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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 3, 2025

Ms. Carol Nowakowski, Zoning Clerk
East Norriton Township
2501 Stanbridge Street
East Norriton, PA 19401-1616

Re: MCPC # 25-0102-001
Plan Name: Frederick Tract
Situate: 3100 Butchers Lane and 3111 Hannah Avenue
(2 lots comprised of 7.78 acres)
East Norriton Township

Dear Ms. Nowakowski:

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 May 13, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicants, D. Gregory and Cheryl L. Frederick, are proposing to reconfigure two (2) lots into five (5) lots. Tax parcel number 33-00-01202-007 would be joined with a portion of tax parcel number 33-00-01198-002. The remaining portion of tax parcel number 33-00-01198-002 would be divided into four (4) lots. The new Lot 1 would front onto Hannah Avenue and the new Lots 2, 3, 4, and 5 would front onto Butchers Lane. The lots are zoned as AR Residential District.

A tributary to Stony Creek passes through portions of the properties. According to a Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA) on March 2, 2016, portions of the properties lie within a “Special Flood Hazard Area.”

No waivers, special exceptions, or variances have been granted.

RECOMMENDATION

The MCPC generally supports the applicants’ proposal, however, in the course of our review we have identified the following issues that the applicants and East Norriton Township may wish to consider prior to final approval. Our comments are as follows:

REVIEW COMMENTS

ENVIRONMENTALLY SENSITIVE FEATURES

A. We note that the site contains sensitive environmental features, such as woodlands, floodplain, alluvial soils, and a stream corridor. We encourage the applicant to provide buffers for these features as development plans are drafted, in order to minimize the impact of development to these resources.
B. Given the presence of floodplain and alluvial soils on the site, the township should ensure that the proposed development conforms with the floodplain conservation district requirements. Furthermore, the development should follow the township code requirements set forth in Chapter 105 Flood Damage Prevention, Chapter 166 Stormwater Management, and Section 175-33 Flood-prone Areas of the Subdivision and Land Development Code. We recommend that the riparian stream corridor be protected as much as possible both during construction and following construction.

EXISTING VEGETATION

A. Section 175-22.C (2) of the East Norriton Township Subdivision and Land Development Code states: "Tree Preservation. The plan shall minimize the loss of trees over six inches in caliper, tree masses and woodlands to buildings, clearing and/or grading." Furthermore, Chapter 179 Trees outlines extensive tree protection standards.

    1. We recommend that all efforts be made to minimize the loss of trees and other vegetation during the construction process.

STREET TREES

A. Section 175-30 of the East Norriton Township Subdivision and Land Development Code states that street trees are required along all existing streets and that one tree per "50 linear feet of frontage or fraction thereof" should be provided.

SIDEWALKS

A. Section 175-20.A (1) of the East Norriton Township Subdivision and Land Development Code states: "Where required. Sidewalks shall be provided along all streets except where, in the opinion of the Board, they are unnecessary for the public safety and convenience."

    1. Although sidewalks have not been consistently provided along Hannah Avenue nor along Butchers Lane, we recommend that they be included where possible in an effort to facilitate pedestrian connectivity and ensure pedestrian safety in the neighborhood.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal. 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 25-0102-001 on any plans submitted for final recording.

Sincerely,



Ellen Miramontes, PLA, Principal Trails and Open Space Planner
ellen.miramontes@montgomerycountypa.gov – 610-278-3486

c: D. Gregory and Cheryl L. Frederick, Applicants
Daniel P. McKenna, PE, Horizon Engineering, Applicant's Representative
Jeffrey Winterbottom, East Norriton Assistant Township Manager
James C. Sullivan, PE, East Norriton Township Director of Engineering Services
Kandy Heckman, Chair, East Norriton Planning Commission
Jessica Buck, District Manager, Montgomery County Conservation District

