MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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www.montgomerycountypa.gov

Montgomery County
Planning Commission

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

June 25, 2026

Ms. Deborah Roesener, Manager
West Pottsgrove Township
980 Grosstown Road
Stowe, Pennsylvania 19464

Re: MCPC #26-0154-001
Plan Name: 0 Ash Street
(1 lot comprising 0.30 acres)
Parcel ID: 64-00-00139-004
Situate: Ash Street and West Vine Street
West Pottsgrove Township

Dear Ms. Roesener:

We have reviewed the above-referenced subdivision and land development in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 4, 2026. We forward this letter as a report of our review.

BACKGROUND

J&S Home Builders, LLC is proposing to subdivide a 0.30-acre parcel on Ash Street in West Pottsgrove Township into two lots and construct one twin home on each lot. The site is located in the township's R-3 Mixed Density Residential District and is served by public water and sewer. Lot 1 is proposed to be 6,599 square feet, and Lot 2 is proposed to be 6,664 square feet. Each lot is proposed to have a driveway parking area on the alley behind Ash Street, as well as a stormwater management detention basin in the front yard. The plan is dated May 7, 2026.

COMPREHENSIVE PLAN COMPLIANCE

REGIONAL PLAN

The proposed development is consistent with the future land use plan of the of the 2015 Pottstown Metropolitan Regional Comprehensive Plan. It is located in a secondary growth area in the future land use plan, where medium-density residential uses are appropriate. New residential development should reflect the context of the surrounding community and adjacent land uses. Importance should be given to creating walkable neighborhoods that connect to the surrounding community.

COUNTY PLAN

The proposal is consistent with Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*. The site is located in a Town Residential Area in the future land use plan of the comprehensive plan, where residential areas that are oriented towards pedestrians, rather than cars. Primary uses in these areas include twins. Residential development should match the character and type of housing found in the immediate neighborhood. Parking should be located to the rear of buildings with access through alleys.

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 issue(s) that the applicant and West Pottsgrove may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT

A. Buffers and Screens. Section 434.2 of the subdivision and land development ordinance requires buffer plantings for all residential infill development. We recommend that buffers be established along property lines as stipulated in the ordinance.

B. Street Trees. Street trees are required along all existing streets when they lie within the proposed subdivision or land development. Street trees do not currently exist along this section of Ash Street, so we recommend that they be installed in accordance with Section 434.3 of the Subdivision and Land Development Ordinance.

C. Stormwater Management. We recommend that the applicant investigate the feasibility of above-ground naturalized stormwater detention systems for the lots, which are preferable to the proposed underground detention. If underground detention basins are approved, we recommend that an operations and maintenance agreement be attached to the deed. This will enable future homeowners to be aware of their obligations to maintain the system and ensure they understand where the system is located to avoid planting trees or conducting other activities on the surface that could puncture the underground chamber.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve West Pottsgrove'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

