comply with all landscaping and street tree standards, while maintaining sight lines at the intersection of Bridge Street and Centennial Street and the proposed driveway. 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. One potential location for additional tree planting is the existing access driveway area on Bridge Street that is shown to be converted to a grassy area on the plan.

A. Street Trees. Section 264-36.B.3.e of the SALDO requires street trees be planted between the ultimate right-of-way line and the building setback line at a rate of at least one tree per 40 linear feet of frontage.
B. Buffer Plantings. Section 264-36.D.5 requires buffer plantings in new multifamily developments to integrate the new development with its surroundings. It appears additional plantings may be needed along the northern and eastern property lines to comply with the softening buffer requirement.

PEDESTRIAN CIRCULATION

The applicants are not proposing to add sidewalks bordering the property. Section 264-35.D. of the SALDO requires sidewalks with a minimum width of four feet to be installed on both sides of all streets. We support this increased residential density at the corner of Centennial and Bridge streets and recommend adding a sidewalk to provide pedestrian connectivity for the increased number of residents, particularly if the intersection upgrades one block to the east, at Gravel Pike and Bridge Road, will include sidewalks. Sidewalks would provide pedestrians with a safe route to walk to and from nearby destinations such as the Rahns Trailhead of the Perkiomen Trail, which is accessible within 0.2 miles of the property on Bridge Road, and to dining options in the Village of Rahns on Gravel Pike (Route 29), which are within proximity of two short blocks.

STORMWATER MANAGEMENT

Any stormwater management facilities that discharge into state highway rights-of-way shall be subject to approval by PennDOT, per § 247-301.Q on Stormwater Management. Documentation of communication with PennDOT in regards to the stormwater management discharge onto Bridge Road (SR 0113) and PennDOT's response should be provided.

DUMPSTER SCREENING

Section 310-143 of the zoning ordinance requires all dumpsters and loading areas in the VCR-1 zoning district be screened from the view of adjacent properties or streets with opaque fencing and/or landscaping material. The current plan does not indicate any screening and should be revised to include it.

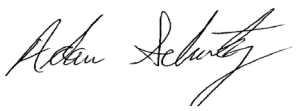
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; however we believe that our suggested revisions will better achieve the township'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 (#25-0077-001) on any plans submitted for final recording.

