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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

Date: April 14, 2025

E.J. Mentry, Township Manager
Lower Providence Township
100 Parklane Dr
Eagleville, PA 19403

Re: MCPC # 25-0061-001
Plan Name: 607 N Trooper Road Minor Subdivision
(1 lots comprising 3.032 gross acres)
Situate: 607 N Trooper Rd
Lower Providence Township

Dear Mr. Mentry:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 14, 2025. We forward this letter as a report of our review.

BACKGROUND

The subject parcel (#43-00-15376-00-7) lies fully within the R-2 zoning district and contains one detached, single-family home and a 984 sf accessory structure (a barn). The driveway to the existing home provides access from N. Trooper Rd. The applicant, Ratoskey & Trainor, Inc., proposes to subdivide said parcel into two lots and build a new detached, single-family home and driveway on the newly-created lot. The proposed Lot 1 (north lot) measures 83,103.74 sf (2.14 ac) and contains the existing single-family home and driveway. Proposed Lot 2 (south lot) measures 34,697.47 sf (0.89 ac) and is the site of the existing barn and proposed single-family home and proposed driveway. Accompanying the proposed driveway is a proposed new curb cut on N. Trooper Road.

Other improvements include removing the existing septic tank and installing a sewer line for both homes. The site lies within a floodplain (legally nonconforming), and the plan states the riparian buffer will not be disturbed during the improvements. The applicant has requested seven waivers from the township's subdivision and land development ordinance (SALDO), including a waiver of the minimum 200 ft distance required between adjacent driveways and relief from the requirement to install a curb and sidewalk along the lot frontage.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision places the subject parcel within the Suburban Residential land use designation (pp. 81, 87), as does the *Lower Providence Township Comprehensive Plan: A Path to the Future* (p. 137). In both plans, the hallmark of this future land use designation is the detached, single-family home, making the proposed subdivision and land development consistent with both plans in terms of land use.

The applicant's request for a waiver from the sidewalk requirement, however, is not supported by the township's or county's comprehensive plan. Each plan emphasizes the importance of sidewalks in providing safe walkability between neighborhoods. *Montco 2040* sets a goal to "advocate for more sidewalks and pedestrian-oriented design of developments" (p. 18) and states that "sidewalks and crosswalks should be provided in all growth areas, including . . . suburban residential" (p. 18). Goal 19 in the *Lower Providence Township Comprehensive Plan* is to "improve the safety and connectivity of walking routes in the township" (p. 104). Specifically referencing the Suburban Residential land use, the plan states that "any small sidewalk gap or missing crosswalk that would connect two existing areas of sidewalk should also be prioritized" (p. 137).

We recognize that the parcel lies not within a "small" sidewalk gap but a sizeable one (over 2,200 ft). However, the portion of this gap on the north side of the parcel is just 135 ft to an existing sidewalk, which is part of a much larger network of sidewalks that can be used to walk seamlessly all the way to Norristown (see Attachment C). Because both the township and county comprehensive plans are unequivocal on the importance of sidewalks within the Suburban Residential land use designation, we advise against granting the requested waiver.

RECOMMENDATION AND COMMENTS

Overall, the Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, we have identified the following issue(s) that the applicant and township should consider prior to final plan approval. Our comments are as follows:

WAIVERS

A. Sidewalks

1. As previously mentioned, both the township and county comprehensive plans are clear on their guidance for sidewalks. We strongly recommend that the township not grant the applicant's requested waiver of the sidewalk requirement.

SITE PLAN

A. Septic Tank Removal

1. The site plan indicates that the septic tank will be removed. Ensure that the applicant follows the Montgomery County Office of Public Health's permitting process and guidelines for the safe

decommissioning of septic tanks. https://www.montgomerycountypa.gov/536/On-Lot-Sewage-Permitting

B. Riparian Buffer

1. The plan set states that the riparian buffer will not be disturbed. We recommend there be more details to elaborate on the precautions that will be taken to prevent disturbance of the riparian buffer with measures for mitigating and preventing any disturbance.

LANDSCAPE PLAN

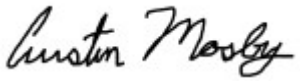
A. The landscape plan does not appear to specify which trees from the Street Tree Plant Schedule are being planted where.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; we believe that our suggested revisions will help Lower Providence Township achieve its long-range planning objectives. Please note that the review comments and recommendations contained in this report are advisory to the municipality. Final disposition for the approval of any proposal shall 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 (25-0061-001) on any plans submitted for final recording.

