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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 16, 2025

Ms. Stephanie Cecco, Borough Manager
Borough of Conshohocken
400 Fayette Street—Suite 200
Conshohocken, Pennsylvania 19428

Re: MCPC #25-0127-001
Plan Name: 140 East 6th Avenue
(2 lots/2 dus comprising 0.19 acres)
Situate: East 6th Avenue (south)/Hallowell Street (north-west)
Borough of Conshohocken

Dear Ms. Cecco:

We have reviewed the above-referenced subdivision and land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 16,2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Ratoskey & Trainor Inc., has submitted for review a subdivision and land development plan that proposes the subdivision of a 0.19-acre development tract into two 4,200-square foot lots and the construction of two single-family attached dwellings. The plan shows the demolition of an existing single-family dwelling that appears from the submitted photographs to have been demolished recently. The plan shows that vehicular access is available from the rear alley (un-named) and garages will be constructed adjacent to the alley.

The development tract is Tax Parcel #05-00-00837-20-02 and is situated in the BR-1 District (Borough-Residential-1). The submission includes the decision issued April 4, 2025 of the Zoning Hearing Board of Conshohocken Borough in which the applicant was granted relief from Section 27-1005.B of the Zoning Code. It requires a minimum lot width of 40 feet for a single-family detached dwelling in the BR-Borough-Residential District and the applicant is granted a 30-foot lot width.

RECOMMENDATION & COMMENT

The Montgomery County Planning Commission (MCPC) has reviewed the above-referenced subdivision and land development plan, and we have not identified any significant land use, transportation, design or other

issues that should be addressed in considering this development proposal. Therefore, we have no substantive comments. Nevertheless, the municipal staff should ensure that the proposal meets all appropriate municipal land use regulations and other codes prior to granting approval.

CONCLUSION

We generally support the proposed development plan and have no comments to offer the borough in its review of this proposal.

Please note that any comments and recommendations contained in this report are advisory to the municipality and final disposition and 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 be aware that the MCPC number #25-0127-001 has been set aside for the applicant's plan. If any subsequent plans are submitted for final recording, this MCPC number should appear on the applicant sheets within the plans in the box reserved for the seal of this agency.

Sincerely,

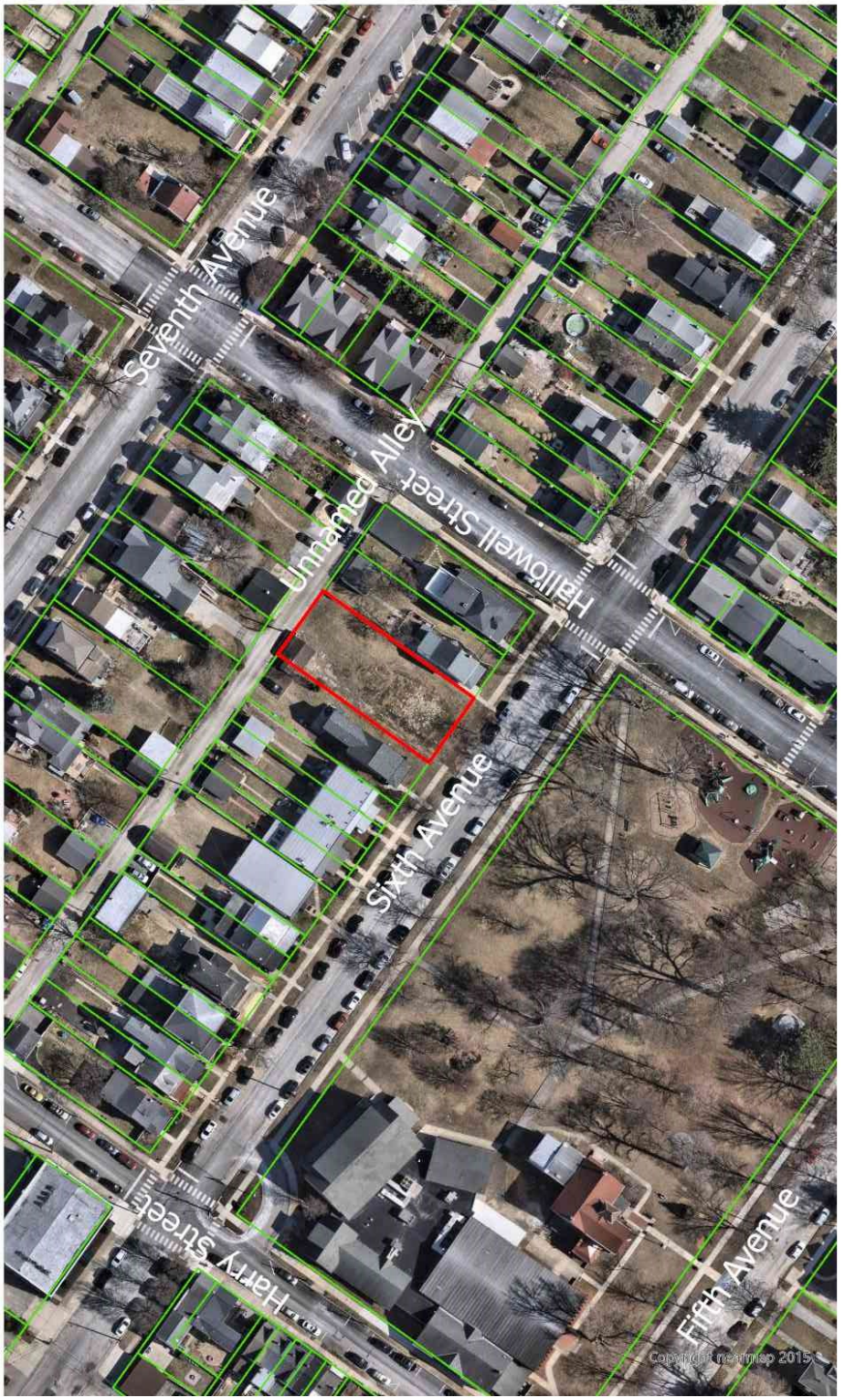
Barry W. Jeffries

Barry W Jeffries, ASLA, Senior Design Planner
bjeffrie@montgomerycountypa.gov – 610-278-3444

