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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 10, 2025

Ms. Tamara Twardowski, Borough Manager
Collegeville Borough
491 East Main Street
Collegeville, Pennsylvania 19426

Re: MCPC #25-0228-001
Plan Name: 68 W. Third Avenue
(2 lots comprising 0.7 acres)
Situate: West Third Avenue
Collegeville Borough

Dear Ms. Twardowski:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 28, 2025. We forward this letter as a report of our review.

BACKGROUND

Trappe Real Estate LLC is proposing to subdivide the existing lot at 68 West Third Avenue in Collegeville Borough into two 15,238-square foot lots and construct one single-family semi-detached home on each lot. The property is located in the R-2 District and is served by public water and sewer. The applicant is requesting a waiver of Section 600-34 of the Subdivision and Land Development Ordinance to provide a contribution to the borough in lieu of installing sidewalks on the south side of West Third Avenue.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*. The property is shown to be a Suburban Residential Area in the Future Land Use Plan of the county's comprehensive plan. Primary uses in Suburban Residential Areas include single-family detached homes and single-family attached units. The plan recommends that residential developments match the character and type of housing found in the immediate neighborhood, and landscaping and street trees should be provided.

The proposal is consistent with the Central Perkiomen Valley Regional Comprehensive Plan. The property is shown to be located within the Borough Conservation Area, where infill residential development is expected.

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 Collegeville Borough may wish to consider prior to preliminary/final plan approval. Our comments are as follows:

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT

A. Stormwater Management. We question the reason for the installation of underground seepage beds. We recommend that above-ground stormwater management BMPs like rain gardens be installed instead of the underground seepage beds. Underground beds require operations and maintenance, and homeowners are unlikely to maintain them.

B. Sidewalks. The applicant is requesting a waiver of Section 600-34 to not install sidewalks. We recommend that sidewalks be installed to continue the sidewalk network along the southern side of West Third Avenue from Main Street.

ZONING

A. Section 600-13 outlines requirements for preliminary plan submissions. We recommend that the zoning data on Sheet 1 be updated to include the proposed area and bulk dimensions.

B. The zoning data indicates that the minimum front yard in the R-2 is 10 feet and the minimum side yard for semi-detached dwellings is 40 feet. Those dimensions should be reversed – the minimum front yard is 40 feet, and the minimum side yard for semi-detached dwellings is 10 feet.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Collegeville's planning objectives for residential development.

Please note that the review 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 print the assigned MCPC number (*25-0228-001*) on any plans submitted for final recording.

Sincerely,

Naomi Crimm

Naomi Crimm, Senior Planner
naomi.crimm@montgomerycountypa.gov – 610-278-3748

c: Trappe Real Estate, LLC
Lisa Deandrea, Applicant's Representative
Charles Faulkner, Chair, Borough Planning Commission
Rebecca Geiser, Borough Solicitor
David Leh, Borough Engineer