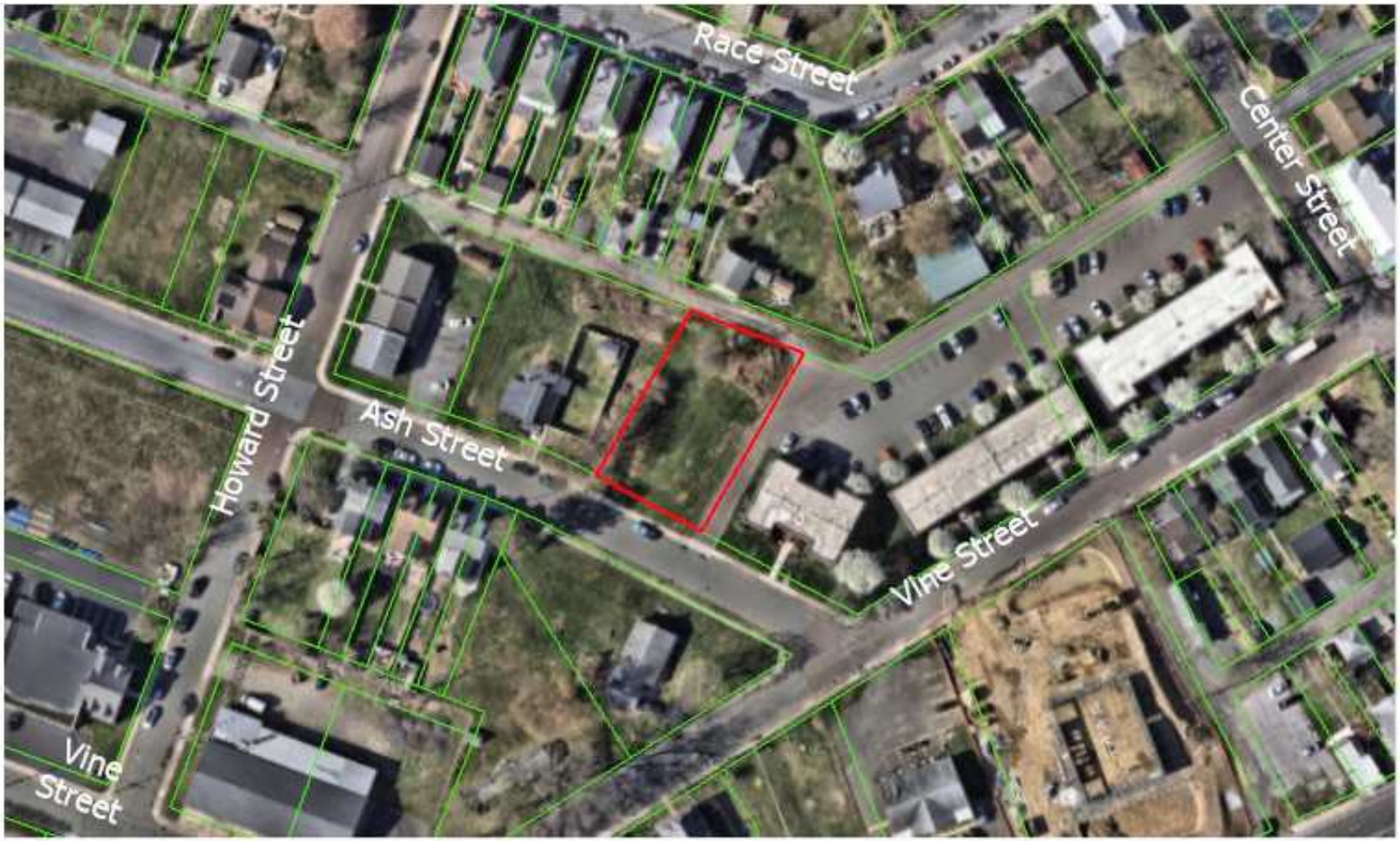
bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (*#26-154-001)* on any plans submitted for final recording.

Sincerely,

Naomi Crimm, Senior Community Planner
naomi.crimm@montgomerycountypa.gov – 610-278-3748

c: John Granahan, J&S Home Builders LLC
All County and Associates Inc, Applicant's Representative

