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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 24, 2025

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

Re: MCPC #25-0017-001
Plan Name: 113 West 8Th Avenue
1 lots/ 3 DUs/ 0.16 acres)
Situate: West 8th Ave (south) / Forest 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 January 25, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Ratoskey & Trainor Inc., East Norriton, PA has submitted for review a subdivision and land development plan that proposes the construction of a new multi-family residential building with 3 apartments on a 0.16 acre development tract. The plan shows the demolition of an existing 1,350 sq. ft. brick structure and a small adjacent structure. It appears that the property's use was both as a commercial use (beauty salon) and 2 residential units.

The proposed 3-story, multi-family building will have one residential unit occupying its own floor with 1,400 square feet of space per unit. The plan shows a 6-bay parking lot in the rear of the proposed apartment building with vehicular access available from the rear alley (un-named). The development tract is Tax Parcel # 05-00-00692-005 and is situated in the BR-1 District (Borough-Residential-1).

The applicant's submission includes the Conshohocken Zoning Hearing Board decision from a May 20, 2024 hearing in which the applicant was granted a variance from Section 27-1002- to permit a multi-family

dwelling where such a land use is not permitted and a Special Exception, pursuant from Section 27-703.B(1) to permit a change in a prior-existing non-conforming use.

RECOMMENDATION & COMMENT

The Montgomery County Planning Commission (MCPC) has reviewed the development plan for the multi-family building, 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.

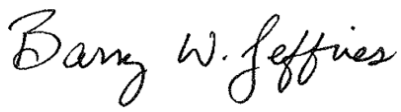
CONCLUSION

We generally support the proposed development plan and have no comments to offer the borough in its review of this proposal. Please note that any 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 #25-0017-001 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, ASLA, Senior Design Planner bjeffrie@montgomerycountypa.gov

(610) 278-3444

Chair, Conshohocken Boro Planning Commission
Michael Peters, Conshohocken Borough Solicitor
Karen MacNair, Conshohocken Borough Engineer
Bradford Grauel, Applicant's Representative

ATTACHMENTS A & B

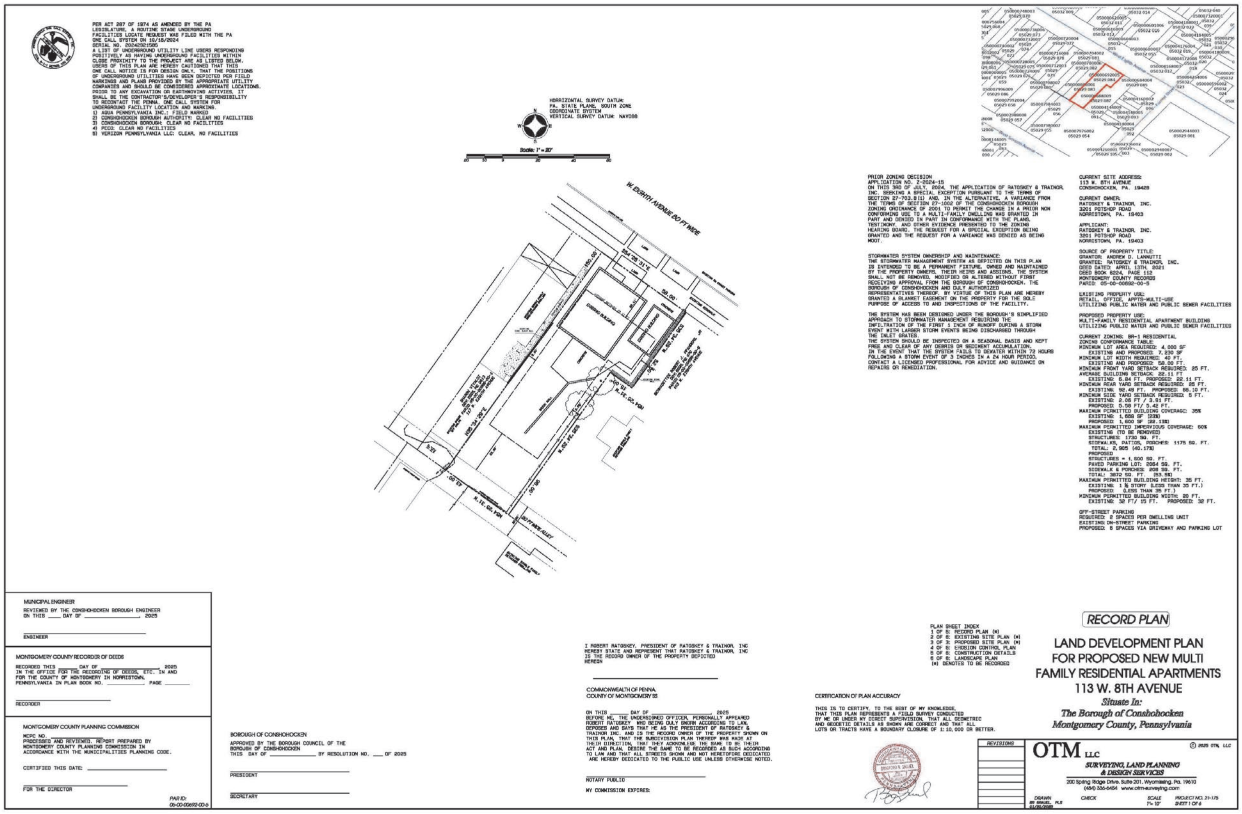


113 West 8th Ave
MCPC#250017001

Montgomery County Planning Commission
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www.montcopa.org/plancom
Aerial photography provided by Nearmap

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RECORD PLAN
LAND DEVELOPMENT PLAN
FOR PROPOSED NEW MULTI
FAMILY RESIDENTIAL APARTMENTS
113 W. 8TH AVENUE
Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania
OTM LLC
SURVEYING, LAND PLANNING
& DESIGN SERVICES
200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
(484) 336-6454 www.otm-surveying.com
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SCALE
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