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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 15, 2025

Ms. Donna Ziegler, Borough Manager
Royersford Borough
300 Main Street
Royersford, Pennsylvania 19468

Re: MCPC #25-0242-001
Plan Name: 936 Walnut Street
(2 lots comprising 0.92 acres)
Situate: 936 Walnut Street/near Washington Street
Royersford Borough

Dear Ms. Ziegler:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 10, 2025. We forward this letter as a report of our review.

BACKGROUND

The Constantine III Limited Partnership has submitted a subdivision and land development proposal to subdivide parcel 19-00-04488-00-2, extending between Walnut Street and Washington Street northeast of Ninth Avenue, into two separate lots and to construct a single-family residence on the lot fronting Washington Street. Currently, the parcel is roughly rectangular in shape, with dimensions of 100 feet wide by 400 feet deep, and measures 40,000 square feet (0.92 acres) in area. The parcel contains a single-family residence fronting Walnut Street with a driveway leading to a separated garage. The parcel is in the R-2 Residence Base Zoning District. The proposal will divide the parcel exactly in half, meaning that the two lots will remain rectangular in shape, with dimensions of 100 feet wide by 200 feet deep, and will measure 20,000 square feet (0.46 acres) in area. The lot fronting Walnut Street will contain the existing residence, driveway, and garage with no proposed development or redevelopment for this lot. The lot fronting Washington Street will contain the proposed single-family residence. The proposed house on the lot fronting Washington Street complies with the R-2 Residence zoning regulations.

COMPREHSIVE PLAN COMPLIANCE

The Montgomery County Planning Commission's (MCPC) 2015 comprehensive plan, *Montco 2040: A Shared Vision*, includes this parcel in the Designated Growth Area on its development potential map and the Town Residential Area on its future land use map. The Designated Growth Area includes the most logical places in the county for future growth and development. The Town Residential Area includes multifamily, townhouses, twins, and small-lot single-family residences within smaller blocks and neighborhoods that are more oriented towards pedestrians than vehicles.

In addition, the 2017 Royersford Borough Comprehensive Plan includes this parcel in the Medium-Low Density Residential Area. The plan states that the Medium-Low Density Residential Area are intended for single-family detached and twin residences.

Because this development proposal is for a lot subdivision with a new single-family residence on a small residential block in an older and denser town, MCPC finds this project to be consistent with both *Montco 2040* and the 2017 Royersford Borough Comprehensive Plan.

RECOMMENDATION AND COMMENTS

MCPC generally supports the applicant's proposal; however, in the course of our review, we have identified the following issues that the applicant and Royersford may wish to consider prior to final plan approval. Our comments are as follows:

NET LOT AREA

In the Borough of Royersford – R-2 Residence District Table, Proposed Lot 1 Area Calculation Table, and Proposed Lot 2 Area Calculation Table on the first page of the Site Plan, the net lot area of each proposed lot is 17,150 square feet. However, in the subdivision graphic on the first page of the Site Plan, the net lot area of each proposed lot is 17,500 square feet. The net lot areas in the tables and the net lot areas in the subdivision graphic should be the same.

SINGLE-FAMILY RESIDENCE

This subdivision and land development proposal proposes a new single-family residence on the new lot fronting Washington Street. However, this new residence is not shown in the Site Plan. While this submission is technically a preliminary plan submission, the proposal should at least include the outline of the new residence.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Royersford Borough's planning objectives.

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 #25-0242-001 on any plans submitted for final recording.

Sincerely,

Russell Livolsi

Russell Livolsi
Transportation Planner I
Russell.Livolsi@montgomerycountypa.gov
610-278-3638

c: Jay Constantine, Constantine III Limited Partnership
William Hanebury, Chairperson, Borough Planning Commission