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

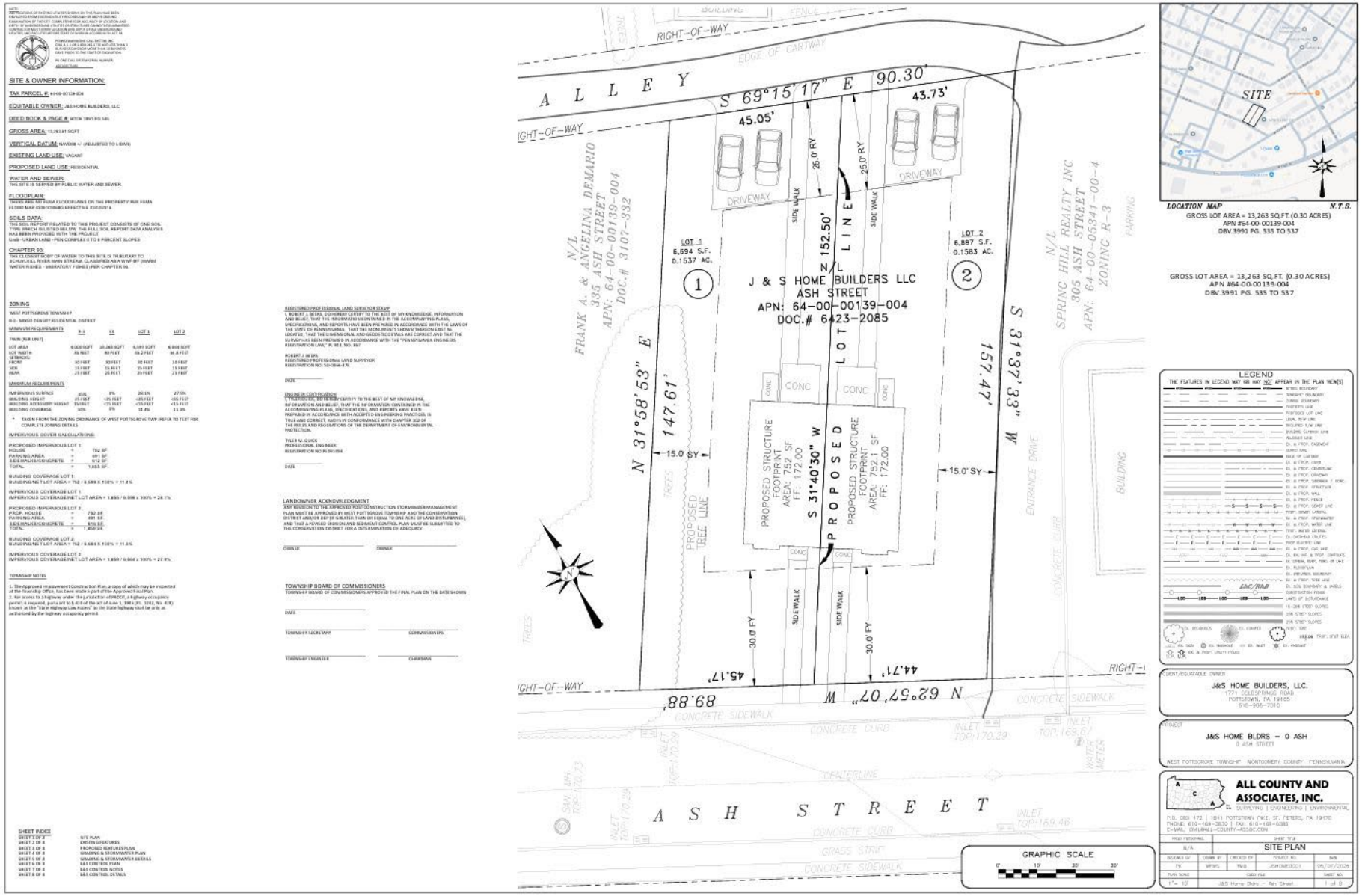


0 Ash Street
MCPC#260154001

Montgomery County Planning Commission

0 50 100 200 Feet

N



SITE & OWNER INFORMATION:

TAX PARCEL #: 64-00-00139-004

EQUITABLE OWNER: J&S HOME BUILDERS, LLC

DEED BOOK & PAGE #: BOOK 3991 PG 535

GROSS AREA: 13,263.61 SQFT

VERTICAL DATUM: NAVD88 +/- (ADJUSTED TO LIDAR)

EXISTING LAND USE: VACANT

PROPOSED LAND USE: RESIDENTIAL

WATER AND SEWER:
THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.

FLOODPLAIN:
THERE ARE NO FEMA FLOODPLAINS ON THE PROPERTY PER FEMA FLOOD MAP 42091C0386G EFFECTIVE 03/02/2016.

SOILS DATA:
THE SOIL REPORT RELATED TO THIS PROJECT CONSISTS OF ONE SOIL TYPE WHICH IS LISTED BELOW. THE FULL SOIL REPORT DATA ANALYSIS HAS BEEN PROVIDED WITH THE PROJECT.
UnB - URBAN LAND - PEN COMPLEX 0 TO 8 PERCENT SLOPES

CHAPTER 93:
THE CLOSEST BODY OF WATER TO THIS SITE IS TRIBUTARY TO SCHUYLKILL RIVER MAIN STREAM, CLASSIFIED AS A WWF-MF (WARM WATER FISHES - MIGRATORY FISHES) PER CHAPTER 93.

ZONING
WEST POTTSGROVE TOWNSHIP
R-3 - MIXED DENSITY RESIDENTIAL DISTRICT

MINIMUM REQUIREMENTS	R-3	EE	LOT 1	LOT 2
TWIN (PER UNIT)				
LOT AREA	6,000 SQFT	10,260 SQFT	6,693 SQFT	6,808 SQFT
LOT WIDTH	55 FEET	80 FEET	65.2 FEET	66.8 FEET
SETBACKS:				
FRONT	30 FEET	30 FEET	30 FEET	30 FEET
SIDE	15 FEET	15 FEET	15 FEET	15 FEET
REAR	25 FEET	25 FEET	25 FEET	25 FEET

MAXIMUM REQUIREMENTS				
IMPERVIOUS SURFACE	45%	0%	28.1%	27.9%
BUILDING HEIGHT	35 FEET	<35 FEET	<35 FEET	<35 FEET
BUILDING ACCESSORY HEIGHT	15 FEET	<25 FEET	<15 FEET	<15 FEET
BUILDING COVERAGE	30%	0%	11.4%	11.3%

* TAKEN FROM THE ZONING ORDINANCE OF WEST POTTSGROVE TWP. REFER TO TEXT FOR COMPLETE ZONING DETAILS

IMPERVIOUS COVER CALCULATIONS:

