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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 1, 2024

Mr. Justin Keller, Borough Manager
Pottstown Borough
100 East High Street
Pottstown, PA 19464

Re: MCPC #24-0071-001
Plan Name: 361-367 Union Alley
(2 lots on 0.048 acres)
Situate: 367 Union Alley
Cross Street: Franklin Street
Pottstown Borough

Dear Mr. Keller:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 25, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Alfred Cobani, proposes to subdivide 367 Union Alley into two properties: 365 and 367 Union Alley. The site is the location of a twin dwelling (on 365 and 367 Union Alley); after subdivision, one home would be located on each of the two properties (365 and 367 Union Alley). The applicant intends to have 361 Union Alley, the site of a gravel driveway with space for parking four vehicles, serve as a shared driveway for 365 and 367 Union Alley, and that those properties have access to the site by way of deed covenants.

The site is located in the TTN Traditional Town Neighborhood zoning district, which is part of the “Conservation” zoning district grouping. Public water and sewer serve the site. The applicant has submitted a preliminary plan dated March 17, 2024.

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

TRANSPORTATION

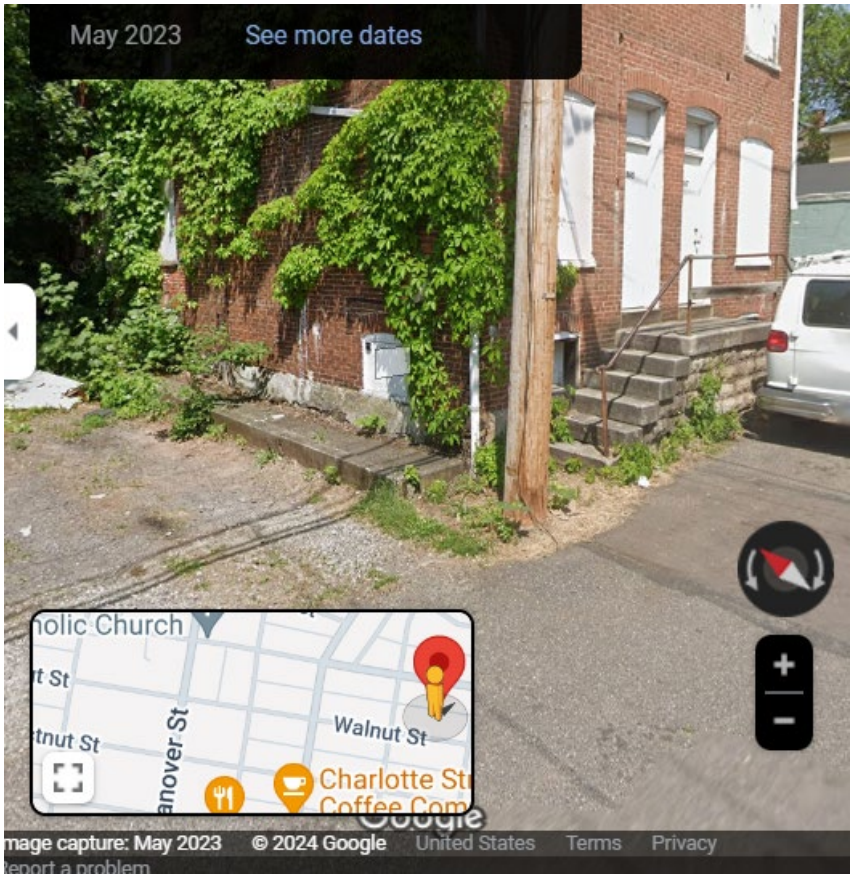
A. Alley – The minimum paved width of an alley is 18 feet. The applicant did not provide the width of paved width of the alley, but it appears that it is less than 18 feet [A518].

B. Parking – The parking is not part of the proposed subdivision, but the applicant intends to make the parking available to the residents of proposed lots 365 and 367 Union Alley by deed covenant.

   1. Parking lots as accessory uses may be located on a land parcel separate from the building or use it serves. All required parking spaces shall be within 200 feet of the primary use parcel for residential uses [§27-606].

   2. Should the proposed deed covenant be considered an easement, it shall be shown on the approved plan [A529].

C. Curbing – Raised curbs shall be constructed for the full length of all streets. Service streets shall be provided with a lip curb [A523]. There is a small portion of the frontage of the two proposed lots that does not have a curb (see below).



