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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 11, 2025

Ms. Jayne Musonye, Director of Planning and Development
Municipality of Norristown
235 East Airy Street
Norristown, Pennsylvania 19401-5048

Re: MCPC #25-0107-001
Plan Name: 510 East Basin Street Sketch Plan
(3 lots comprising 0.20 acres)
Situate: Violet Street (east)/East Basin Street (south)
Municipality of Norristown

Dear Ms. Musonye:

We have reviewed the above-referenced sketch plan for subdivision/land development as you requested on May 16, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, HarpConn LLC., proposes to redevelop a parcel located within the Municipality's R-2 Residential Zoning District that currently features a single-family detached dwelling. The proposal would subdivide the lot to accommodate three rowhouses.

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 issues that the applicant and the Municipality should consider prior to preliminary plan submission. Our comments are as follows:

REVIEW COMMENTS

ACCESS CONSIDERATIONS

A. Public Alley: The plan indicates that the proposed units are fronted along, and will take access from, a public alley. However, Montgomery County Board of Assessment parcel data identifies this land as being under private ownership as part of the 5-lot subdivision at what had been 1050 Violet Street. Without access from the proposed alley and without securing an access easement from Grace Tabernacle Church, which owns

the property directly adjacent to the east between 510 East Basin Street and Thomas Street (identified as a paper street on the plan), the only access to the proposed units is from East Basin Street.

It is noted that the majority of units sited along East Basin Street between this site and Tremont Avenue have a front-yard driveway that takes access from East Basin Street. In support of being consistent with the Municipality's form-based zoning code's provisions for development in the R-2 Residence District, we recommend that the units proposed also provide front-yard access from East Basin Street.

B. Cross-Access Easements:

1. Sidewalks - The sketch plan identifies a shared sidewalk connection from each unit to a sidewalk along East Basin Street. Lot 3 will need access to Lots 1 and 2 and Lot 2 will need to pass through Lot 1. Because these properties are likely to be under separate ownership, we recommend that the Municipality require the applicant to secure a cross-property access easement for the three lots prior to granting plan approval.
2. Stormwater Management Operations and Maintenance - The proposed seepage bed spans across the three lots. We recommend that a maintenance easement should be executed to clarify the maintenance responsibilities of each lot owner whose property will contribute drainage to this system.

DIMENSIONAL CRITERIA

Per definition of Rowhouse in the Zoning Code's Definitions, Section 320-11, a rowhouse is defined as "a single-family attached dwelling up to 20 feet in width in a group of at least 3 units…". The minimum lot width for rowhouses in the R-2 District is 15 feet per interior and 20 feet per corner rowhouse unit. This suggests that the proposed development could be reconfigured to comply with the zoning dimensional criteria defined for the R-2 District. We ask the Municipality for its support with the recommendation above to reconfigure the lots to show access from East Basin Street for consistency with the Municipality's form-based zoning code.

STORMWATER MANAGEMENT

The plan identifies an underground seepage bed in the location also identified as "(2) 9'X18' parking spaces. We ask the applicant to confirm if the size and the label for the parking spaces is accurate. Also, recognizing that the Municipality is subject to Municipal Separate Storm Sewer System (MS4) regulations, we ask the Municipal Engineer to confirm that the proposed stormwater management seepage bed will function in a capacity that meets the requirements of the stormwater management ordinance provisions in Chapter 276 of the Municipal Code, while also accommodating the weight of vehicles.

PARKING

The plan identifies an underground seepage bed in the location also identified as "(2) 9'X18' parking spaces. We ask the applicant to confirm if the size of the parking area and the label for parking spaces is accurate. Based on the existing conditions, it does not appear that parking would be possible in this location.

TREE PLANTINGS

A. Street Trees: Although a formal landscape plan would not be required for this three-lot subdivision per Section 282-433.1.B of the Municipality's Subdivision and Land Development Ordinance (SALDO), the applicant's plans shall be required to show compliance with the applicable planting provisions.

Section 433.3.A.1) requires street trees to be planted along all existing streets when they abut the proposed development. We encourage the Municipality to require that the applicant provide at least one street tree along East Basin Street.

B. Replacement Trees: It appears that there are several trees along the border of 510 East Basin Street and the adjacent church property. It is unclear which property they are sited on, and we encourage the applicant to survey the property to confirm its boundary. If the trees will need to be removed to accommodate the development, we ask the Municipality to require that replacement trees are planted, per Section 282-433.1.C.5) of the SALDO. Alternatively, if the trees will remain, we recommend protective measures to ensure the trees' survival.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal, but we believe that our suggested revisions will better achieve Norristown's objectives for redevelopment.

Please note that the review comments and recommendations contained within 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 #25-0107-001 on any plans submitted for final recording.

