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MONTGOMERY COUNTY • PO BOX 311
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 14, 2025

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

Re: MCPC #25-0209 -001
Plan Name: 110 East 7th Avenue
(2 lots/1 du/ 6,933 sq. ft. parcel)
Situate: East Seventh Avenue (north)/Harry Street (east)
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 October 1, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, HPA Tax Sale 2024 LLC., has submitted for review a plan that proposes the subdivision of a 6,933-square foot parcel into two lots, with one containing the existing dwelling and the other containing a new single-family detached dwelling with a garage. While the plan creates a developable lot area for a new residence, no new construction is proposed with this submission. An additional parking area is proposed on the west side of the new dwelling.

The subject for this subdivision is a 6,933-square foot lot (Parcel #05-000771-20-05) and is situated in the BR-1 Borough Residential District. The tract contains a single-family dwelling and two-off-street parking spaces. The Conshohocken Zoning Hearing Board, in a decision of September 2, 2025, granted the applicant a variance that permits off-street parking between the front wall of the principal buildings and the street.

RECOMMENDATION & COMMENT

The Montgomery County Planning Commission (MCPC) has reviewed the subdivision plan for 110 East Seventh Avenue and we have not identified any significant land use, transportation, design or other issues that should be addressed in 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 recommendations contained in this report 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 be aware that the MCPC number #25-0209-001 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.

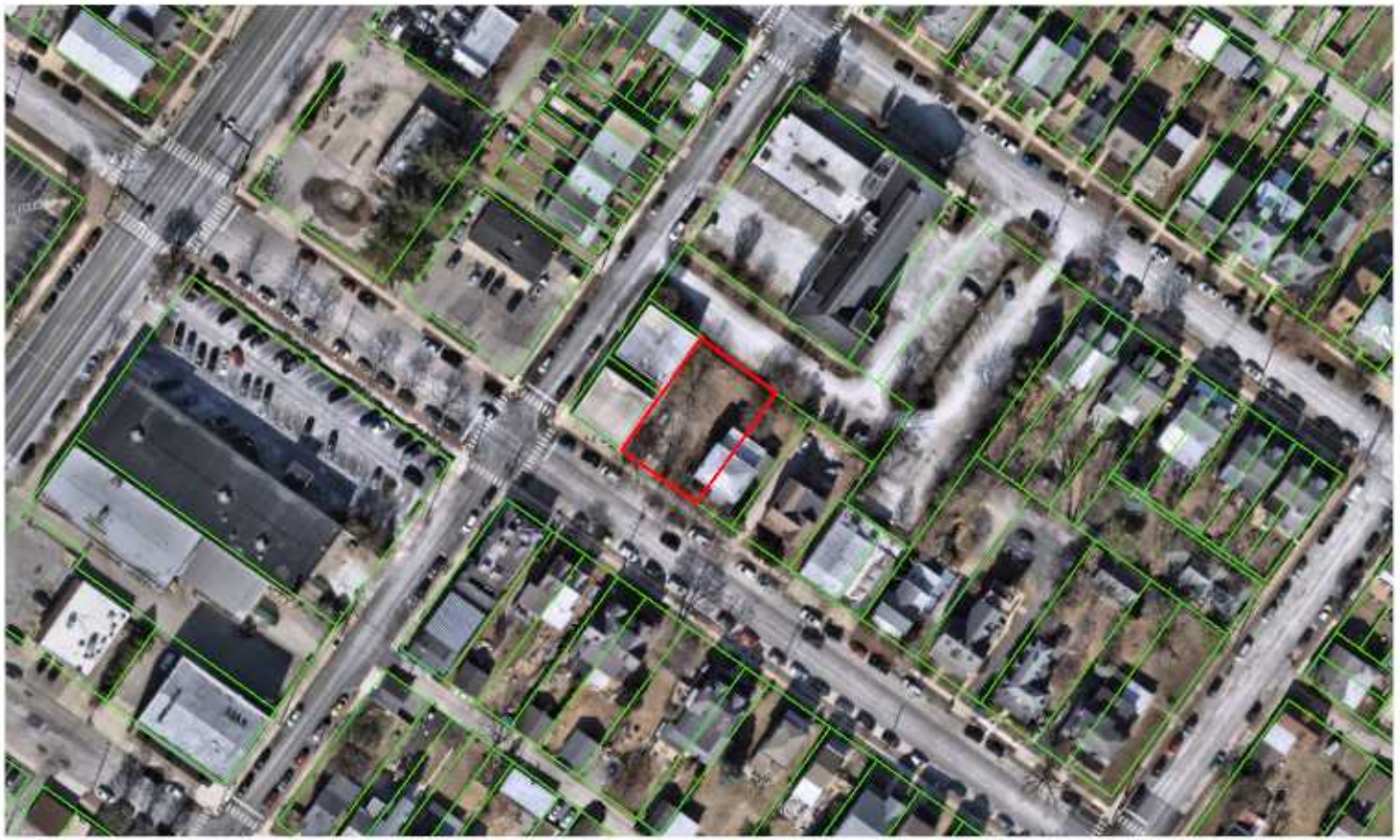
Sincerely,

Barry W. Jeffries

Barry W Jeffries, ASLA, Senior Design Planner
barry.jeffries@montgomerycountypa.gov – 610-278-3444

c: HPA Tax Sale 2024 LLC, Applicant
Bradford Grauel, OTM LLC, Applicant's Representative
Daniel McArdle, Chair, Boro. Planning Commission
Karen MacNair, Boro. Engineer
Michael Peters, Boro. Solicitor

