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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 23, 2025

Mr. James Fry, Borough Manager
East Greenville Borough
206 Main Street
East Greenville, Pennsylvania 18041

Re: MCPC #25-0211-001
Plan Name: 241 Jefferson Street
(1 lot comprising 0.6 acres)
Situate: Jefferson Street, between Second Street (east) and Third Street (west)
East Greenville Borough

Dear Mr. Fry:

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

BACKGROUND

The applicant, Green Tree Group Contracting LLC, is proposing to build 16 apartment units in an existing vacant building on 241 Jefferson Street in East Greenville Borough. The proposed property improvements include the knitting mill intended for the apartment units, an existing two-story single-family dwelling to be demolished, and a surface parking lot. The lot is 0.6 acres, with proposed development of the existing knitting mill totaling 6,077 square feet. The building would have frontage on Jefferson Street and School Alley, with entrance to the proposed parking lot on Jefferson Street, and egress on School Alley.

To convert the existing property into residential units, the borough required a special exception to change the current nonconforming industrial use into residential apartment use. This special exception was granted. The applicant also requested two variances for increased impervious surface coverage, as well as reduced buffer distances, both of which were granted. The property is in the R-2 Residential District.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040: A SHARED VISION

This area of East Greenville Borough is identified as a Town Residential area in the Future Land Use Plan of the Montgomery County's Comprehensive Plan. Town Residential Areas are traditional residential areas oriented towards pedestrians rather than cars, with residential buildings including those of higher density, such as multifamily buildings or townhomes, and close to sidewalks.

UPPER PERK VALLEY COMPREHENSIVE PLAN

In place of a borough comprehensive plan, East Greenville utilizes regional planning as allowed by the Municipalities Planning Code. The Future Land Use Map of the Upper Perk Valley Comprehensive Plan shows the proposed apartment building as Borough Mixed Use. Borough Mixed Use areas offer infill development of underutilized or obsolete nonresidential buildings into residential properties.

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

REQUIRED CONDITIONS OF SPECIAL EXCEPTION APPROVAL

The granting of the special exception by the Zoning Hearing Board of East Greenville Borough required the submission of a stormwater management plan, which has not been provided with this application. The borough may wish to receive a stormwater management plan prior to approving the application.

SALDO COMPLIANCE

Per § 85-45(B) of East Greenville Borough's Subdivision and Land Development Ordinance, 1,500 square feet of recreation land shall be provided for every unit of a multifamily development. For this development of 16 units, the amount of recreation land that must be provided equates to 24,000 square feet, or just over 0.5 acres. The borough may wish to pursue a fee in lieu of this recreation land, or a waiver as allowed per § 85-45(B)(5).

ADA COMPLIANCE

The borough may wish to require clear indication on the plans regarding the location of ramps for entry and exit of the building, especially their location in relation to the handicapped parking spaces.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve East Greenville 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 (*#25-0211-001*) on any plans submitted for final recording.

Sincerely,



Abby Cover, Community Planner I
Abby.Cover@montgomerycountypa.gov – 610-292-4530

c: William Laphen, Representative of Green Tree Group Contracting, LLC
Greg Gaudreau, Chair, Borough Planning Commission
Scott McMackin Sr, PE, LEED AP, Borough Engineer
Jessica Buck, District Manager, MCCD