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



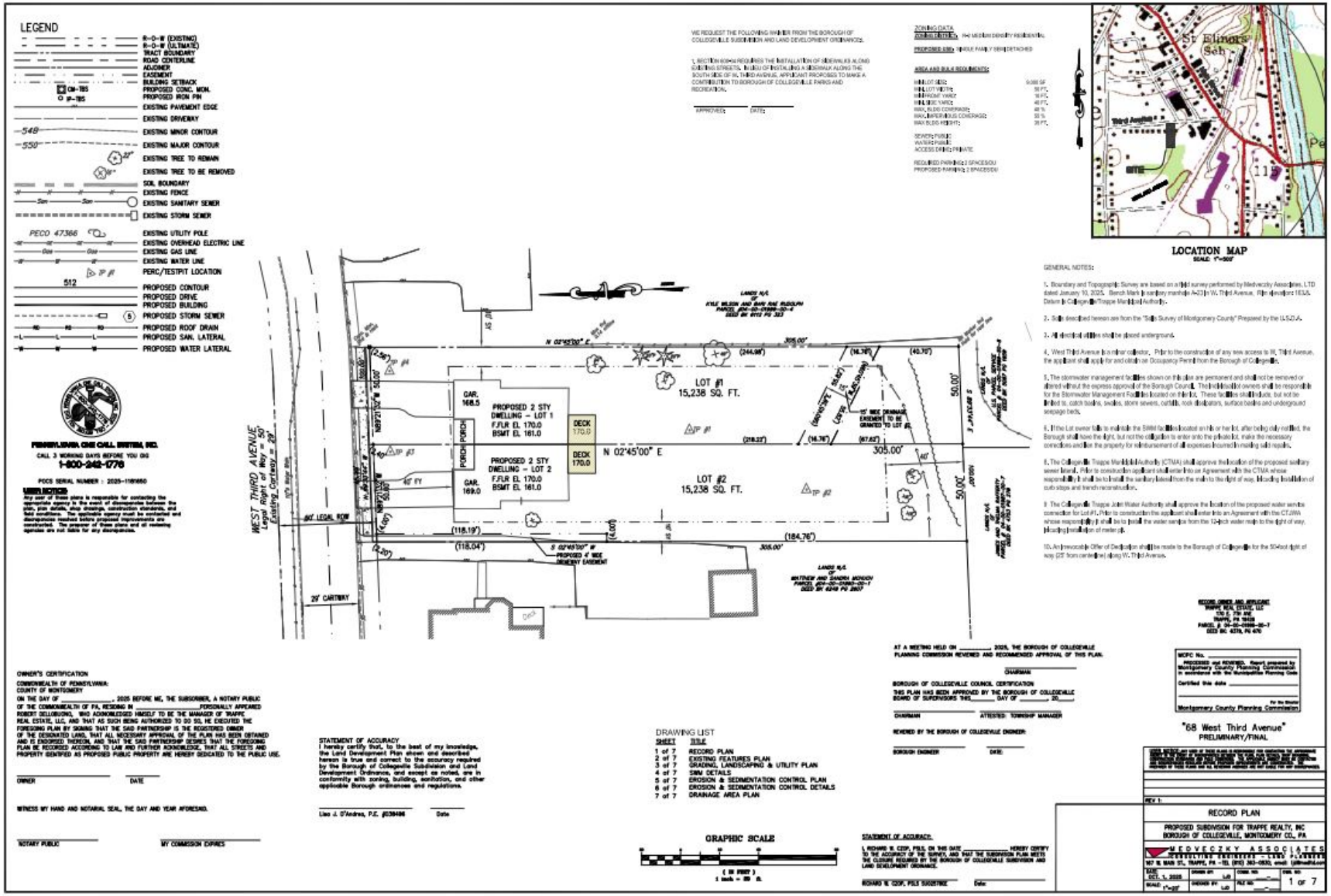
68 West Third Avenue
MCPC#250228001

Montgomery County Planning Commission

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


LEGEND
LOCATION MAP
SCALE: 1"=500'
GENERAL NOTES:
WEST THIRD AVENUE
LOT #1
15,238 SQ. FT.
LOT #2
15,238 SQ. FT.
PROPOSED 2 STY DWELLING – LOT 1
PROPOSED 2 STY DWELLING – LOT 2
N 02°45'00" E
305.00'
50.00'
29' CARTWAY
60' LEGAL ROW
"68 West Third Avenue"
PRELIMINARY/FINAL
RECORD PLAN
PROPOSED SUBDIVISION FOR TRAPPE REALTY, INC.
BOROUGH OF COLLEGEVILLE, MONTGOMERY CO., PA
DRAWING LIST
1 of 7 RECORD PLAN
2 of 7 EXISTING FEATURES PLAN
3 of 7 GRADING, LANDSCAPING & UTILITY PLAN
4 of 7 SWM DETAILS
5 of 7 EROSION & SEDIMENTATION CONTROL PLAN
6 of 7 EROSION & SEDIMENTATION CONTROL DETAILS
7 of 7 DRAINAGE AREA PLAN
GRAPHIC SCALE
OWNER'S CERTIFICATION
STATEMENT OF ACCURACY
1 of 7