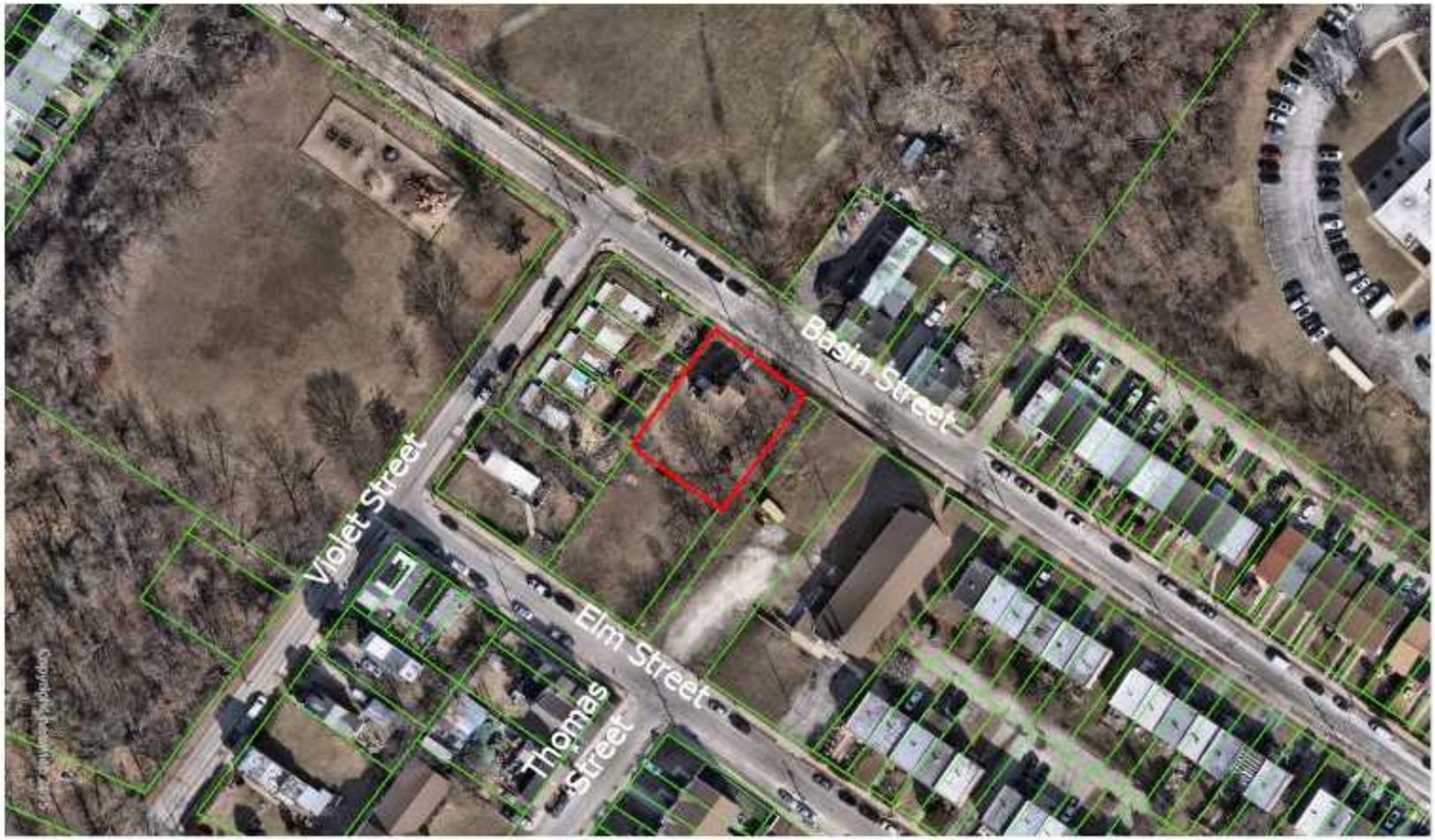
Sincerely,

Donna Fabry, CFM, Principal Open Space Planner
dfabry@montcopa.org – 610-278-3445

c: Andrew R. Stoll, Esq., Fox Rothschild
Rashad Bates, Chair, Municipal Planning Commission
Sean Kilkenny, Municipal Solicitor
Khaled Hassan, PE, Municipal Engineer