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



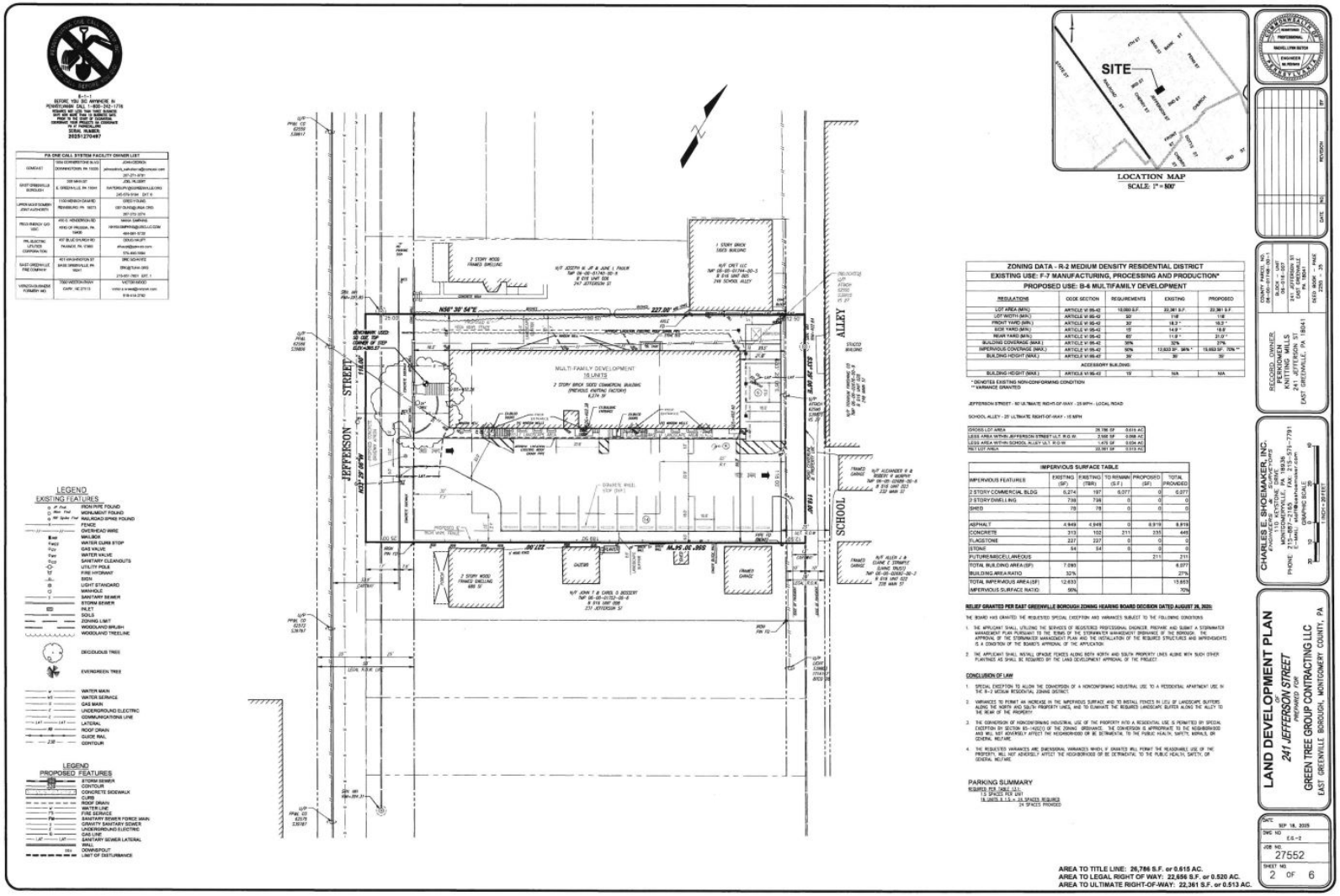
241 Jefferson Street
MCPC#250211001

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/plancom
Aerial photography provided by Nearmap