Sincerely,



Austin Mosby
Planner I
Montgomery County Planning Commission
(610) 278-3529
austin.mosby@montgomerycountypa.gov

c: Ratoskey & Trainor, Inc., Applicant
Michael Mrozinski, Lower Providence Township

Susan LePenta, Chair, Lower Providence Township Planning Commission
Scott Burton, PennDOT (scburton@pa.gov)
Paul Lutz, PennDOT (plutz@pa.gov)

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan
Attachment C: DVRPC Sidewalk Network Visual

ATTACHMENTS



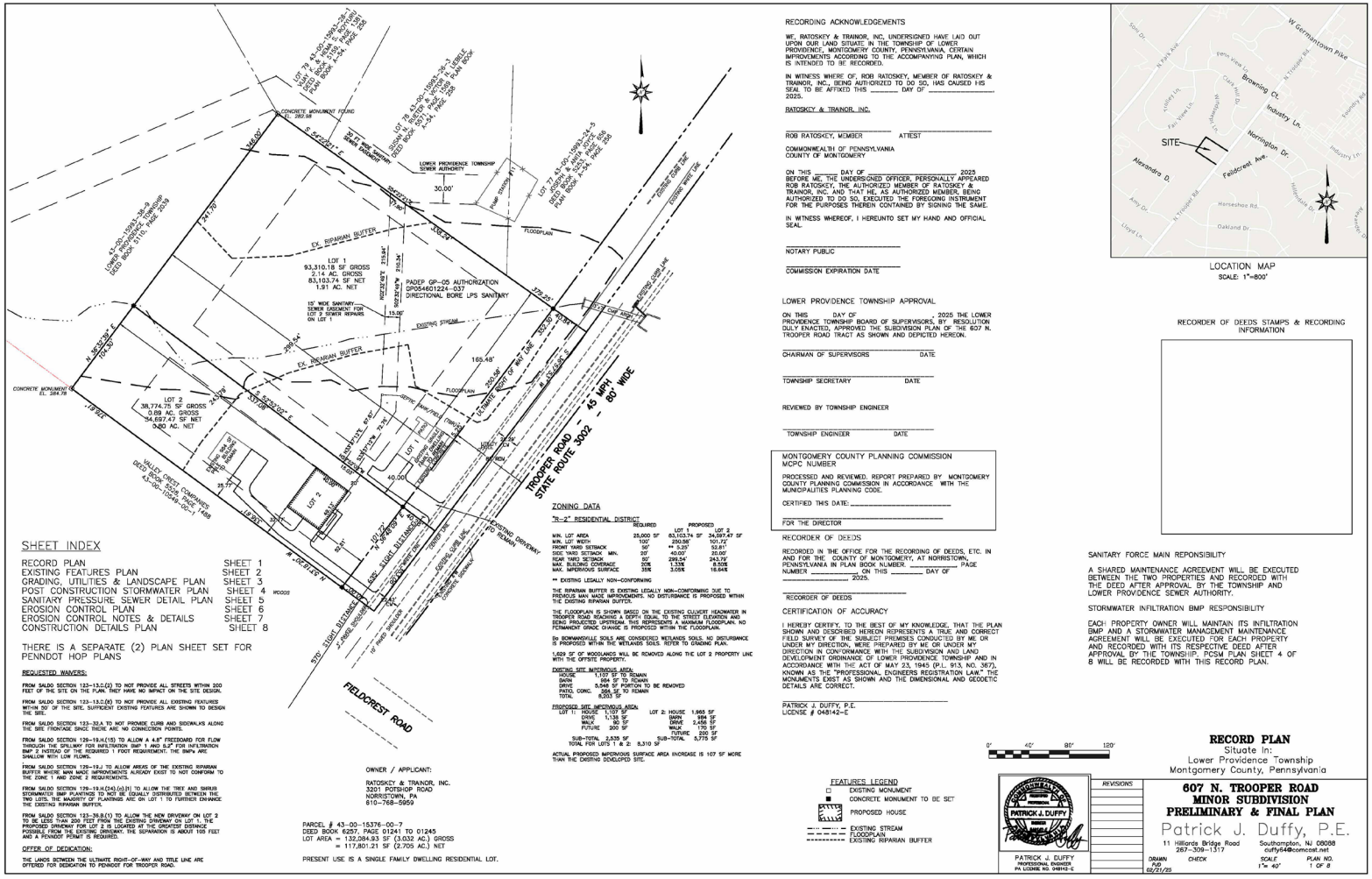
607 North Trooper Road Minor Subdivision
MCPC#250061001