365 Union Alley (proposed lot)



367 Union Alley

OPEN SPACE

Provision of Land

Applicants for subdivision shall offer dedication of a portion of the land being subdivided as public recreation or open space area, or, at the discretion of Borough Council, may elect to contribute a fee in lieu [A505].

OTHER COMMENTS

A. Other required plan information – the plan shall show[§400.2, 402.1, A401, A403]:

1. The property as it currently exists. Montgomery County property records show that the twin structure (two homes) are currently located on the same parcel. However, the existing conditions plan shows them located on separate parcels.
2. The tract boundary line.
3. The bearing of the parcel boundary lines.
4. A list of basic dimensional requirements of the applicable zoning districts.
5. Existing utility lines. Overhead electric lines are shown, but no other utilities.
6. Building setback lines.

B. Engineer or Surveyor - The plan shall identify the engineer or surveyor who prepared the plan [§400.1, §402.B].

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 parking lot 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 (24-0071-001) on any plans submitted for final recording.

Sincerely,

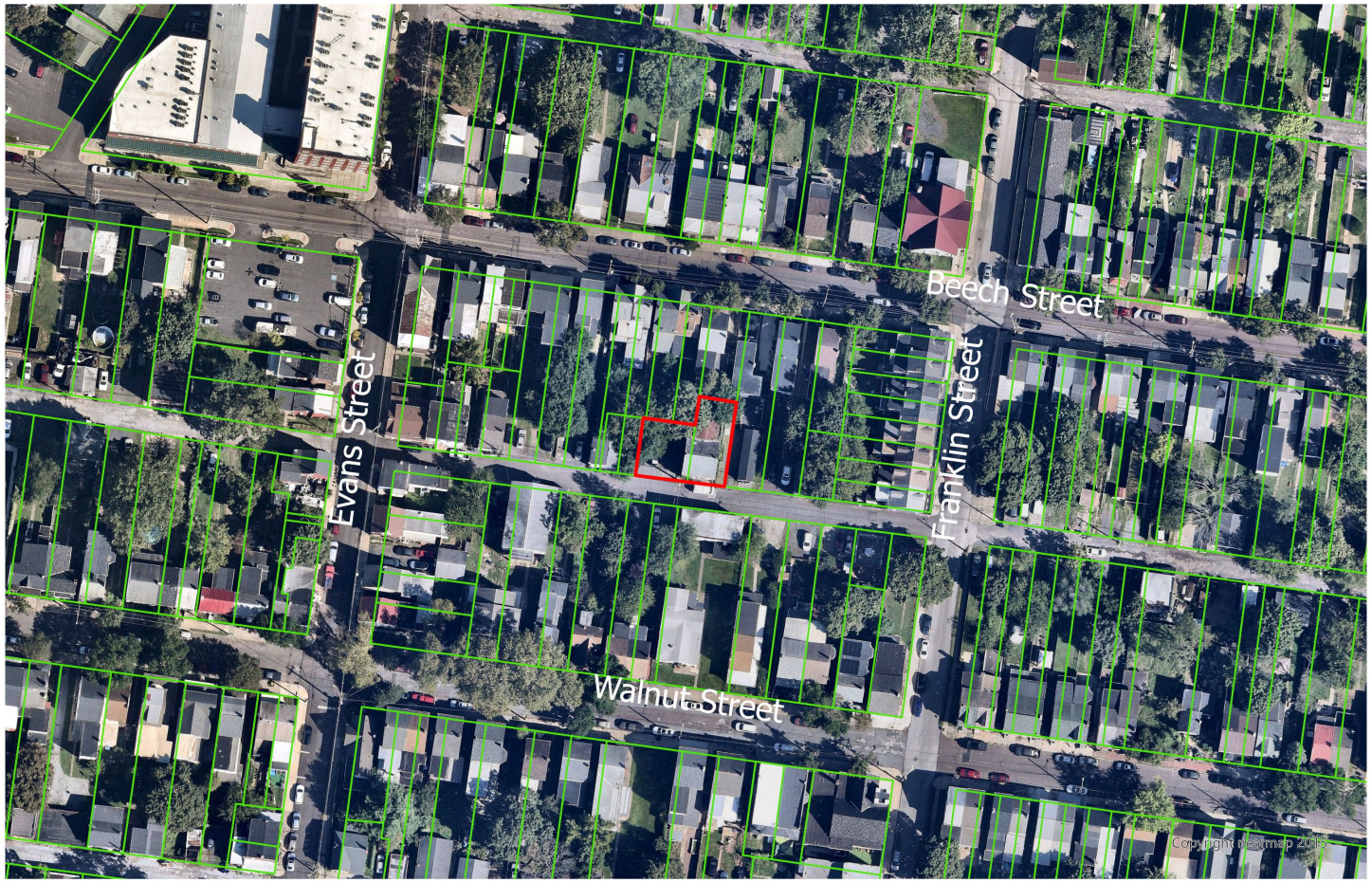


Michael Narcowich, AICP, Community Planning Assistant Manager II
michael.narcowich@montgomerycountypa.gov – 610-278-5238