c: Bradford Grauel, Applicant
Daniel McArdle, V-Chair, Boro. Planning Commission
Michael Peters, Boro. Solicitor
Karen MacNair, Boro. Engineer

Attachment: A. Aerial View of Site
B. Copy of Applicant's Site Plan

ATTACHMENTS A & B

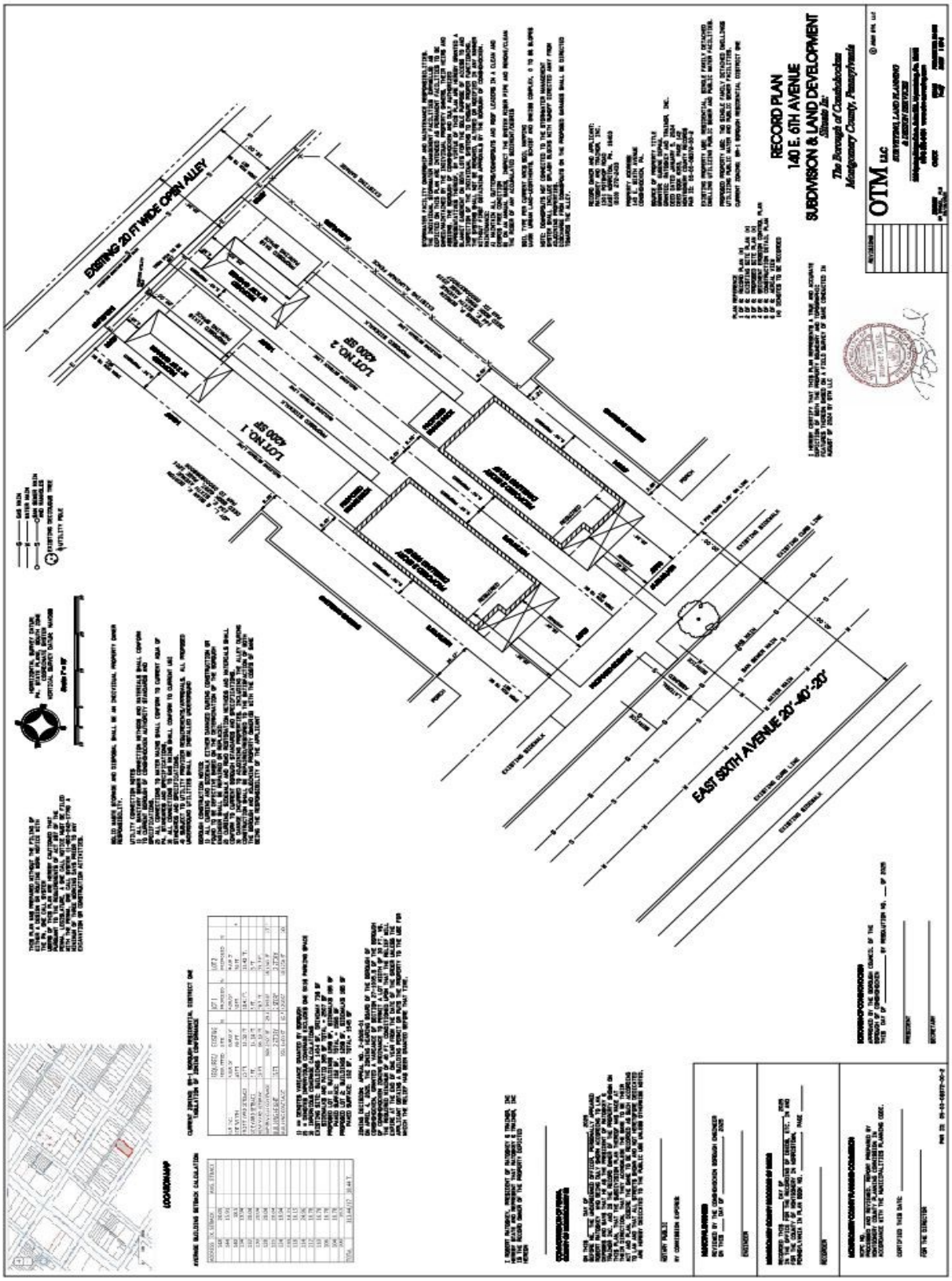


Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
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(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap

0 50 100 200 Feet

N

Ratoskey & Trainor, Inc.
MCPC#250127001


EXISTING 20 FT WIDE OPEN ALLEY
LOT NO. 1
4,000 SF
LOT NO. 2
4,000 SF
EAST SIXTH AVENUE 20'-40'-20'
EXISTING CURB LINE
EXISTING SIDEWALK
RECORD PLAN
140 E. 6TH AVENUE
SUBDIVISION & LAND DEVELOPMENT
The Borough of Conshohocken
Montgomery County, Pennsylvania
OTM LLC
LOCATION MAP