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

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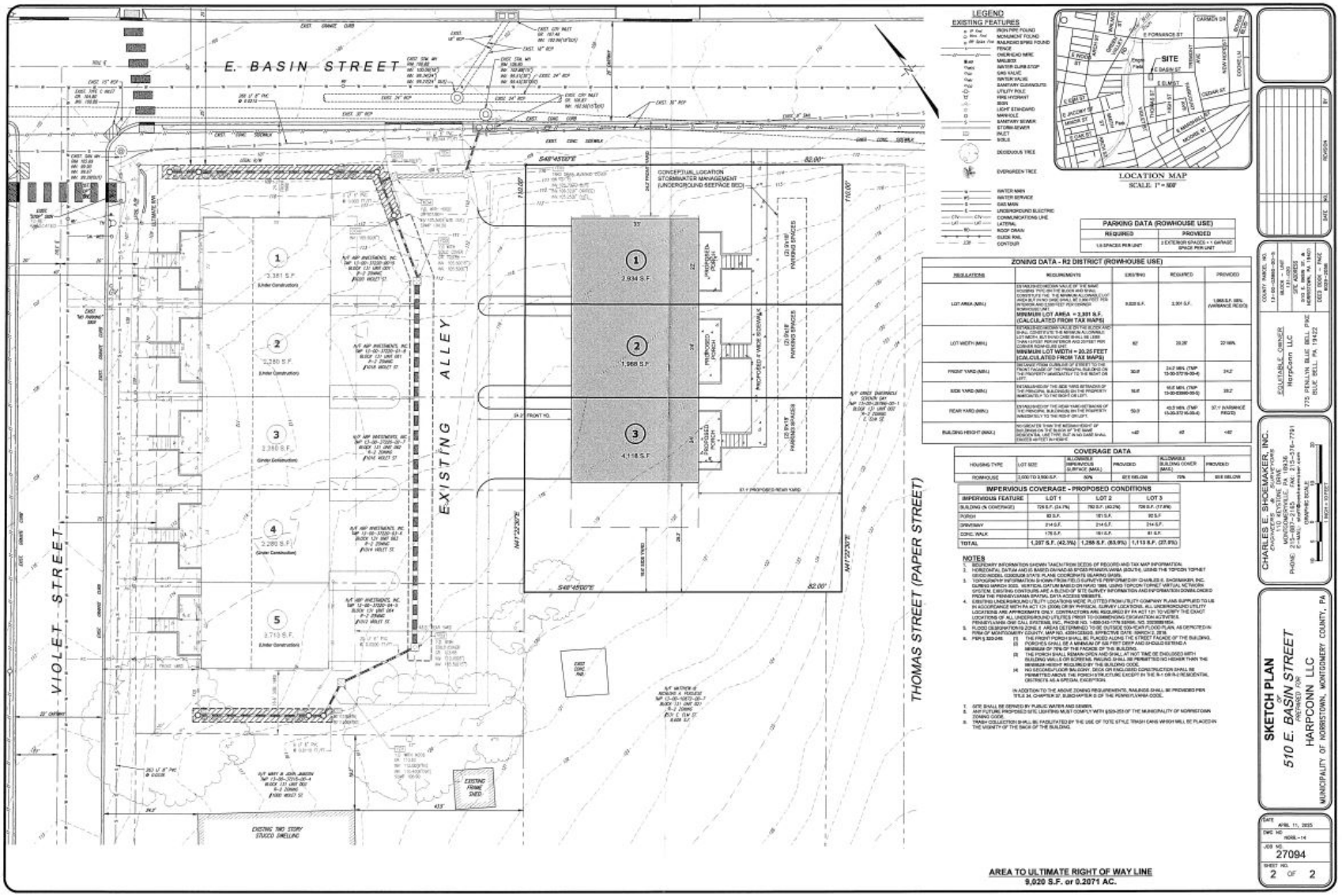
510 East Basin Street
MCPC#250107001

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/plan.com
Aerial photography provided by Nearmap


E. BASIN STREET
VIOLET STREET
EXISTING ALLEY
THOMAS STREET (PAPER STREET)
LEGEND
EXISTING FEATURES
LOCATION MAP
SCALE 1" = 800'
PARKING DATA (ROWHOUSE USE)
REQUIRED
PROVIDED
1.5 SPACES PER UNIT
2 EXTERIOR SPACES + 1 GARAGE SPACE PER UNIT
ZONING DATA - R2 DISTRICT (ROWHOUSE USE)
REGULATIONS
REQUIREMENTS
REQUIRED
PROVIDED
LOT AREA (MIN.)
MINIMUM LOT AREA = 2,301 S.F. (CALCULATED FROM TAX MAPS)
LOT WIDTH (MIN.)
MINIMUM LOT WIDTH = 20.25 FEET (CALCULATED FROM TAX MAPS)
FRONT YARD (MIN.)
SIDE YARD (MIN.)
REAR YARD (MIN.)
BUILDING HEIGHT (MAX.)
COVERAGE DATA
HOUSING TYPE
LOT SIZE
ALLOWABLE IMPERVIOUS SURFACE (MAX.)
PROVIDED
ALLOWABLE BUILDING COVER (MAX.)
PROVIDED
ROWHOUSE
2,000 TO 3,500 S.F.
IMPERVIOUS COVERAGE - PROPOSED CONDITIONS
IMPERVIOUS FEATURE
LOT 1
LOT 2
LOT 3
BUILDING (% COVERAGE)
PORCH
DRIVEWAY
CONC. WALK
TOTAL
1,237 S.F. (42.7%)
1,268 S.F. (83.9%)
1,113 S.F. (37.9%)
NOTES
AREA TO ULTIMATE RIGHT OF WAY LINE
9,020 S.F. or 0.2071 AC.
SKETCH PLAN
510 E. BASIN STREET
PREPARED FOR
HARPCONN LLC
MUNICIPALITY OF NORRISTOWN, MONTGOMERY COUNTY, PA
CHARLES E. SHOEMAKER, INC.
110 ARYSTONE DRIVE
SUITE 200
DOYLESTOWN, PA 18901
215-348-7711
215-348-7291
SCALE: 1" = 10'
APRIL 11, 2025
27094
SHEET NO. 2 OF 2