c: Alfred Cobani, Applicant
Jim Derr, Chair, Borough Planning Commission
Keith Place, Borough Director of Licensing and Inspection
Winter Stokes, Borough Zoning Officer
Charles D. Garner, Jr., Borough Solicitor

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

ATTACHMENT A



361-367 Union Alley Subdivision
MCPC#240071001

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

ATTACHMENT B

PREPARER OF PLAN ; DAVID EDWARD ZAYAS, AIA, LLC
3103 PHILMONT AVE,
HUNTINGDON VALLEY, PA 19006
TELEPHONE; 215-779-8448

PROPERTY OWNER
OF RECORD; MSR RENTALS, LLC
606 EAST MONTGOMERY AVE,
NORTH WALES, PA 19454
TELEPHONE; 267-496-5857

NAME OF SUBDIVISION; "361-367 UNION ALLEY"

PROPERTY STREET ADDRESS;
PARCEL 16-00-29656-00-1 361 UNION ALLEY (DB 5501, P796)
PARCEL 16-00-29660-00-6 365 UNION ALLEY (DB 4949, P800)
PARCEL 16-00-29660-00-2 367 UNION ALLEY (DB 4949, P800)

TRACT BOUNDARY WITH BEARINGS AND DISTANCES; BEARINGS NOT AVAILABLE (REFER TO DEED DESCRIPTION), DISTANCES AS SHOWN ON PLAN

NAMES OF ABUTTING LANDOWNERS; AS SHOWN ON PLAN

KEY MAP RELATING TO KNOWN LANDMARKS,, STREET NETWORK, WATERWAYS; AS SHOWN ON PLAN

KEY MAP WITH MATCH LINES TO SHOW ENTIRE DEVELOPMENT, WATER COURSE, UTILITIES, STREET DRIVES, TOPOGRAPHY; AS SHOWN ON PLAN

TOTAL ACREAGE; 0.093 ACRES

ZONING DESIGNATION; CONSERVATION (TTN) DISTRICT
(NO TABLE OF DIMENSIONAL REQUIREMENTS PROVIDED IN ZONING CODE FOR THIS DISTRICT)

ZONING SETBACK LINES FOR BUILDINGS, DRIVES, AND PARKING AREAS; (NO DIMENSIONAL REQUIREMENTS PROVIDED IN ZONING CODE FOR THIS DISTRICT)

CONTOURS AND ELEVATIONS; AS SHOWN ON PLAN

EXISTING UTILITY LINES AND A GENERAL INDICATION OF ANY PROPOSED CHANGES OR ADDITIONS; AS SHOWN ON PLANS - NO CHANGES OR ADDITIONS

EXISTING AND PROPOSED BUILDINGS, DRIVES, FENCES, TREE MASSES, AND INDIVIDUAL TREES; AS SHOWN ON PLANS - NO CHANGES OR ADDITIONS

EXISTING AND PROPOSED STREETS, ALLEYS, RIGHTS OF WAY, SIDEWALKS, ETC; AS SHOWN ON PLANS - NO CHANGES OR ADDITIONS

EXISTING FLOOD PLAINS, FLOODWAYS, WETLANDS, AND TYPES OF SOIL; NONE RELATED TO THIS SITE

THE LAYOUT OF PROPOSED STREETS, SIDEWALKS, ALLETS, TRAILS, BUILDINGS, ETC; NO PROPOSED FEATURES RELATED TO THIS SITE

LAYOUT AND GENERAL DIMENSIONS OF PROPOSED LOTS, THEIR AREA, AND AN IDENTIFICATION NUMBER FOR ECH LOT; S SHOWN ON PLANS

STATEMENT OF INTENDED USE FOR ALL LOTS, PARCELS, AND BUILDING UNITS;
361 UNION ALLEY - TO BE A "SHARED" DRIVEWAY FOR
365 AND 367 UNION ALLEY TO HAVE COVENANTS INCORPORATED IN NEW DEED DESCRIPTIONS
365 UNION ALLEY - SINGLE FAMILY DWELLING
367 UNION ALLEY - SINGLE FAMILY DWELLING

