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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 28, 2025

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

Re: MCPC #24-0276-001
Plan Name: Conshohocken Italian Bakery Subdivision & Lot Consolidation
for 79, 83 Jones Street & 607 & 613 Spring Mill Avenue
3 lots/ totaling 23,049 S. F. (0.529 acres)
Situate: East Hector St (north)/ Jones Street (west)
Borough of Conshohocken

Dear Ms. Cecco:

We have reviewed the above-referenced subdivision and land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 20, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, LaFamiglia I. LP, has submitted for review a subdivision plan that proposes the re-subdivision of 5 tax parcels by the elimination of certain lot lines and the consolidation of certain lot areas, resulting in 3 new lots. The new lots are 'Proposed Lot A'- 17,945 S.F.; 'Proposed Lot 'B'- 3,792 S.F.; and 'Proposed Lot 'C'- 1,312 S.F. The properties take access to Spring Mill Avenue, Jones Street, and East Hector Street. The subject tax parcels are: Tax Parcel: 05-00-09756-00-4 (2,982 SF); Tax Parcel: 05-00-06056-00-5, (4,704 SF); Tax Parcel: 05-00-06056-00-9, (2,954 SF); Tax Parcel:05-00-09764, (7,200 SF); Tax Parcel: 05-00-09768-00-1, (1,439 SF). The subject parcels are in the BR-1 Borough Residential District One. The plan notes indicate several significant observations recorded in the survey: the building at 79 Jones Street crosses the property boundary by 6.9 ft on the east and 5.5 ft. on the western boundary and several other instances where structures cross certain property boundaries.

The applicant's submission includes the Conshohocken Zoning Hearing Board decision of December 14, 2014, granting 9 variances and a special exception to the applicant. Among the variances granted was

relief from Section 27-703.E. that permitted the expansion of a non-conforming use onto a different property

RECOMMENDATION & COMMENT

The Montgomery County Planning Commission (MCPC) has reviewed the lot consolidation plan and we have not identified any significant land use, transportation, design or other issues that should be addressed in the consideration of this proposal. Therefore, we have no substantive comments. Nevertheless, the municipal staff should ensure that the proposal meets all appropriate municipal land use regulations and other codes prior to granting approval.

CONCLUSION

We have no substantive comments to offer and generally support the proposed lot consolidation plan. 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.

Please be aware that the MCPC number #24-0276-001 has been set aside for the applicant' 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

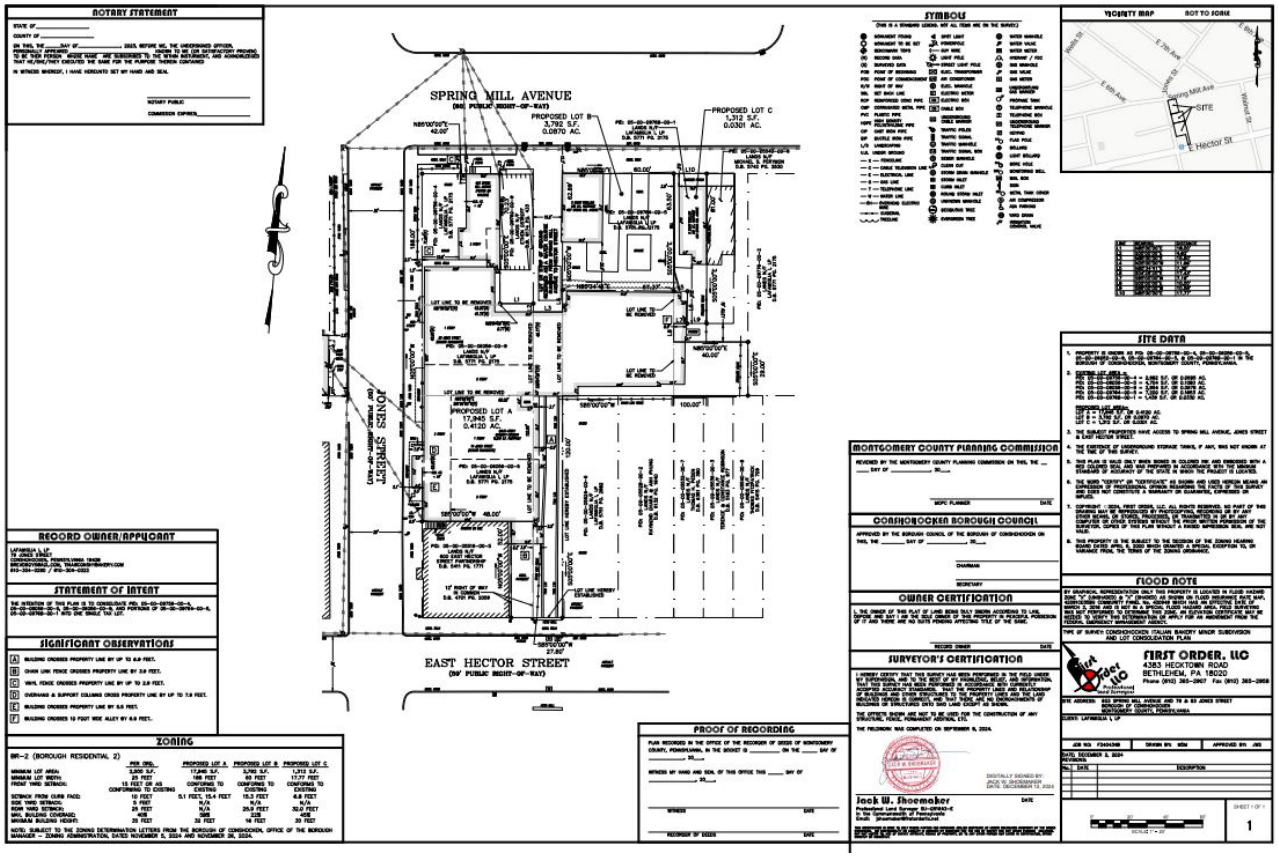
Barry W Jeffries, ASLA, Senior Design Planner
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(610) 278-3444

Chair, Boro Planning Commission
Michael Peters, Esq., Conshohocken Boro Solicitor
Karen MacNair, Boro Engineer
Lafamiglia I, LP, Applicant
Tina Gambone, Applicant's Rep

ATTACHMENTS A & B



Conshohocken Italian Bakery
MCPC#240276001


NOTARY STATEMENT
SPRING MILL AVENUE
(50' PUBLIC RIGHT-OF-WAY)
PROPOSED LOT B
3,792 S.F.
0.0870 AC.
PROPOSED LOT C
1,312 S.F.
0.0301 AC.
PROPOSED LOT A
17,945 S.F.
0.4120 AC.
JONES STREET
(40' PUBLIC RIGHT-OF-WAY)
EAST HECTOR STREET
(50' PUBLIC RIGHT-OF-WAY)
SYMBOLS
VICINITY MAP
NOT TO SCALE
SITE
E Hector St
RECORD OWNER/APPLICANT
STATEMENT OF INTENT
SIGNIFICANT OBSERVATIONS
ZONING
MONTGOMERY COUNTY PLANNING COMMISSION
CONSHOHOCKEN BOROUGH COUNCIL
OWNER CERTIFICATION
SURVEYOR'S CERTIFICATION
PROOF OF RECORDING
SITE DATA
FLOOD NOTE
FIRST ORDER, LLC
4383 HECKTOWN ROAD
BETHLEHEM, PA 18020
Phone (610) 365-2907 Fax (610) 365-2958
Jack W. Shoemaker
SHEET 1 OF 1