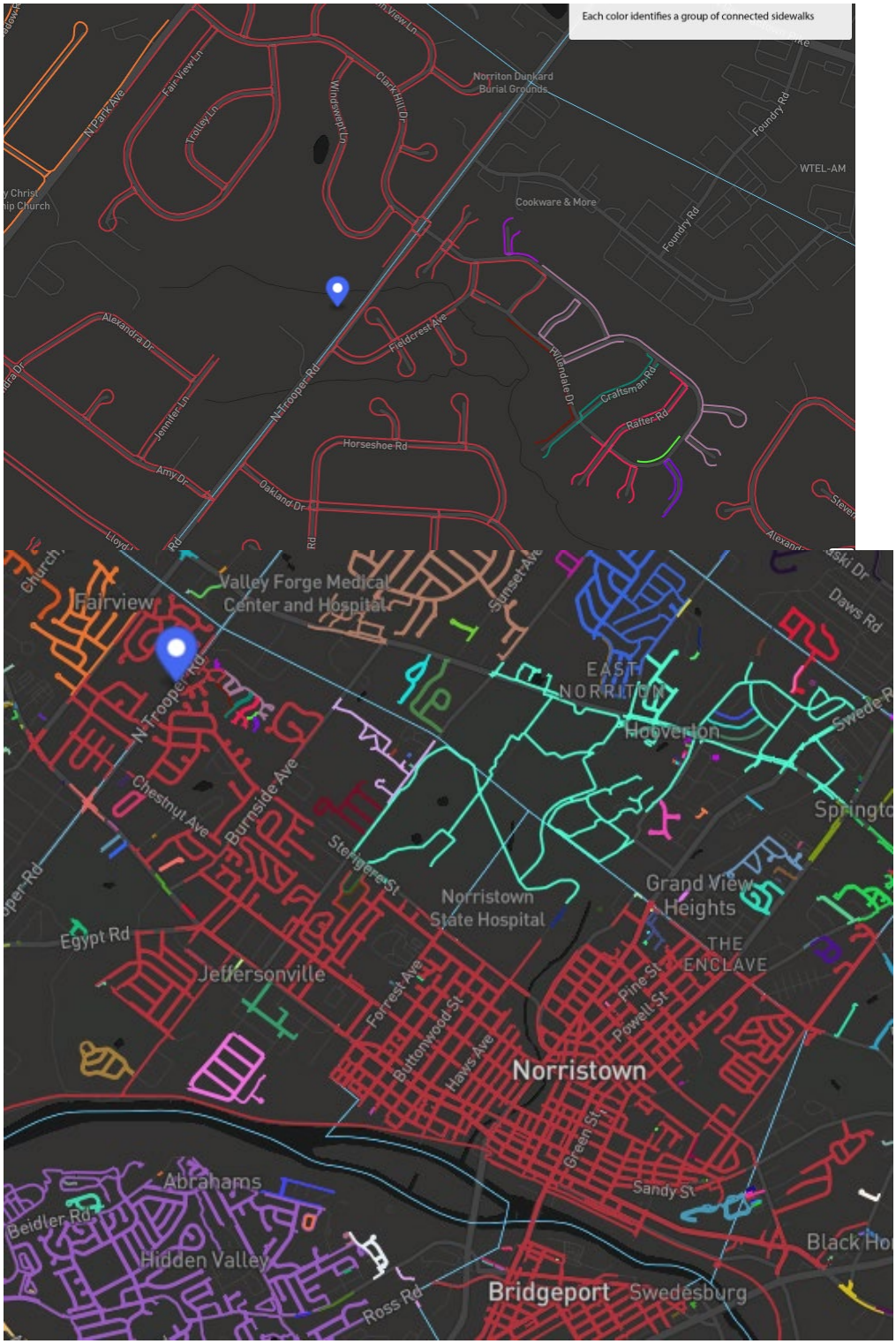
Montgomery County Planning Commission

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


SHEET INDEX
RECORD PLAN SHEET 1
EXISTING FEATURES PLAN SHEET 2
GRADING, UTILITIES & LANDSCAPE PLAN SHEET 3
POST CONSTRUCTION STORMWATER PLAN SHEET 4
SANITARY PRESSURE SEWER DETAIL PLAN SHEET 5
EROSION CONTROL PLAN SHEET 6
EROSION CONTROL NOTES & DETAILS SHEET 7
CONSTRUCTION DETAILS PLAN SHEET 8
THERE IS A SEPARATE (2) PLAN SHEET SET FOR PENNDOT HOP PLANS
REQUESTED WAIVERS:
OFFER OF DEDICATION:
LOT 1
93,310.18 SF GROSS
2.14 AC. GROSS
83,103.74 SF NET
1.91 AC. NET
LOT 2
38,774.75 SF GROSS
0.89 AC. GROSS
34,697.47 SF NET
0.80 AC. NET
PADEP GP-05 AUTHORIZATION
GP054601224-037
DIRECTIONAL BORE LPS SANITARY
TROOPER ROAD - STATE ROUTE 3002 - 45 MPH - 80' WIDE
FELDCREST ROAD
EX. RIPARIAN BUFFER
FLOODPLAIN
EXISTING STREAM
EXISTING DRIVEWAY TO REMAIN
PROPOSED DRIVEWAY
PROPOSED HOUSE
OWNER / APPLICANT:
RATOSKEY & TRAINOR, INC.
3201 POTSHOP ROAD
NORRISTOWN, PA
610-768-9959
PARCEL # 43-00-15376-00-7
DEED BOOK 6257, PAGE 01241 TO 01245
LOT AREA = 132,084.83 SF (3.032 AC.) GROSS
= 117,801.21 SF (2.705 AC.) NET
PRESENT USE IS A SINGLE FAMILY DWELLING RESIDENTIAL LOT.
ZONING DATA
"R-2" RESIDENTIAL DISTRICT
REQUIRED
PROPOSED LOT 1
PROPOSED LOT 2
MIN. LOT AREA 20,000 SF 83,103.74 SF 34,697.47 SF
MIN. LOT WIDTH 100' 250.58' 101.72'
FRONT YARD SETBACK 30' ** 5.25' 52.81'
SIDE YARD SETBACK MIN. 20' 40.00' 20.00'
REAR YARD SETBACK 50' 298.54' 243.74'
MAX. BUILDING COVERAGE 20% 1.33% 8.50%
MAX. IMPERVIOUS SURFACE 35% 3.05% 16.64%
** EXISTING LEGALLY NON-CONFORMING
THE RIPARIAN BUFFER IS EXISTING LEGALLY NON-CONFORMING DUE TO PREVIOUS MAN MADE IMPROVEMENTS. NO DISTURBANCE IS PROPOSED WITHIN THE EXISTING RIPARIAN BUFFER.
THE FLOODPLAIN IS SHOWN BASED ON THE EXISTING CULVERT HEADWATER IN TROOPER ROAD REACHING A DEPTH EQUAL TO THE STREET ELEVATION AND BEING PROJECTED UPSTREAM. THIS REPRESENTS A MAXIMUM FLOODPLAIN. NO PERMANENT GRADE CHANGE IS PROPOSED WITHIN THE FLOODPLAIN.
SO BOWMANSVILLE SOILS ARE CONSIDERED WETLANDS SOILS. NO DISTURBANCE IS PROPOSED WITHIN THE WETLANDS SOILS. REFER TO GRADING PLAN.