Attachments: A) Aerial View of Site
B) Reduced Copy of Applicant's Plan



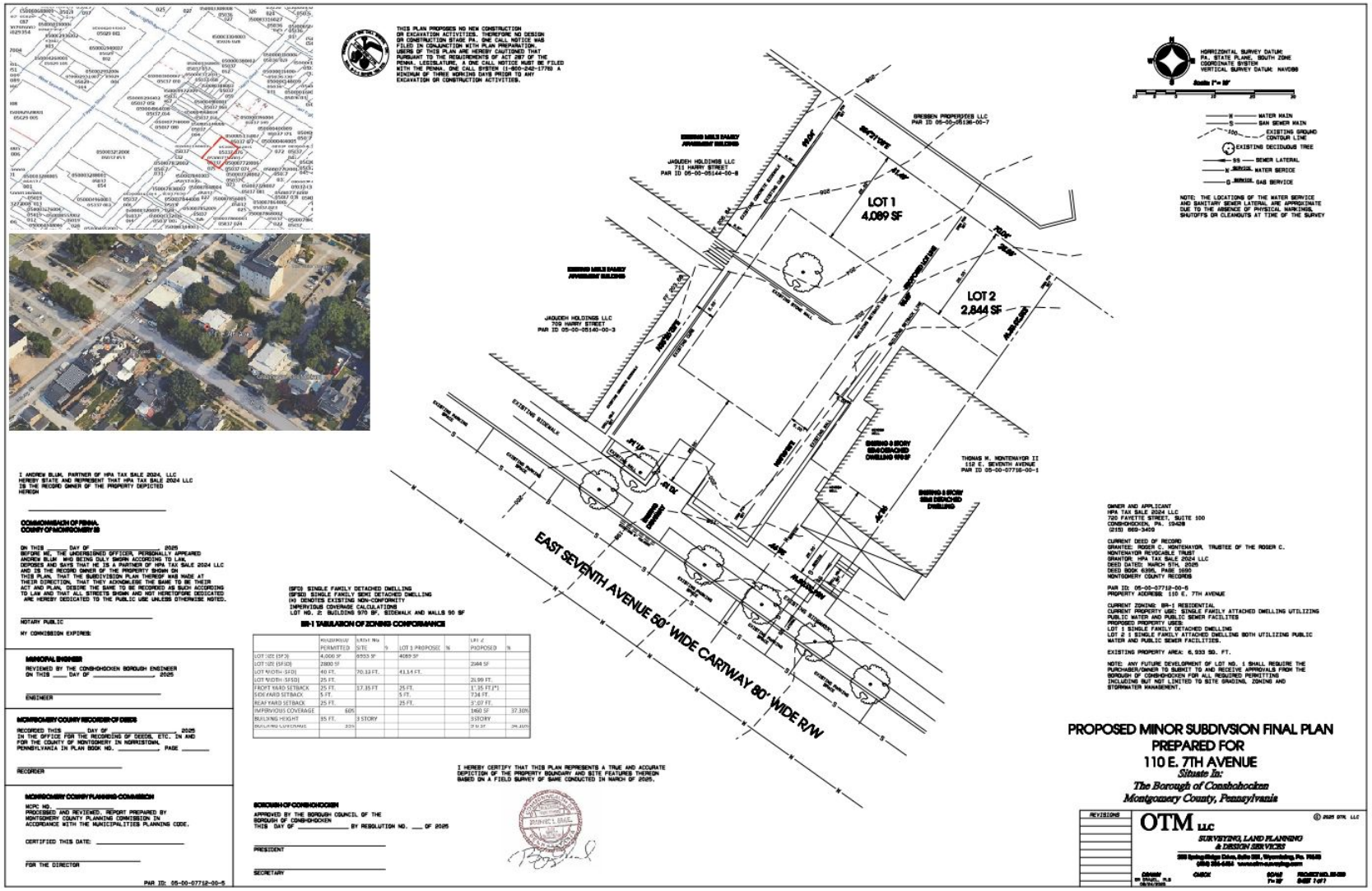
110 East Seventh Avenue
MCPC#250209001

Montgomery County Planning Commission

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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


LOT 1
4,089 SF
LOT 2
2,844 SF
EAST SEVENTH AVENUE 50' WIDE CARTWAY 80' WIDE R/W
PROPOSED MINOR SUBDIVSION FINAL PLAN
PREPARED FOR
110 E. 7TH AVENUE
Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania
OTM LLC
SURVEYING, LAND PLANNING & DESIGN SERVICES