STATEMENT OF TOTAL NUMBER OF LOTS, PARCELS AND PARKING SPACES; AS SHOWN ON PLANS- THREE LOTS, FOUR PARKING SPACES (TWO FOR EACH SINGLE FAMILY DWELLING)

INDICATE THE MASSES AND INDIVIDUAL LARGE TREES THAT ARE INTENDED TO BE CLEARED; NO MASSES OR INDIVIDUAL LARGE TREES ARE PROPOSED TO BE CLEARED

LANDSCAPE PLAN SHOWING THE PROPOSED GENERAL ARRANGEMENT AND TYPES OF PLANT MATERIALS FOR STREETS, PARKING AREAS, OPEN SPACE, BUFFERING, SCREENING, GROUND COVER, SLOPE PROTECTION;
NO NEW LANDSCAPING IS PROPOSED

ANY PROPOSED DETENTION PONDS, SWALES, CULVERTS, POPES, AND OTHER DRAINAGE DEVICES AND PRELIMINARY STORM WATER CALCULATIONS; NO NEW FEATURES ARE PROPOSED THERE ARE NO PHYSICAL LAND ALTERATIONS, THEREFORE SWM CALCULATIONS ARE REQUESTED TO BE WAIVED.

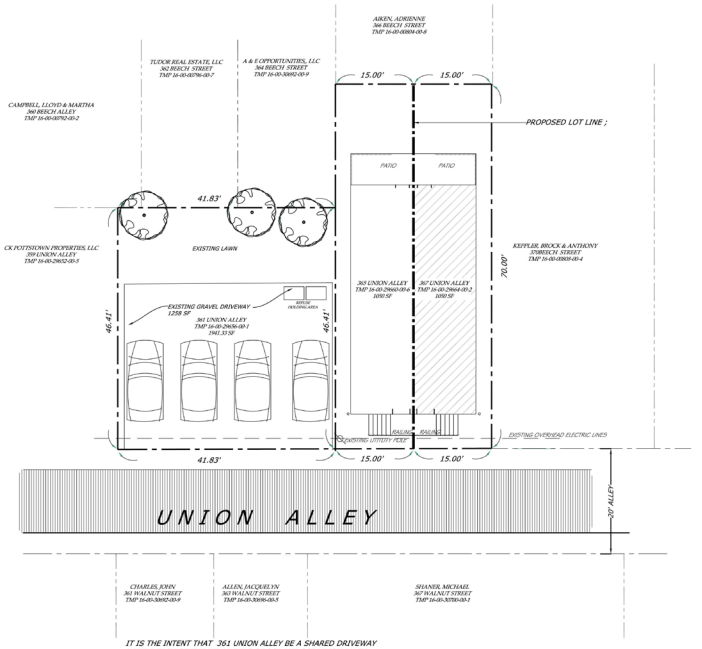
LOCATIONS, TYPE, USE, AND GENERAL SIZE OF ANY EXISTING AND PROPOSED OUTDOOR STORAGE AREAS, TRASH STATIONS, GROUND SURFACE UTILITIES, ETC;
AS SHOWN ON PLANS

GENERAL LOCATION AND SIZE OF ANY SIGNS; NO NEW SIGNS ARE PROPOSED

A PLAN FOR CONTROLLING EROSION AND SEDIMENTATION;
NO NEW FEATURES ARE PROPOSED , NO LAND ALTERATION IS PROPOSED

ANY AREAS DEDICATED FOR CONSERVATION EASEMENTS, PARKS, OR RESERVED PUBLIC USE AND A DESCRIPTION OF SUCH GOVERNING CONDITIONS; NO NEW AREAS AS SUCH ARE PROPOSED

ALL CERTIFICATIONS AS REQUIRED;



DAVID EDWARD ZAYAS, LLC, AIA • 3103 PHILMONT AVENUE, HUNTINGDON VALLEY, PA. 19006 • (215) 779 - 8448 •

PLAN OF MINOR SUBDIVISION
361-367 UNION ALLEY
POTTSTOWN PA

CLIENT REVIEW ☐
PERMIT ☒
BIDDING ☐
CONSTRUCTION ☐

PROPOSED SUBDIVISION PLAN

DATE MAR 17, 2024
REVISIONS

2 OF 3