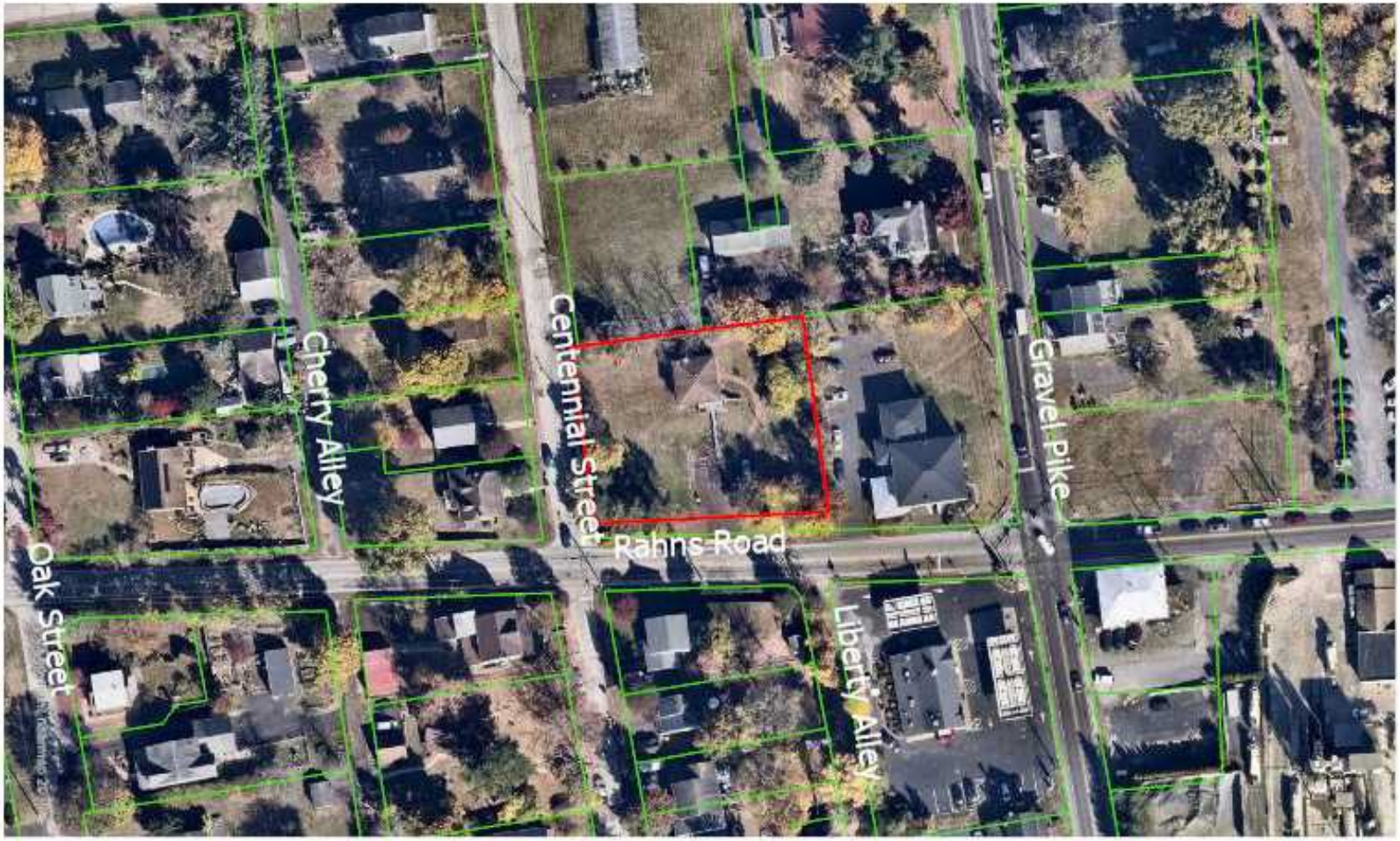
Sincerely,



Adam Schantz, Community Planner
(610) 278-3722 – adam.schantz@montgomerycountypa.gov

cc: Justin and Sandra Stout, Applicant
Brett Coleman, Chair, Municipal Planning Commission
John Moran, Zoning Officer
Nicholas Szeredai, Municipal Engineer