PROPOSED IMPERVIOUS LOT 1:
HOUSE = 752 SF
PARKING AREA = 691 SF
SIDEWALK/CONCRETE = 412 SF
TOTAL = 1,855 SF

BUILDING COVERAGE LOT 1:
BUILDING/NET LOT AREA = 752 / 6,599 X 100% = 11.4%

IMPERVIOUS COVERAGE LOT 1:
IMPERVIOUS COVERAGE/NET LOT AREA = 1,855 / 6,599 x 100% = 28.1%

PROPOSED IMPERVIOUS LOT 2:
PROP. HOUSE = 752 SF
PARKING AREA = 691 SF
SIDEWALK/CONCRETE = 476 SF
TOTAL = 1,909 SF

BUILDING COVERAGE LOT 2:
BUILDING/NET LOT AREA = 752 / 6,693 X 100% = 11.3%

IMPERVIOUS COVERAGE LOT 2:
IMPERVIOUS COVERAGE/NET LOT AREA = 1,859 / 6,664 x 100% = 27.9%

TOWNSHIP NOTES

1. The Approved Improvement Construction Plan, a copy of which may be inspected at the Township Office, has been made a part of the Approved Final Plan.
2. For access to a highway under the jurisdiction of PENNDOT, a highway occupancy permit is required, pursuant to § 420 of the act of June 1, 1945 (PL. 1242, No. 428) known as the "State Highway Law Access" to the State highway shall be only as authorized by the highway occupancy permit.

REGISTERED PROFESSIONAL LAND SURVEYOR STAMP
I, ROBERT J. BEERS, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAVE BEEN PREPARED IN ACCORDANCE WITH THE LAWS OF THE STATE OF PENNSYLVANIA. THAT THE MONUMENTS SHOWN THEREON EXIST AS LOCATED, THAT THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT, AND THAT THE SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE "PENNSYLVANIA ENGINEERS REGISTRATION LAW," PL 913, NO. 367

ROBERT J. BEERS
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO: SU-0066-E76

DATE

ENGINEER CERTIFICATION
I, TYLER M. QUICK, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH CHAPTER 102 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

TYLER M. QUICK
PROFESSIONAL ENGINEER
REGISTRATION NO PE091894

DATE

LANDOWNER ACKNOWLEDGMENT
ANY REVISION TO THE APPROVED POST CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST BE APPROVED BY WEST POTTSGROVE TOWNSHIP AND THE CONSERVATION DISTRICT AND/OR DEP IF GREATER THAN OR EQUAL TO ONE ACRE OF LAND DISTURBANCE), AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

OWNER OWNER

TOWNSHIP BOARD OF COMMISSIONERS
TOWNSHIP BOARD OF COMMISSIONERS APPROVED THE FINAL PLAN ON THE DATE SHOWN

DATE

TOWNSHIP SECRETARY COMMISSIONERS

TOWNSHIP ENGINEER CHAIRMAN

SHEET INDEX

SHEET 1 OF 8	SITE PLAN
SHEET 2 OF 8	EXISTING FEATURES
SHEET 3 OF 8	PROPOSED FEATURES PLAN
SHEET 4 OF 8	GRADING & STORMWATER PLAN
SHEET 5 OF 8	GRADING & STORMWATER DETAILS
SHEET 6 OF 8	E&S CONTROL PLAN
SHEET 7 OF 8	E&S CONTROL NOTES
SHEET 8 OF 8	E&S CONTROL DETAILS

LOCATION MAP N.T.S.

GROSS LOT AREA = 13,263 SQ.FT. (0.30 ACRES)
APN #64-00-00139-004
DBV.3991 PG. 535 TO 537

GROSS LOT AREA = 13,263 SQ.FT. (0.30 ACRES)
APN #64-00-00139-004
DBV.3991 PG. 535 TO 537

LEGEND
THE FEATURES IN LEGEND MAY OR MAY NOT APPEAR IN THE PLAN VIEW(S)

CLIENT/EQUITABLE OWNER
J&S HOME BUILDERS, LLC.
1771 GOLDSPRINGS ROAD
POTTSTOWN, PA 19465
610-906-7010

PROJECT
J&S HOME BLDRS – 0 ASH
0 ASH STREET
WEST POTTSGROVE TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA

ALL COUNTY AND ASSOCIATES, INC.
SURVEYING | ENGINEERING | ENVIRONMENTAL
P.O. BOX 172 | 1811 POTTSTOWN PIKE, ST. PETERS, PA 19470
PHONE: 610-469-3830 | FAX: 610-469-6385
E-MAIL: CHUMMEL1@COUNTY-ACCOC.COM

PROJECT NO.	SHEET TITLE
N/A	SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.	DATE
TJQ	MP/MS	TMQ	JSHOMES001	05/07/2026
PLAN SCALE		DRAW PLAN		SHEET NO.
1" = 10'		J&S Home Bldrs – Ash Street		1 of 8