SITE
LOCATION MAP
SCALE: 1" = 800'
JEFFERSON STREET
ALLEY
SCHOOL
MULTI-FAMILY DEVELOPMENT
15 UNITS
2 STORY BRICK SIDED CONVERSION BUILDING
(PREVIOUS EATING FACTORY)
6,274 SF
ZONING DATA - R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
EXISTING USE: F-7 MANUFACTURING, PROCESSING AND PRODUCTION*
PROPOSED USE: B-6 MULTIFAMILY DEVELOPMENT
REGULATIONS | CODE SECTION | REQUIREMENTS | EXISTING | PROPOSED
LOT AREA (MIN.) | ARTICLE VI 95-43 | 10,000 S.F. | 22,361 S.F. | 22,361 S.F.
LOT WIDTH (MIN.) | ARTICLE VI 95-43 | 50' | 118' | 118'
FRONT YARD (MIN.) | ARTICLE VI 95-43 | 20' | 18.2' * | 18.2' *
SIDE YARD (MIN.) | ARTICLE VI 95-43 | 15' | 14.9' * | 14.9' *
REAR YARD (MIN.) | ARTICLE VI 95-43 | 60' | 11.9' * | 21.0' *
BUILDING COVERAGE (MAX.) | ARTICLE VI 95-43 | 35% | 32% | 27%
IMPERVIOUS COVERAGE (MAX.) | ARTICLE VI 95-43 | 90% | 12,633 SF; 56% * | 15,663 SF; 70% **
BUILDING HEIGHT (MAX.) | ARTICLE VI 95-43 | 35' | 30' | 30'
ACCESSORY BUILDING
BUILDING HEIGHT (MAX.) | ARTICLE VI 95-43 | 15' | N/A | N/A
* DENOTES EXISTING NON-CONFORMING CONDITION
** VARIANCE GRANTED
JEFFERSON STREET - 50' ULTIMATE RIGHT-OF-WAY - 25 MPH - LOCAL ROAD
SCHOOL ALLEY - 25' ULTIMATE RIGHT-OF-WAY - 15 MPH
GROSS LOT AREA 26,786 SF 0.615 AC
LESS AREA WITHIN JEFFERSON STREET ULT. R.O.W. 3,565 SF 0.082 AC
LESS AREA WITHIN SCHOOL ALLEY ULT. R.O.W. 1,475 SF 0.034 AC
NET LOT AREA 22,361 SF 0.513 AC
IMPERVIOUS SURFACE TABLE
IMPERVIOUS FEATURES | EXISTING (SF) | EXISTING TO REMAIN (S.F.) | PROPOSED (SF) | TOTAL PROVIDED
2 STORY COMMERCIAL BLDG | 6,274 | 197 | 6,077 | 0 | 6,077
2 STORY DWELLING | 739 | 739 | 0 | 0 | 0
SHED | 78 | 78 | 0 | 0 | 0
ASPHALT | 4,949 | 4,949 | 0 | 8,918 | 8,918
CONCRETE | 313 | 102 | 211 | 235 | 445
FLAGSTONE | 227 | 227 | 0 | 0 | 0
STONE | 64 | 64 | 0 | 0 | 0
FUTURE/MISCELLANEOUS | | | | 211 | 211
TOTAL BUILDING AREA (SF) | 7,091 | | | | 6,077
BUILDING AREA RATIO | 32% | | | | 27%
TOTAL IMPERVIOUS AREA (SF) | 12,633 | | | | 15,663
IMPERVIOUS SURFACE RATIO | 56% | | | | 70%
RELIEF GRANTED PER EAST GREENVILLE BOROUGH ZONING HEARING BOARD DECISION DATED AUGUST 26, 2025:
THE BOARD HAS GRANTED THE REQUESTED SPECIAL EXCEPTION AND VARIANCES SUBJECT TO THE FOLLOWING CONDITIONS
1. THE APPLICANT SHALL UTILIZING THE SERVICES OF REGISTERED PROFESSIONAL ENGINEER PREPARE AND SUBMIT A STORMWATER MANAGEMENT PLAN PURSUANT TO THE TERMS OF THE STORMWATER MANAGEMENT ORDINANCE OF THE BOROUGH. THE APPROVAL OF THE STORMWATER MANAGEMENT PLAN AND THE INSTALLATION OF THE REQUIRED STRUCTURES AND IMPROVEMENTS IS A CONDITION OF THE BOARD'S APPROVAL OF THE APPLICATION.
2. THE APPLICANT SHALL INSTALL OPAQUE FENCES ALONG BOTH NORTH AND SOUTH PROPERTY LINES ALONG WITH SUCH OTHER PLANTINGS AS SHALL BE REQUIRED BY THE LAND DEVELOPMENT APPROVAL OF THE PROJECT.