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



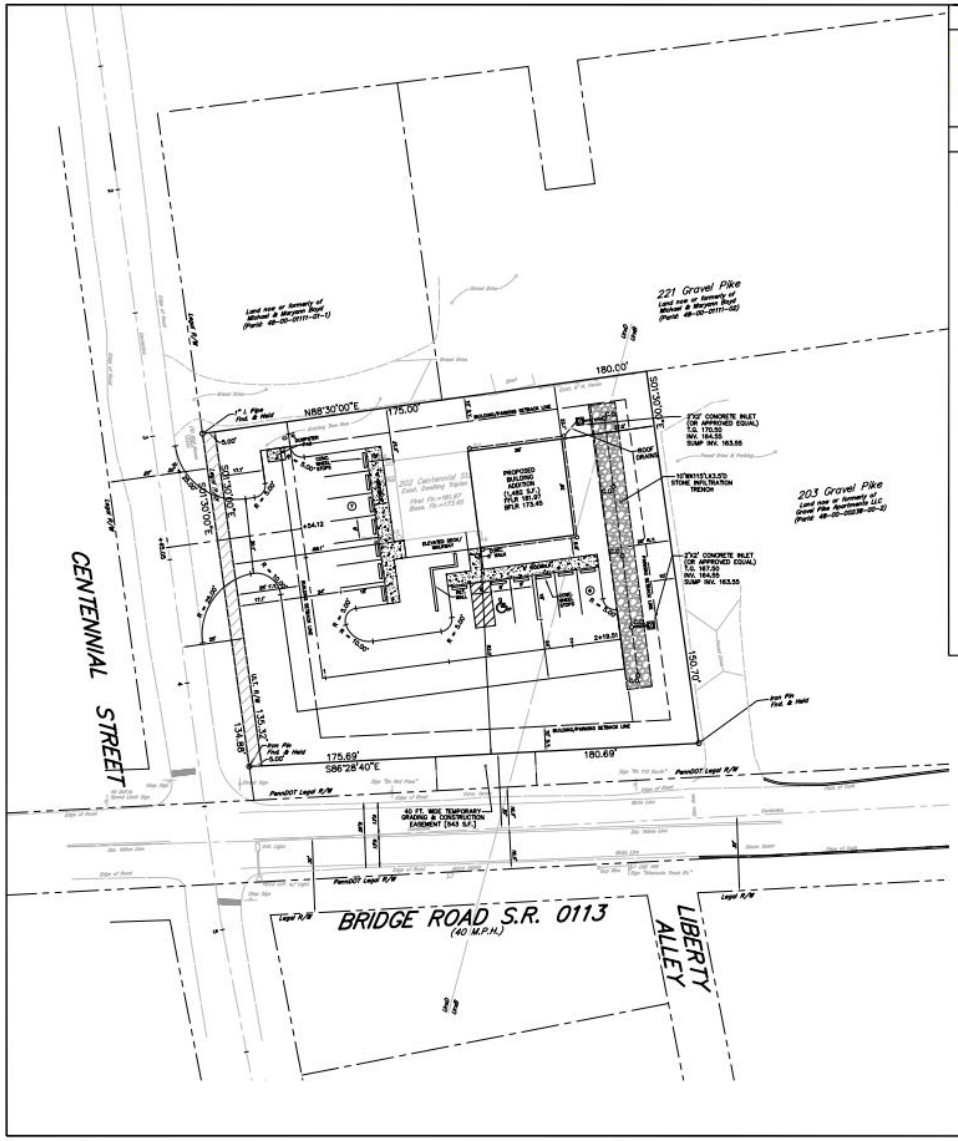
202 Centennial Street
MCPC#250077001

Montgomery County Planning Commission

0 50 100 200 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/planning
Aerial photography provided by Nearmap

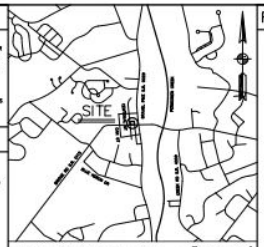


ACT 50 UTILITY NOTE

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD LOCATIONS PERFORMED BY STA. THE COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDER-GROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT 187 OF 1996 AS PER THE EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 20203076208.