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

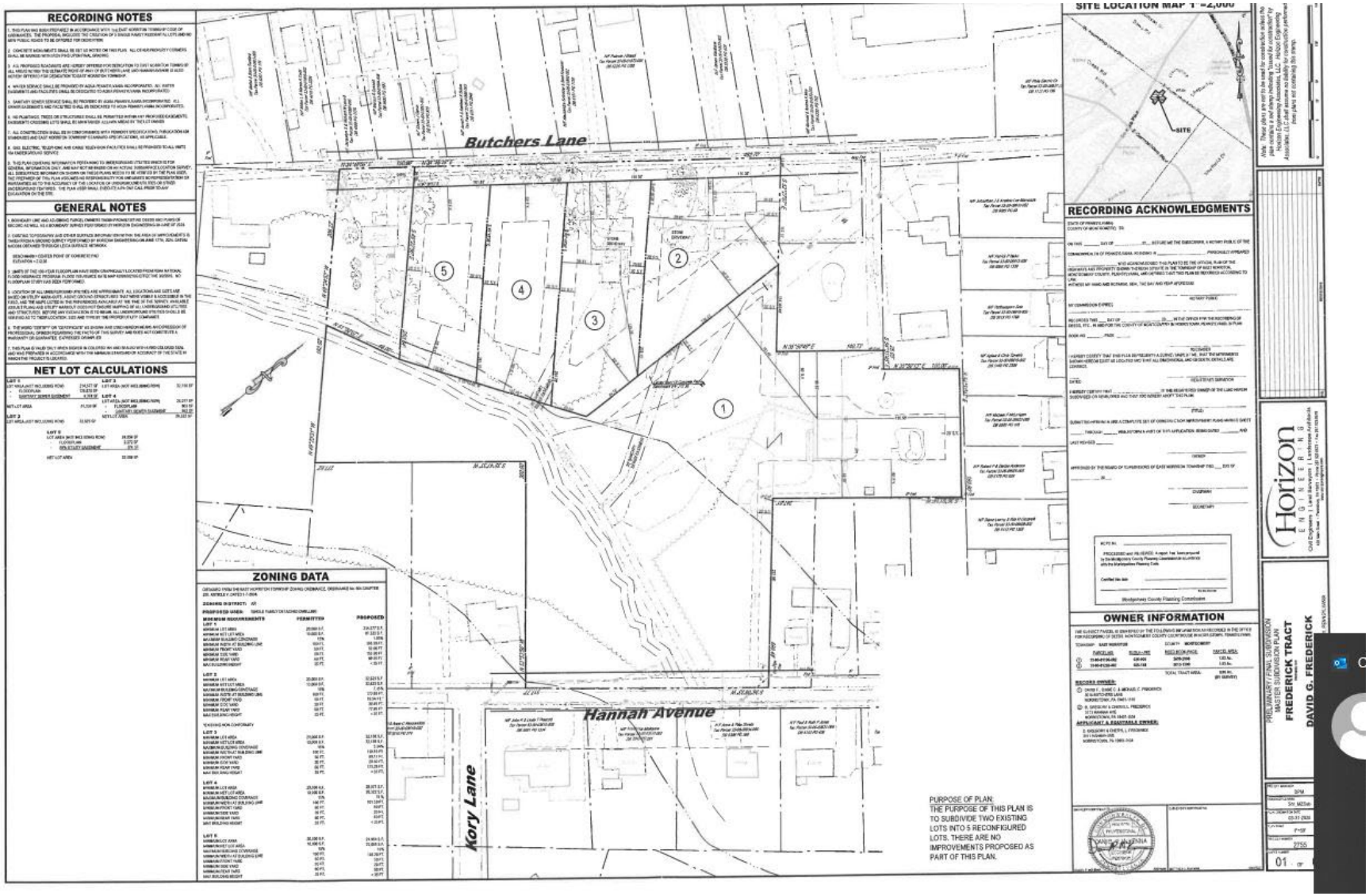


Frederick Tract
MCPC#250102001

Montgomery County Planning Commission

0 100 200 400 Feet

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RECORDING NOTES
GENERAL NOTES
NET LOT CALCULATIONS
ZONING DATA
SITE LOCATION MAP 1" = 2,000'
RECORDING ACKNOWLEDGMENTS
OWNER INFORMATION
Butchers Lane
Hannah Avenue
Kory Lane
PURPOSE OF PLAN:
THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TWO EXISTING LOTS INTO 5 RECONFIGURED LOTS. THERE ARE NO IMPROVEMENTS PROPOSED AS PART OF THIS PLAN.
PRELIMINARY / FINAL SUBDIVISION MASTER SUBDIVISION PLAN
FREDERICK TRACT
DAVID G. FREDERICK
Horizon ENGINEERING