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PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 3, 2025

Stephanie Cecco, Borough Manager
Borough of Conshohocken
400 Fayette Street, Suite 200
Conshohocken, Pennsylvania 19428

Re: MCPC #24-0268-001
Plan Name: 440 East 9th Avenue
2 lots/ 2 DU's comprising 0.192 acre (8400 sf)
Situate: 440 East 9th Avenue
Borough of Conshohocken

Dear Ms. Cecco:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 504 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested in an electronic submission received in this office on December 4, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Catania Construction, of Plymouth Meeting, PA has submitted for review a subdivision and land development plan proposing the subdivision of a tract into 2 new lots, and the construction of two single-family detached dwellings on two lots. The two-story dwellings have front porches, rear decks and rear garages with access available from the alley connecting to Righter Street. The plan shows the demolition of an existing dwelling and other structures on the lot, and the preservation and protection of an existing 26" tree (unknown species). The development tract is Tax Parcel 05-00-06904-0-3 that lies in the BR-1 Borough Residential District One and is subject to the HRC-Historic Residential Conservation Overlay District.

The BR-1 District requires a minimum lot area of 4,000 square feet and a minimum lot width of 40 feet. On August 29, 2024, the Conshohocken Zoning Hearing Board granted the applicant a variance from the required minimum lot width; the plan proposes a lot width of 30ft. for both lots.

Comprehensive Plan Compliance

The redevelopment of this property is consistent with the goals and intent of *MONTCO 2040: A Shared Vison*, the Montgomery County Comprehensive Plan, 2015. The Future Land Use Map designates this developed area of the borough as 'Village-Residential'. The development of a small lot, single-family residential home supports the future land use vision. The development plan appears generally consistent with the Conshohocken Borough Comprehensive Plan Update, 2018. It supports residential infill development in the community, provided the new residential units respect the existing character of the neighborhood.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however in the course of our review we have identified the issue of soil disturbance within the tree protection zone of a tree designated for preservation, which we believe the borough should consider in its assessment of the applicant's proposal.

REVIEW COMMENTS

Proposed Grading Within the Tree Protection Zone on Lot #1

The applicant's Erosion Control Plan shows a tree protection zone (TPZ) for a 26" tree on Lot #1's property boundary and the proposed tree protection fence for the tree. The plan shows a grade change within the TPZ of over 1 ½ ft. of 'cut'. The plan shows the proposed 100' contour in the tree protection zone and within 3 ft. of the center of tree trunk and the 102' contour. The proposed grading change with over ***1 foot of soil removed*** within the dripline of an established large tree is detrimental to the tree's health and longevity. According to International Society of Arboriculture, ninety-five percent of the tree's living roots are in the upper 24" of the soil and leaving this area undisturbed is critical for the tree. We recommend the grading plan be modified to respect the integrity of the tree protection zone and ensure that no soil is disturbed in the TPZ.

CONCLUSION

We recommend the borough address the above tree-protection comment to its satisfaction. Please note that the review comments and recommendation contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

The MCPC number #24-0268-001 has been set aside for the applicant's plan. If any subsequent plans are submitted for final recording, this MCPC number should appear on the applicant sheets within the plans in the box reserved for the seal of this agency.

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.