NOTES

1. TITLE LINE INFORMATION TAKEN FROM EXISTING DEEDS, PLANS OF RECORD, AND VERIFIED BY ACTUAL FIELD MEASUREMENTS TAKEN BY THIS OFFICE IN JANUARY 2025.
2. TOPOGRAPHIC DATA AS SHOWN HEREON GATHERED FROM A CURRENT FIELD SURVEY PERFORMED BY THIS OFFICE IN JANUARY, 2025.
3. ELEVATION DATA AS SHOWN HEREON IS BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD 88).
   1) BENCHMARK DESCRIPTION: FINISHED FLOOR EXISTING DWELLING 202 BENCHMARK ELEV.=181.97
   2) BENCHMARK DESCRIPTION: RIM SANITARY SEWER MAN HOLE #4 IN CENTENNIAL ST. BENCHMARK ELEV.=181.50
   3) BENCHMARK DESCRIPTION: RIM SANITARY SEWER MAN HOLE #5 IN BRIDGE RD, S.R. 0113 BENCHMARK ELEV.=166.78
4. NO PART OF THIS PROPERTY LIES WITHIN A FLOODPLAIN AREA AS DESIGNED ON PANEL 229 OF 451 OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 42091C0229E EFFECTIVE MARCH 2, 2016. FEMA FLOOD ZONE: X
5. PRIOR TO THE START OF CONSTRUCTION, THE GENERAL CONTRACTOR OR HIS DESIGNATED REPRESENTATIVE MUST NOTIFY ALL STA BENCHMARKS THROUGH S.T.A. ENGINEERING, INC. FAILURE TO DO SO WILL RESULT IN REMOVING S.T.A. ENGINEERING, INC. FROM ALL LIABILITY.
6. ANY SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY STA ENGINEERING, INC.
7. RIGHT OF WAY DEDICATION:
   a. AREA WITHIN THE ULTIMATE RIGHT-OF-WAY OF CENTENNIAL STREET, IS HEREBY OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION AT THE TIME OF DEDICATION.
8. BUILDING TO BE SERVED WITH PRIVATE WATER AND PUBLIC SEWER.
9. ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE IN ACCORDANCE WITH PERKIOMEN TOWNSHIP, PERKIOMEN TOWNSHIP AUTHORITY STANDARDS, SCHWENKSVILLE BOROUGH STANDARDS, AND CURRENT PADOT STANDARDS AND SPECIFICATIONS.
10. ALL PLANT MATERIAL PLANTED BY THE DEVELOPER SHALL BE GUARANTEED BY THE DEVELOPER FOR EIGHTEEN (18) MONTHS FROM THE ISSUANCE OF THE LAST USE AND OCCUPANCY PERMIT FOR THE TWIN HOME.
11. STORMWATER COLLECTION, CONVEYANCE, AND INFILTRATION FACILITIES SHOWN ON THE SWM PLAN (SHEET 4 OF 8) ARE A PERMANENT PART OF THE DEVELOPMENT, SHALL NOT BE REMOVED, ALTERED OR MODIFIED, AND SHALL BE MAINTAINED BY THE OWNER(S), HEIRS, SUCCESSORS AND ASSIGNS IN PERPETUITY. SHOULD THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN THE STORMWATER FACILITIES, PERKIOMEN TOWNSHIP HAS THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER THE PROPERTY TO INSPECT AND/OR PERFORM ANY NECESSARY MAINTENANCE ON THE STORMWATER FACILITIES, AND, TO ASSESS ALL ASSOCIATED COSTS TO THAT PROPERTY OWNER. IN THE EVENT AN OWNER FAILS TO TIMELY PAY ANY SUCH ASSESSMENT, THE TOWNSHIP MAY LIEN THE PROPERTY AND/OR PURSUE COLLECTION BY ANY MEANS AVAILABLE UNDER PENNSYLVANIA LAW.
12. THE PROPERTY OWNER HEREBY CONVEYS TO THE TOWNSHIP, IN ADDITION TO A BLANKET EASEMENT OVER THE ZONING PROPERTY FOR ACCESS TO, AND PROTECTION OF, THE STORMWATER MANAGEMENT FACILITIES CONSISTENT WITH PARAGRAPH 12 ABOVE.
13. ALL SURROUNDING PROPERTIES ARE ZONED "VCR-1" VILLAGE COMMERCIAL DISTRICT 1.



SITE LOCATION MAP 1"=2000'

SITE STATISTICS

1. SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
   PERKIOMEN TOWNSHIP
   TAXMAP#: 48023 052
   (PARID: 48-00-02938-00-1)
2. RECORDED DEED DATA IS AS FOLLOWS:
   AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA IN DEED BOOK 6031, PAGE 1346.
3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
   JUSTIN STOUT & SANDRA STOUT
   98 MORWOOD ROAD
   TELFORD, PA 18969
4. AREA STATISTICS:
   TOTAL TRACT AREA = 25,702 S.F. / 0.59 AC. (TO DEED LINES)
   NET TRACT AREA = 25,027 S.F. / 0.57 AC. (TO ULT. R/W)

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL OTHER DRAWINGS WHICH ARE A PART OF THIS PLAN SET, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LAWS REGULATING SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA AND THAT I, OR PERSONS UNDER MY DIRECTION, SUPERVISION OR CONTROL, HAVE SURVEYED AND PLOTTED THE LANDS AS SHOWN; THAT I, OR PERSONS UNDER MY DIRECTION, SUPERVISION OR CONTROL, HAVE MADE OR UNDER MY DIRECTION, THE EXISTING PERIMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY AND ALL OTHER PROPOSED PERIMETER MONUMENTS SHALL BE SET.

CLIFFORD T. STOUT, P.L.S.
PA REGISTRATION NO. 280-A

ENGINEER CERTIFICATION

I, SUSAN A. RICE, P.E., A PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THE DESIGN OF ALL IMPROVEMENTS IS CORRECT.

SUSAN A. RICE, PE
REGISTRATION NO. PE-074508

IMPERVIOUS SURFACE

EXIST. BUILDING:	967 S.F.
EXIST. DRIVEWAY:	3,524 S.F.
EXIST. DECK & STEPS:	310 S.F.
EXIST. CONC. & BRICK WALK:	284 S.F.
TOTAL EXIST. IMPERVIOUS COVERAGE:	4,085 S.F.
EXIST. BUILDING:	967 S.F.
EXIST. CONC.:	29 S.F.
PROP. BUILDING ADDITION:	1,492 S.F.
PROP. BALKWAY:	210 S.F.
PROP. SIDEWALK:	657 S.F.
PROP. PARKING AREA:	8,186 S.F.
TOTAL PROP. IMPERVIOUS COVERAGE:	12,105 S.F.
NET INCREASE:	8,037 S.F.