1,629 SF OF WOODLANDS WILL BE REMOVED ALONG THE LOT 2 PROPERTY LINE WITH THE OFFSITE PROPERTY.
EXISTING SITE IMPERVIOUS AREA:
HOUSE 1,727 SF TO REMAIN
SHDW 994 SF TO REMAIN
DRIVE 5,548 SF PORTION TO BE REMOVED
PATIO, CONC. 584 SF TO REMAIN
TOTAL 8,253 SF
PROPOSED SITE IMPERVIOUS AREA:
LOT 1: HOUSE 1,727 SF
DRIVE 1,138 SF
WALK 90 SF
FUTURE 200 SF
SUB-TOTAL 2,535 SF
TOTAL FOR LOTS 1 & 2: 8,310 SF
LOT 2: HOUSE 1,993 SF
SHDW 994 SF
DRIVE 2,458 SF
WALK 170 SF
FUTURE 200 SF
SUB-TOTAL 5,775 SF
ACTUAL PROPOSED IMPERVIOUS SURFACE AREA INCREASE IS 107 SF MORE THAN THE EXISTING DEVELOPED SITE.
RECORDING ACKNOWLEDGEMENTS
WE, RATOSKEY & TRAINOR, INC., UNDERSIGNED HAVE LAID OUT UPON OUR LAND SITUATE IN THE TOWNSHIP OF LOWER PROVIDENCE, MONTGOMERY COUNTY, PENNSYLVANIA, CERTAIN IMPROVEMENTS ACCORDING TO THE ACCOMPANYING PLAN, WHICH IS INTENDED TO BE RECORDED.
IN WITNESS WHERE OF, ROB RATOSKEY, MEMBER OF RATOSKEY & TRAINOR, INC., BEING AUTHORIZED TO DO SO, HAS CAUSED HIS SEAL TO BE AFFIXED THIS _____ DAY OF _____ 2025.
RATOSKEY & TRAINOR, INC.
ROB RATOSKEY, MEMBER ATTEST
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
ON THIS DAY OF 2025 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ROB RATOSKEY, THE AUTHORIZED MEMBER OF RATOSKEY & TRAINOR, INC. AND THAT HE, AS AUTHORIZED MEMBER BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE SAME.
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
COMMISSION EXPIRATION DATE
LOWER PROVIDENCE TOWNSHIP APPROVAL
ON THIS DAY OF 2025 THE LOWER PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS, BY RESOLUTION DULY ENACTED, APPROVED THE SUBDIVISION PLAN OF THE 607 N. TROOPER ROAD TRACT AS SHOWN AND DEPICTED HEREON.
CHAIRMAN OF SUPERVISORS DATE
TOWNSHIP SECRETARY DATE
REVIEWED BY TOWNSHIP ENGINEER
TOWNSHIP ENGINEER DATE
MONTGOMERY COUNTY PLANNING COMMISSION
MCPC NUMBER
PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE: _____
FOR THE DIRECTOR
RECORDER OF DEEDS
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK NUMBER _____ PAGE NUMBER _____ ON THIS _____ DAY OF _____ 2025.
