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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 12, 2024

Jim Fry, Borough Manager
206 Main Street
East Greenville, PA 18041

Re: MCPC #24-0138-001
Plan Name: Arlington Street Subdivision
(2 lots comprising 1.49 acres)
Situate: Werner Road (W), between Washington Street (S) and Edgeview Street (N)
Borough of East Greenville

Dear Mr. Fry:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 6, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Sal Lapio Homes, intends to create a 49,677 foot lot by combining four lots of land, parcels #060000024006, #060000020001, #060000016005, and #060000012009. A 15,263 square foot lot, parcel #060000064002, is also included on the subdivision plan. The submitted plan indicates that each lot is proposed for occupation by a single-family detached dwelling. Both lots are within the R-1 Low-Density Residential District.

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 concern that the applicant and borough may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

Although many requirements of East Greenville Borough Subdivision and Land Development Ordinance are not included on the submitted plan, such as sidewalks as required by §85-57, the application does not appear to provide information related to requested waivers. Waiver requests must be included with preliminary plan

submissions, pursuant to §84-25, Preliminary Plan Filing and Review Procedure. In accordance with §84-34, Waiver Requests, the applicant is required to submit the following information for each requested waiver:

A. State the grounds and facts of unreasonableness or hardship on which the request is based or the public benefit of an alternative design standard;

B. List the provision(s) of the ordinance involved; and

C. State the minimum modification necessary.

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 (*#24-0138-001*) on any plans submitted for final recording.

Sincerely,

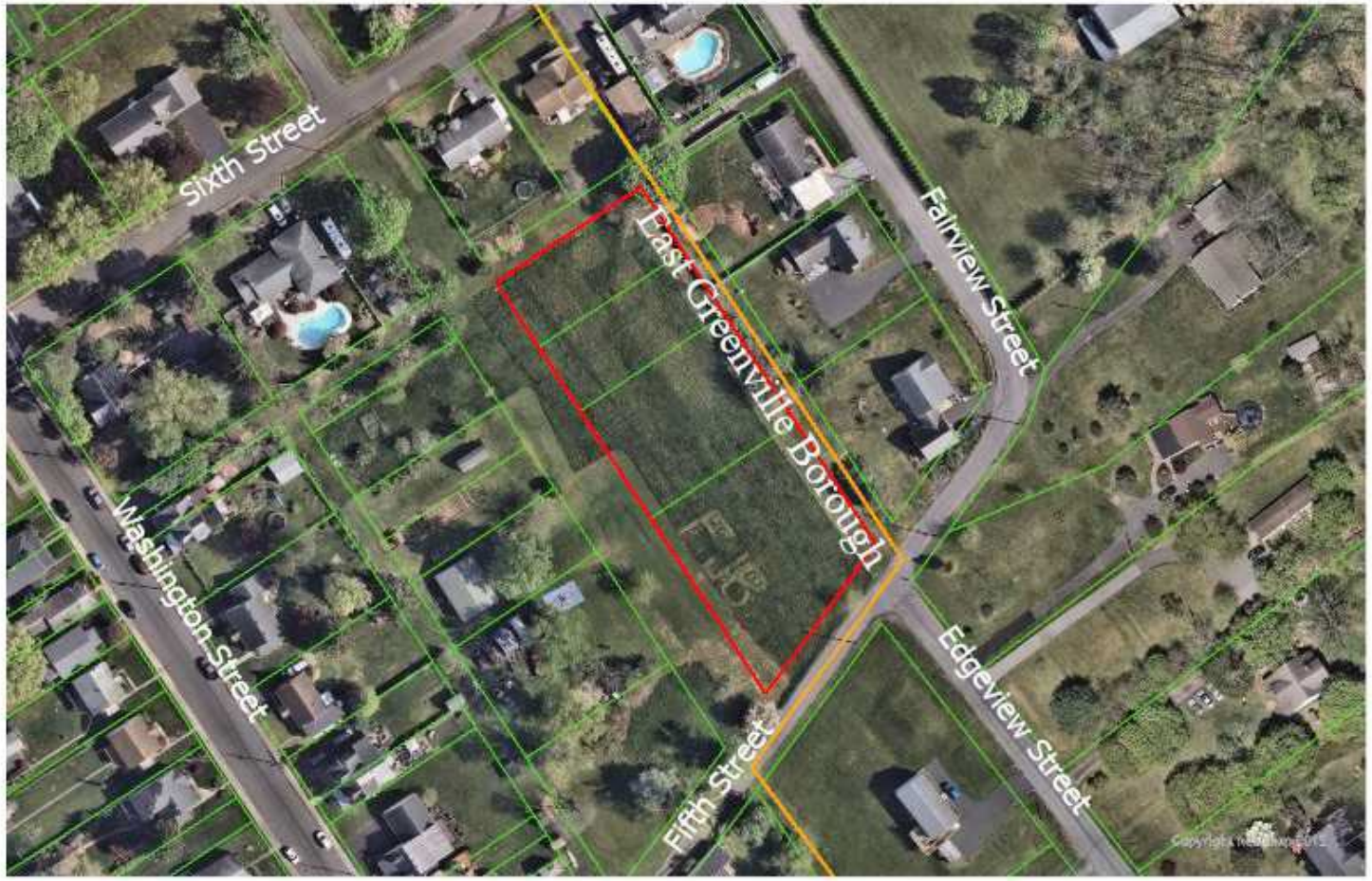
Timothy Konetchy

Timothy Konetchy, Senior Community Planner
Timothy.Konetchy@montgomerycountypa.gov - 610.292.4917

c: Steve Lampmann, Representative of Sal Lapio Homes (applicant)
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

ATTACHMENT A: AERICAL IMAGE OF SITE



Arlington Subdivision
MCPC#240138001

ATTACHMENT B: REDUCED COPY OF APPLICANT'S PROPOSED SITE PLAN