CONCLUSION OF LAW
1. SPECIAL EXCEPTION TO ALLOW THE CONVERSION OF A NONCONFORMING INDUSTRIAL USE TO A RESIDENTIAL APARTMENT USE IN THE R-2 MEDIUM RESIDENTIAL ZONING DISTRICT.
2. VARIANCES TO PERMIT AN INCREASE IN THE IMPERVIOUS SURFACE AND TO INSTALL FENCES IN LIEU OF LANDSCAPE BUFFERS ALONG THE NORTH AND SOUTH PROPERTY LINES, AND TO ELIMINATE THE REQUIRED LANDSCAPE BUFFER ALONG THE ALLEY TO THE REAR OF THE PROPERTY.
3. THE CONVERSION OF NONCONFORMING INDUSTRIAL USE OF THE PROPERTY INTO A RESIDENTIAL USE IS PERMITTED BY SPECIAL EXCEPTION BY SECTION 95-102(C) OF THE ZONING ORDINANCE. THE CONVERSION IS APPROPRIATE TO THE NEIGHBORHOOD AND WILL NOT ADVERSELY AFFECT THE NEIGHBORHOOD OR BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, MORALS, OR GENERAL WELFARE.
4. THE REQUESTED VARIANCES ARE DIMENSIONAL VARIANCES WHICH, IF GRANTED, WILL PERMIT THE REASONABLE USE OF THE PROPERTY, WILL NOT ADVERSELY AFFECT THE NEIGHBORHOOD OR BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR GENERAL WELFARE.
PARKING SUMMARY
REQUIRED PER TABLE 133:
1.5 SPACES PER UNIT
15 UNITS X 1.5 = 23 SPACES REQUIRED
24 SPACES PROVIDED
AREA TO TITLE LINE: 26,786 S.F. or 0.615 AC.
AREA TO LEGAL RIGHT OF WAY: 22,656 S.F. or 0.520 AC.
AREA TO ULTIMATE RIGHT-OF-WAY: 22,361 S.F. or 0.513 AC.
LEGEND
EXISTING FEATURES
IRON PIPE FOUND
MONUMENT FOUND
RAILROAD SPIKE FOUND
FENCE
OVERHEAD WIRE
MAILBOX
WATER CURB STOP
GAS VALVE
WATER VALVE
SANITARY CLEANOUTS
UTILITY POLE
FIRE HYDRANT
SIGN
LIGHT STANDARD
MANHOLE
SANITARY SEWER
STORM SEWER
INLET
SOILS
ZONING LIMIT
WOODLAND BRUSH
WOODLAND TREELINE
DECIDUOUS TREE
EVERGREEN TREE
WATER MAIN
WATER SERVICE
GAS MAIN
UNDERGROUND ELECTRIC
COMMUNICATIONS LINE
LATERAL
ROOF DRAIN
GUIDE RAIL
CONTOUR
LEGEND
PROPOSED FEATURES
STORM SEWER
CONTOUR
CONCRETE SIDEWALK
CURB
ROOF DRAIN
BUILDING LINE
FIRE SERVICE
SANITARY SEWER FORCE MAIN
GRAVITY SANITARY SEWER
UNDERGROUND ELECTRIC
GAS LINE
SANITARY SEWER LATERAL
WALL
DOWNSPOUT
LIMIT OF DISTURBANCE
PA ONE CALL SYSTEM FACILITY OWNER LIST
COMCAST
EAST GREENVILLE BOROUGH
UPPER MOUNT BOUNTY JOINT AUTHORITY
PECO ENERGY CO
PPL ELECTRIC UTILITIES CORPORATION
EAST GREENVILLE FIRE COMPANY
VERIZON PENNSYLVANIA
RECORD OWNER
REINGINEN KENNETH LLS
241 JEFFERSON ST
EAST GREENVILLE, PA 18041
COUNTY PARCEL NO.
04-00-01748-00-1
DEED BOOK / PAGE
5203 / 2001
241 JEFFERSON ST
EAST GREENVILLE
PA 18041
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
MONTGOMERYVILLE, PA 18936
PHONE 215-362-7185 FAX 215-374-7791
E-MAIL: info@shoemakerinc.com
GRAPHIC SCALE
1" = 20'-0"
LAND DEVELOPMENT PLAN
241 JEFFERSON STREET
PREPARED FOR
GREEN TREE GROUP CONTRACTING LLC
EAST GREENVILLE BOROUGH, MONTGOMERY COUNTY, PA
DATE
NO
REVISION
DATE: SEP 18, 2025
DWG NO: E-1-2
JOB NO: 27552
SHEET NO: 2 OF 6