RECORDER OF DEEDS
CERTIFICATION OF ACCURACY
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PLAN SHOWN AND DESCRIBED HEREON REPRESENTS A TRUE AND CORRECT FIELD SURVEY OF THE SUBJECT PREMISES CONDUCTED BY ME OR UNDER MY DIRECTION, WERE PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF LOWER PROVIDENCE TOWNSHIP AND IN ACCORDANCE WITH THE ACT OF MAY 23, 1945 (P.L. 913, NO. 367), KNOWN AS THE "PROFESSIONAL ENGINEERS REGISTRATION LAW." THE MONUMENTS EXIST AS SHOWN AND THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.
PATRICK J. DUFFY, P.E.
LICENSE # 048142-E
FEATURES LEGEND
EXISTING MONUMENT
CONCRETE MONUMENT TO BE SET
PROPOSED HOUSE
EXISTING STREAM
FLOODPLAIN
EXISTING RIPARIAN BUFFER
LOCATION MAP
SCALE: 1"=800'
SITE
W Germantown Pike
Browning Ct.
Industry Ln.
Norrington Dr.
Feldcrest Ave.
Alexandra Ct.
N Trooper Rd.
Horseshoe Rd.
Oakland Dr.
RECORDER OF DEEDS STAMPS & RECORDING INFORMATION
SANITARY FORCE MAIN REPONSIBILITY
A SHARED MAINTENANCE AGREEMENT WILL BE EXECUTED BETWEEN THE TWO PROPERTIES AND RECORDED WITH THE DEED AFTER APPROVAL BY THE TOWNSHIP AND LOWER PROVIDENCE SEWER AUTHORITY.
STORMWATER INFILTRATION BMP RESPONSIBILITY
EACH PROPERTY OWNER WILL MAINTAIN ITS INFILTRATION BMP AND A STORMWATER MANAGEMENT MAINTENANCE AGREEMENT WILL BE EXECUTED FOR EACH PROPERTY AND RECORDED WITH ITS RESPECTIVE DEED AFTER APPROVAL BY THE TOWNSHIP. PCSM PLAN SHEET 4 OF 8 WILL BE RECORDED WITH THIS RECORD PLAN.
0' 40' 80' 120'
PATRICK J. DUFFY
PROFESSIONAL ENGINEER
PA LICENSE NO. 048142-E
REVISIONS
RECORD PLAN
Situate In:
Lower Providence Township
Montgomery County, Pennsylvania
607 N. TROOPER ROAD
MINOR SUBDIVISION
PRELIMINARY & FINAL PLAN
Patrick J. Duffy, P.E.
11 Hillards Bridge Road
Southampton, NJ 08088
267-309-1317
duffy64@comcast.net
DRAWN AJS 05/21/25
CHECK
SCALE 1"= 40'
PLAN NO. 1 OF 8



Sidewalk networks shown are color-coded. The project site (top) is part of the large, red network that runs without break throughout the Norristown/Bridgeport area (bottom). Source: Delaware Valley Regional Planning Commission. https://www.dvrpc.org/webmaps/sidewalk-gaps/