ZONING DATA

DATA OBTAINED FROM PERKIOMEN TOWNSHIP ZONING ORDINANCE, AS ADOPTED 2019 AND AS LAST AMENDED, REFERENCE ARTICLE XVIII, SECTIONS 310-140 & 310-141.

DISTRICT CLASSIFICATION:
"VCR-1" – VILLAGE COMMERCIAL RESIDENTIAL DISTRICT 1

CRITERIA:	REQUIRED:	EXISTING:	PROPOSED:
MINIMUM LOT AREA FOR CONVERSION OF EXISTING STRUCTURES:	7,500 SQUARE FEET OF LOT AREA FOR THE FIRST DWELLING UNIT AND AN ADDITIONAL 3,000 SQUARE FEET FOR EACH ADDITIONAL DWELLING UNIT. (1) 7,500 + (3) 3,000 S.F. = 23,500 S.F.		25,027 S.F.
MINIMUM LOT WIDTH @ SETBACK LINE:	80 FT.	137.5 FT.	137.5 FT.
FRONT YARD SETBACK:	25 FT.	69.1 FT.	69.1 FT.
SIDE YARD RESTRICTION:	10 FT.	21.3 FT.	21.3 FT.
REAR YARD RESTRICTION:	25 FT.	75.5 FT.	37.5 FT.
MAXIMUM BUILDING COVERAGE:	30 %	3.8 %	9.6 %
MAXIMUM IMPERVIOUS SURFACE COVERAGE:	65 %	16.2 %	48.4 %
MAXIMUM BUILDING HEIGHT:	35 FT.	<35 FT.	<35 FT.
PARKING SETBACK:			
ADJACENT TO AN EXIST. NONRESIDENTIAL USE:	5 FT.	N/A	N/A
ADJACENT TO AN EXIST. RESIDENTIAL USE:	10 FT.	40.8 FT.	10.0 FT.
FROM BUILDINGS:	5 FT.	10.0 FT.	13.8 FT.
PARKING REQUIREMENTS:			
2 SP. PER DU. (8 UNITS) +1 ADA SPACE	13 SP.	5 SP.	13 SP.

RECORDING ACKNOWLEDGMENTS

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF MONTGOMERY }

ON THIS, THE _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JUSTIN STOUT AND SANDRA STOUT, WHO ACKNOWLEDGED THEMSELVES TO BE THE OWNERS OF THE LAND BEING DEVELOPED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

STA ENGINEERING, INC. HAVE LAID OUT UPON LAND OF JUSTIN STOUT AND SANDRA STOUT, UNDERSIGNED, SITUATE IN PERKIOMEN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, CERTAIN IMPROVEMENTS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.

BY: _____
JUSTIN STOUT

BY: _____
SANDRA STOUT

RECOMMENDED FOR APPROVAL BY THE PERKIOMEN TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2025.

_____
CHAIRMAN

_____
SECRETARY

APPROVED BY THE BOARD OF SUPERVISORS OF PERKIOMEN TOWNSHIP THIS _____ DAY OF _____, 2025.

_____
CHAIRMAN

_____
SECRETARY

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK _____, PAGE _____ ON _____, 2025.

_____
RECORDER OF DEEDS

MCPC NO.:

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

CERTIFIED THIS DATE _____

_____
FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

GRAPHIC SCALE
20 0 10 20 40 60
1 INCH = 20 FEET

S.T.A. PLAN ORIGINATION DATE: MAR. 10, 2025

LAND DEVELOPMENT PLAN
AS PART OF
202 CENTENNIAL STREET
PREPARED FOR
JUSTIN & SANDRA STOUT
SITE STATUS: N
PERKIOMEN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

S T A
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1"=20'	A.D.M.	S.A.R.	2 or 8
	PROJECT NUMBER: 6441	DRAWING FILE NUMBER: 6441LD	

202 CENTENNIAL STREET (STA #6441)