Attachment A: Aerial View of Site
Attachment B: Reduced Copy of Site Plan

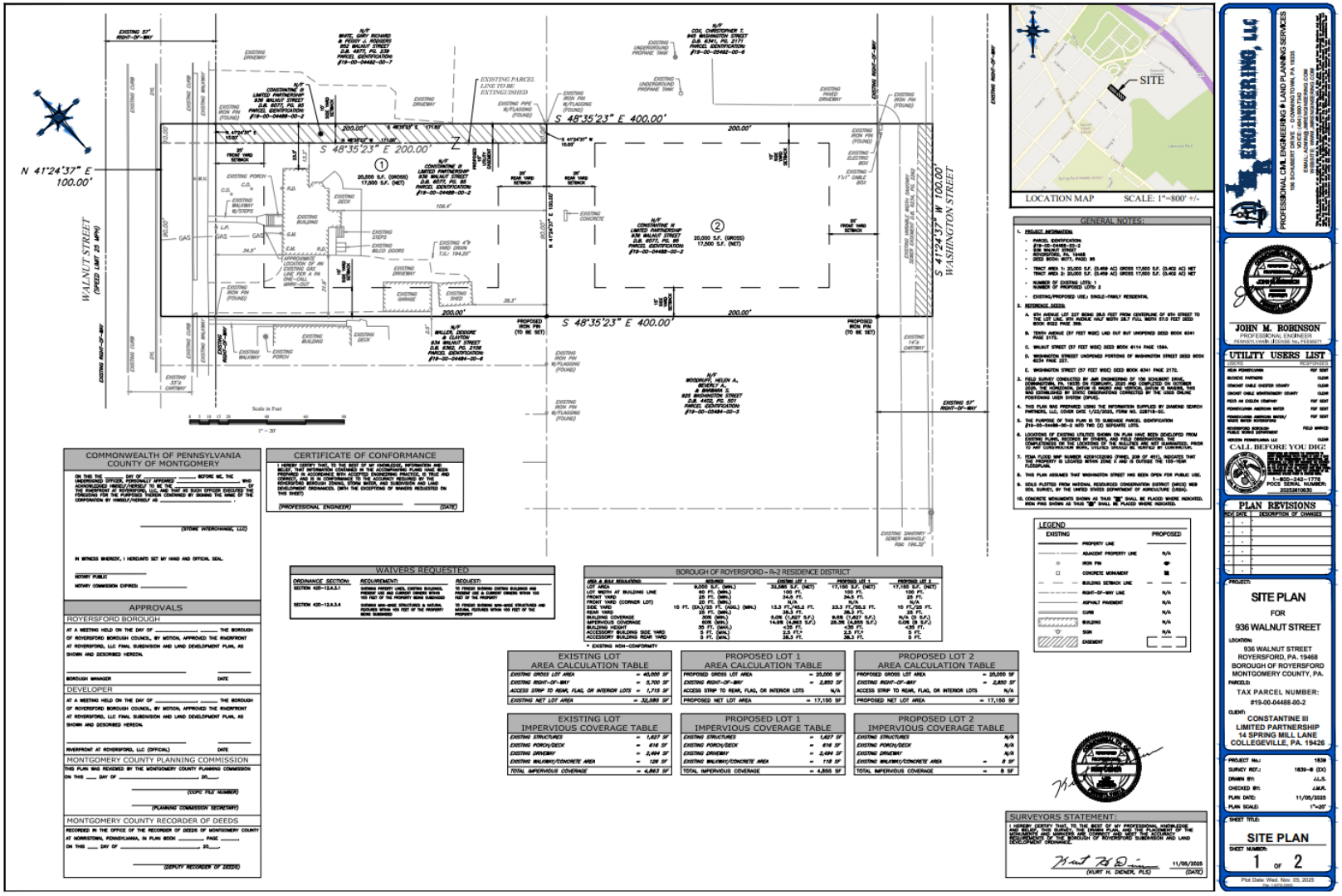


936 Walnut Street
MCPC #25-0242-001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19401-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial Imagery provided by Nearmap

0 25 50 100 Feet

N


S 48°35'23" E 400.00'
S 48°35'23" E 200.00'
N 41°24'37" E 100.00'
S 41°24'37" W 100.00'
WALNUT STREET
WASHINGTON STREET
SITE
LOCATION MAP SCALE: 1"=800' +/-
GENERAL NOTES:
LEGEND
EXISTING
PROPOSED
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
CERTIFICATE OF CONFORMANCE
APPROVALS
ROYERSFORD BOROUGH
DEVELOPER
MONTGOMERY COUNTY PLANNING COMMISSION
MONTGOMERY COUNTY RECORDER OF DEEDS
WAIVERS REQUESTED
BOROUGH OF ROYERSFORD - R-2 RESIDENCE DISTRICT
EXISTING LOT AREA CALCULATION TABLE
PROPOSED LOT 1 AREA CALCULATION TABLE
PROPOSED LOT 2 AREA CALCULATION TABLE
EXISTING LOT IMPERVIOUS COVERAGE TABLE
PROPOSED LOT 1 IMPERVIOUS COVERAGE TABLE
PROPOSED LOT 2 IMPERVIOUS COVERAGE TABLE
SURVEYORS STATEMENT:
ENGINEERING, LLC
PROFESSIONAL CIVIL ENGINEERING & LAND PLANNING SERVICES
JOHN M. ROBINSON
PROFESSIONAL ENGINEER
UTILITY USERS LIST
CALL BEFORE YOU DIG!
PLAN REVISIONS
SITE PLAN
FOR
936 WALNUT STREET
LOCATION:
936 WALNUT STREET
ROYERSFORD, PA. 19468
BOROUGH OF ROYERSFORD
MONTGOMERY COUNTY, PA.
PARCELS:
TAX PARCEL NUMBER:
#19-00-04488-00-2
CLIENT:
CONSTANTINE III
LIMITED PARTNERSHIP
14 SPRING MILL LANE
COLLEGEVILLE, PA. 19426
PROJECT No.: 1839
SURVEY REF.: 1839-B (EX)
DRAWN BY: A.L.S.
CHECKED BY: J.M.R.
PLAN DATE: 11/05/2025
PLAN SCALE: 1"=20'
SHEET TITLE:
SITE PLAN
SHEET NUMBER:
1 OF 2