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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 1, 2025

Ms. Diane Hegele, Borough Manager
Hatboro Borough
414 South York Road
Hatboro, Pennsylvania 19040

Re: MCPC #25-0146-001
Plan Name: Stonybrook Condominium – 4 Proposed Townhouse Units
(4 lots comprising 0.33 acres)
Situate: Village Place (south)/North York Road (east)
Hatboro Borough

Dear Ms. Hegele:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 15, 2026. We forward this letter as a report of our review.

BACKGROUND

We have received land development plans dated November 14, 2024 and last revised July 3, 2025. The applicant, The Home Changer, LLC, proposes replacing an existing single-story commercial building located in the Stony Brook Condominium complex with four townhouses occupying the same footprint. The complex currently features 48 residential units. The site is zoned R-4 Residential and is located at the north end of the borough's central business district, extending from Pennypack Creek to North York Road.

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

ZONING

A. Buffer Planting – Townhouse developments in the R-4 Residential District are required to have a permanent landscaped planting area of at least 15 feet in depth designed for screening from view any residential,

commercial, office, and industrial use which adjoin the development (§27-904(3)(L)). The tract does not currently have a planted buffer of the required width in the portion of the complex where the four townhouses are proposed. The proposed development area is a relatively narrow portion of the tract extending out to North York Road. An existing line of trees and shrubby vegetation located partly on the condominium tract and the adjacent property separates the existing commercial building from the adjacent office building. We recommend the applicant retain as much of the existing vegetation, especially healthy non-invasive species. We also recommend the applicant enhance the landscaped buffer with new plantings along the rear of the proposed townhouses.

SUBDIVISION AND LAND DEVELOPMENT

A. Sidewalks and Curbing – The design standards of the borough's Subdivision and Land Development Ordinance require that sidewalks, curbs, and storm sewers be installed along all existing and proposed public and private streets, common driveways, and common parking areas. The Stony Brook development currently lacks a sidewalk connection from the homes (which are clustered in the rear of the tract) to the sidewalks along the complex's North York Road frontage. The proposed construction of four additional homes along the complex's shared driveway would be an excellent opportunity to provide a sidewalk connection to serve the new residents and those living in the 48 existing homes on the site. We recommend the applicant provide a dedicated walking connection between the homes of the complex and the sidewalks along the site's frontage, either in the form of a sidewalk or some equivalent pathway.

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 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 (*#25-0146-001*) on any plans submitted for final recording.

Sincerely,

John Miklos, Senior Community Planner
John.Miklos@montgomerycountypa.gov – 610-278-3554

c: Rachel Butch, PE, Applicant's Representative
Deena DiRenzis, Assistant Borough Secretary
LuAnn Kline, Chair, Hatboro Planning Commission
Karen MacNair, PE, Borough Engineer

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



Stonybrook Condominium
4 Proposed Townhouse Units
MCPC#250146001

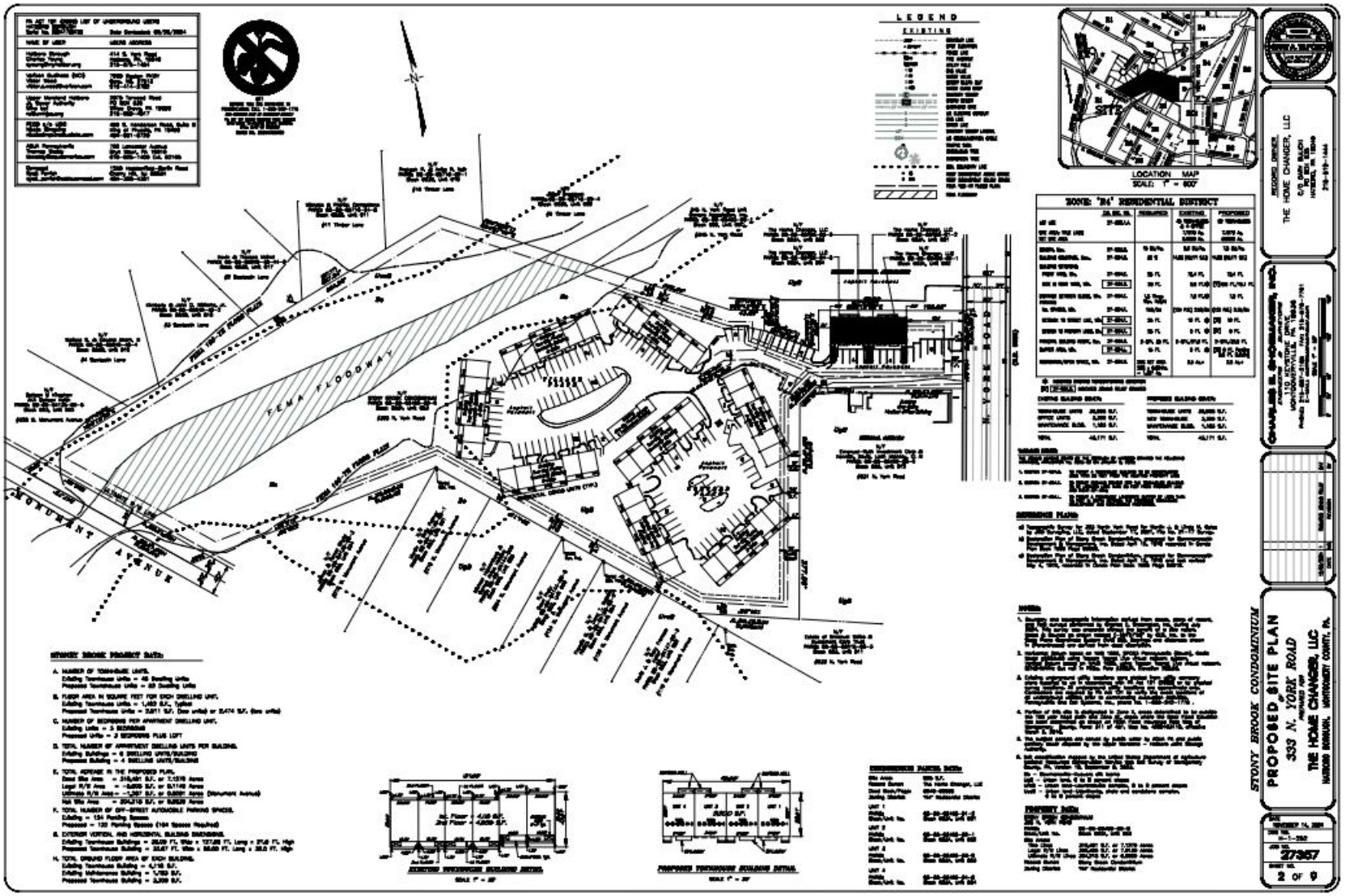
Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plancom

Aerial photography provided by Nearmap


LEGEND
EXISTING
LOCATION MAP
SCALE: 1" = 800'
SITE
ZONE: "R4" RESIDENTIAL DISTRICT
FEMA FLOODWAY
MONUMENT AVENUE
PROPOSED SITE PLAN
339 N. YORK ROAD
THE HOME CHANGER, LLC
STONY BROOK CONDOMINIUM
27957
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