Sincerely,

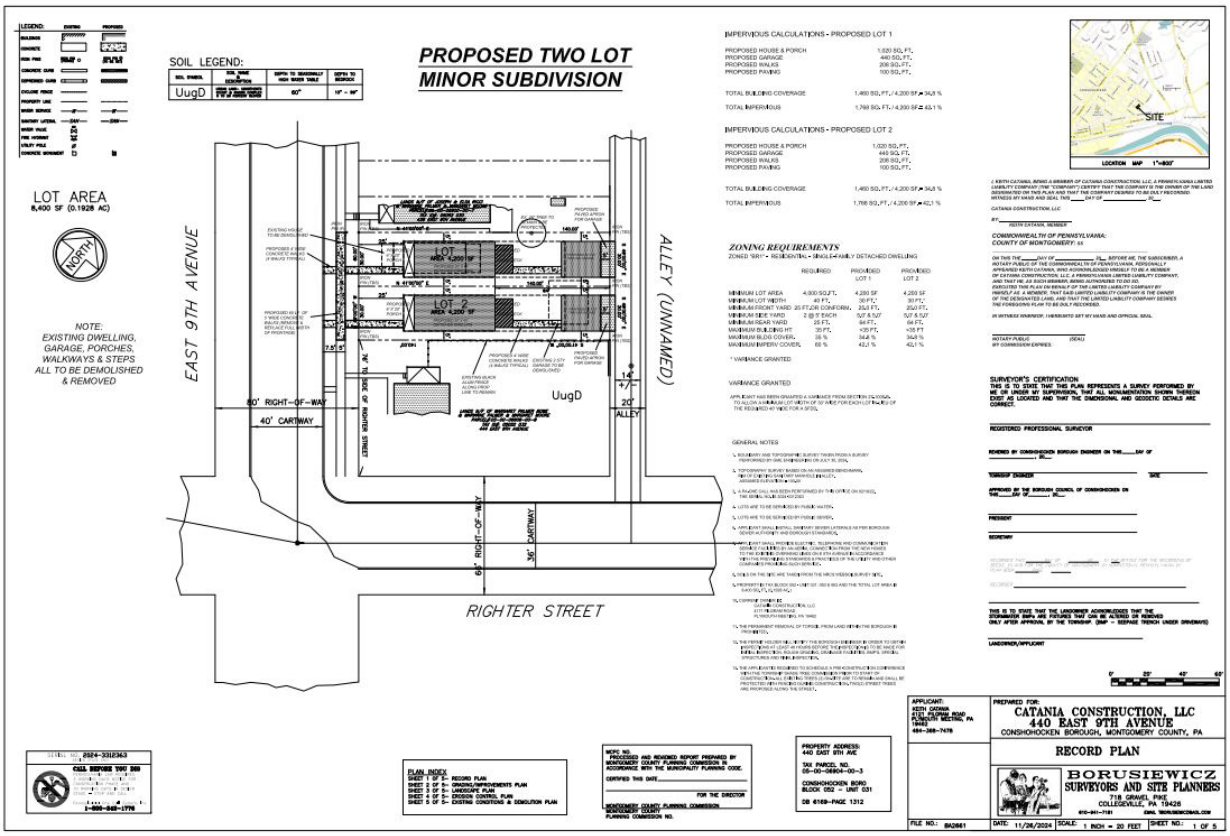
Barry W. Jeffries

Barry W Jeffries, ASLA, Senior Design Planner
bjeffrie@montcopa.org - 610-278-3444

c: Keith Catania/Catania Construction, LLC, Applicant
Mark Danek, Applicant's Representative
Chair, Conshohocken Borough Planning Commission



440 East Ninth Avenue
MCPC#240268001


PROPOSED TWO LOT
MINOR SUBDIVISION
SOIL LEGEND:
UugD
LOT AREA
8,400 SF (0.1928 AC)
NORTH
NOTE:
EXISTING DWELLING, GARAGE, PORCHES, WALKWAYS & STEPS ALL TO BE DEMOLISHED & REMOVED
EAST 9TH AVENUE
ALLEY (UNNAMED)
LOT 1
AREA 4,200 SF
LOT 2
AREA 4,200 SF
UugD
40' RIGHT-OF-WAY
40' CARTWAY
20' ALLEY
65' RIGHT-OF-WAY
36' CARTWAY
RIGHTER STREET
IMPERVIOUS CALCULATIONS - PROPOSED LOT 1
PROPOSED HOUSE & PORCH 1,020 SQ. FT.
PROPOSED GARAGE 440 SQ. FT.
PROPOSED WALKS 208 SQ. FT.
PROPOSED PAVING 100 SQ. FT.
TOTAL BUILDING COVERAGE 1,460 SQ. FT. / 4,200 SF = 34.8 %
TOTAL IMPERVIOUS 1,768 SQ. FT. / 4,200 SF = 42.1 %
IMPERVIOUS CALCULATIONS - PROPOSED LOT 2
PROPOSED HOUSE & PORCH 1,020 SQ. FT.
PROPOSED GARAGE 440 SQ. FT.
PROPOSED WALKS 208 SQ. FT.
PROPOSED PAVING 100 SQ. FT.
TOTAL BUILDING COVERAGE 1,460 SQ. FT. / 4,200 SF = 34.8 %
TOTAL IMPERVIOUS 1,768 SQ. FT. / 4,200 SF = 42.1 %
ZONING REQUIREMENTS
ZONED "SR1" - RESIDENTIAL - SINGLE-FAMILY DETACHED DWELLING
REQUIRED PROVIDED LOT 1 PROVIDED LOT 2
MINIMUM LOT AREA 4,000 SQ.FT. 4,200 SF 4,200 SF
MINIMUM LOT WIDTH 40 FT. 30 FT.* 30 FT.*
MINIMUM FRONT YARD 25 FT.(OR CONFORM) 25.0 FT. 25.0 FT.
MINIMUM SIDE YARD 2 @ 5' EACH 5.0' & 5.0' 5.0' & 5.0'
MINIMUM REAR YARD 25 FT. 64 FT. 64 FT.
MAXIMUM BUILDING HT 35 FT. <35 FT. <35 FT
MAXIMUM BLDG COVER. 35 % 34.8 % 34.8 %
MAXIMUM IMPERV COVER. 60 % 42.1 % 42.1 %
* VARIANCE GRANTED
VARIANCE GRANTED
GENERAL NOTES
SITE PLAN INDEX
SHEET 1 OF 5 - RECORD PLAN
SHEET 2 OF 5 - GRADING/IMPROVEMENTS PLAN
SHEET 3 OF 5 - LANDSCAPE PLAN
SHEET 4 OF 5 - EROSION CONTROL PLAN
SHEET 5 OF 5 - EXISTING CONDITIONS & DEMOLITION PLAN
PROPERTY ADDRESS:
440 EAST 9TH AVE
CONSHOHOCKEN BORO
TAX PARCEL NO.
05-00-06804-00-3
CONSHOHOCKEN BORO
BLOCK 052 - UNIT 031
DB 6169-PAGE 1312
APPLICANT:
KEITH CATANIA
4120 VILLANOVA ROAD
PLYMOUTH MEETING, PA
19462
484-368-7478
PREPARED FOR:
CATANIA CONSTRUCTION, LLC
440 EAST 9TH AVENUE
CONSHOHOCKEN BOROUGH, MONTGOMERY COUNTY, PA
RECORD PLAN
BORUSIEWICZ
SURVEYORS AND SITE PLANNERS
718 GRAVEL PIKE
COLLEGEVILLE, PA 19426
FILE NO.: BA2661
DATE: 11/26/2024
SCALE: 1 INCH = 20 FEET
SHEET NO.: 1 OF 5