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Scott France, AICP
Executive Director

March 9, 2026

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

Re: MCPC #26-0021-001
Plan Name: Maple Street Development
(16 lots/16 new units comprising 1.01 acres)
Situate: 18, 38, 42, 44, 46 Maple Street.
Borough of Conshohocken

Dear Ms. Cecco:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 2, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, MECKA Properties LLC, has submitted for review a subdivision and land development plan that proposes the redevelopment of a 1.01-acre development tract located at 18, 38, 42, 44, 46 Maple Street. The tract is comprised of five existing lots that currently are occupied by a recycling business with a garage and storage building, three small townhouses and a vacant lot. The applicant proposes to construct a single-family detached house on the vacant lot, rebuild 3 existing townhomes on new lots, and construct 12 new townhomes in 2 separate buildings, which will share a private 24-foot-wide access driveway.

The plan shows that public access to the site is from an alley that connects to Wood Street near the intersection of West Elm Street. The plan shows a 5-foot-wide sidewalk from the townhomes to Maple Street via an alley immediately south of 20 Maple street.

The applicant's development tract is zoned "BR-2" – Borough Residential District Two and is adjacent to *Haines and Salavti Memorial Park*, a small pocket park situated immediately west of the tract's development. A 'Y'-type turnaround area is shown within the park's boundary and adjacent to a driveway that connects to Wood Street.

In a decision ordered on December 22, 2025, the Conshohocken Zoning Hearing Board granted the applicant numerous variances that permit the proposed arrangement of the residential development. Several of these are listed below, including:

- A variance from Section 27-806, to permit access to the proposed subdivision and residential development by an existing private driveway where every lot shall abut a public street.
- A variance from Section 27-807, to permit buildings and other structures to be set back 7 feet from surrounding lot lines, where 15 feet is required,
- A variance from Section 27-1105.A, to permit Lots #1 and #2 to have 1,656 square feet, where 1,800 square feet is required.
- A variance from Section 27-1105.C, to permit a front yard setback for Lots #1, #32, and #3 of '0' feet from the right-of-way.

COMPREHENSIVE PLAN COMPLIANCE

Consistency with *Montco 2040: A Shared Vision*

The plans for the redevelopment of this site are consistent with the future land use vision and stated goals of *Montco 2040: A Shared Vison*, the comprehensive plan and future land use vision for the county. The Future Land Use Map of the plan designates the land use vision for this area of the borough to remain a 'Town-Residential Area'. The comprehensive plan recommends that these centers should "establish more of a sense of place, ideally with a clearly defined public gathering place."

Consistency with Conshohocken Comprehensive Plan Update, June, 2018

The redevelopment proposal for this property appears compatible with the borough's future land use vision for this area as stated in the 2018 Comprehensive Plan and in Chapter Five's Future Conditions, Land Use Map #7. According to this map the future land use designation is for this area to remain a 'Residential Area'. This area supports a mix of housing types- multi-family, townhomes, twins, small-lot single family detached homes – oriented to promote pedestrian activity as opposed to auto-dependent activities.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, during our review we have identified several issues that the borough should consider prior to final plan approval. We recommend a second access point is needed for emergency responders and vehicles that would be in addition to the proposed alley driveway connection to Wood Street and West Elm Street.

REVIEW COMMENTS

1. **Secondary Access Needed to the 12-Townhouses**

   The Zoning Hearing Board decision permits public access to the townhouse development to be accessed by a private driveway that extends to Wood Street. The decision requires the applicant to, "come to an agreement with the property owner of West Elm Alley LLC, to provide an access point for the subject property, existing behind the property owned by West Elm Alley, LLC." It is not clear whether this access would achieve adequate space for vehicles to access the site. Nevertheless, we strongly recommend that the borough ensure the townhouse development has a secondary access point for emergency responders and the borough and the applicant should explore utilizing the paper street to access First Avenue for secondary access.

2. Stormwater Management (SWM) Facilities

The plan proposes that Lots #8 and #14 will include rectangular-shaped SWM facilities on their lots. We recommend that the applicant clarify whether the SWM facilities will be the responsibility of a homeowner's association (HOA) or whether the individual lot owners will bear the maintenance of these facilities. In either case a Maintenance and Operations Plan should be reviewed by the borough's engineer and submitted documentation of the final plan submission. If an HOA is not the responsible party then the individual lot owners for these lots should be made aware of their responsibilities prior to a purchase of the home.

3. Landscape Issues:

a. *Tree Canopy in the Rear Yards* - The site development footprint leaves very little pervious space for greening improvements that would assist in making the townhomes (Lots #5 - #16), both environmentally friendly and shady spaces. We believe there are opportunities in the rear yards of the homes for the establishment of shade trees that would give the homeowners a green and shadier space. Also, Lot #4, the proposed single-family home, has space for greening improvements with both trees and shrubs. We recommend the applicant modify their plan to take advantage of these pervious spaces and include shade tree species in the rear yards of the homes.

b. *Proposed Planting of 'Green Giant' Arborvitae* - The plan shows that 14 'Green Giant' Arborvitaes are to be planted in the rear yards of the townhomes. The Arborvitae plants are arranged as single specimens spaced at +/- 15 feet apart and on the property boundary line. This is not an effective way to establish a landscape buffer/screen or a landscape greening improvement for the townhouses. A best management practice for tree planting is to plant outside of a property boundary line because of the uncertainty of responsibility for tree care. The plants should be established on individual lots and not on the boundary between two lots.

4. Pedestrian Connection to West Elm Street via Borough Park - to Wood Street and West Elm Street

A pedestrian connection to West Elm Street is needed for the residents of the townhouse development to access West Elm Street. The site plan shows that the sidewalk for this redevelopment ends at Lots #10 and #16, at the southwestern property boundary. A continuous pedestrian connection with sidewalks could be developed along the alley and potentially using the edge of the borough's parkland for pedestrian access to Wood Street and West Elm Street. We recommend the applicant work with the borough to develop access and sidewalks for a safe connection to West Elm Street. *(See attached graphic for details.)*

5. Development Impact on Haines and Salvati Borough Park

The site plan proposes utilizing an area within the borough's adjacent park for both a turn-around area and for several of its required off-street parking spaces. It appears that several trees will be disturbed and grades near existing trees will be altered by the proposed turn-around area. We recommend the borough and the applicant examine ways that off-site landscape improvements such as shade trees could be provided to enhance the park and nearby green space for residents of the applicant's housing development. We suggest that additional shade trees along the park's boundary would add value to the new homes and neighboring community.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal and we recommend the borough and the applicant establish secondary access to the townhouse development for the safety of the future residents and adequate area for this access by emergency responders and vehicles. We recommend the other issues outlined and discussed above be addressed to the satisfaction of the borough.

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 #26-0021-001 on any plans submitted for final recording.

Sincerely,

Barry W. Jeffries

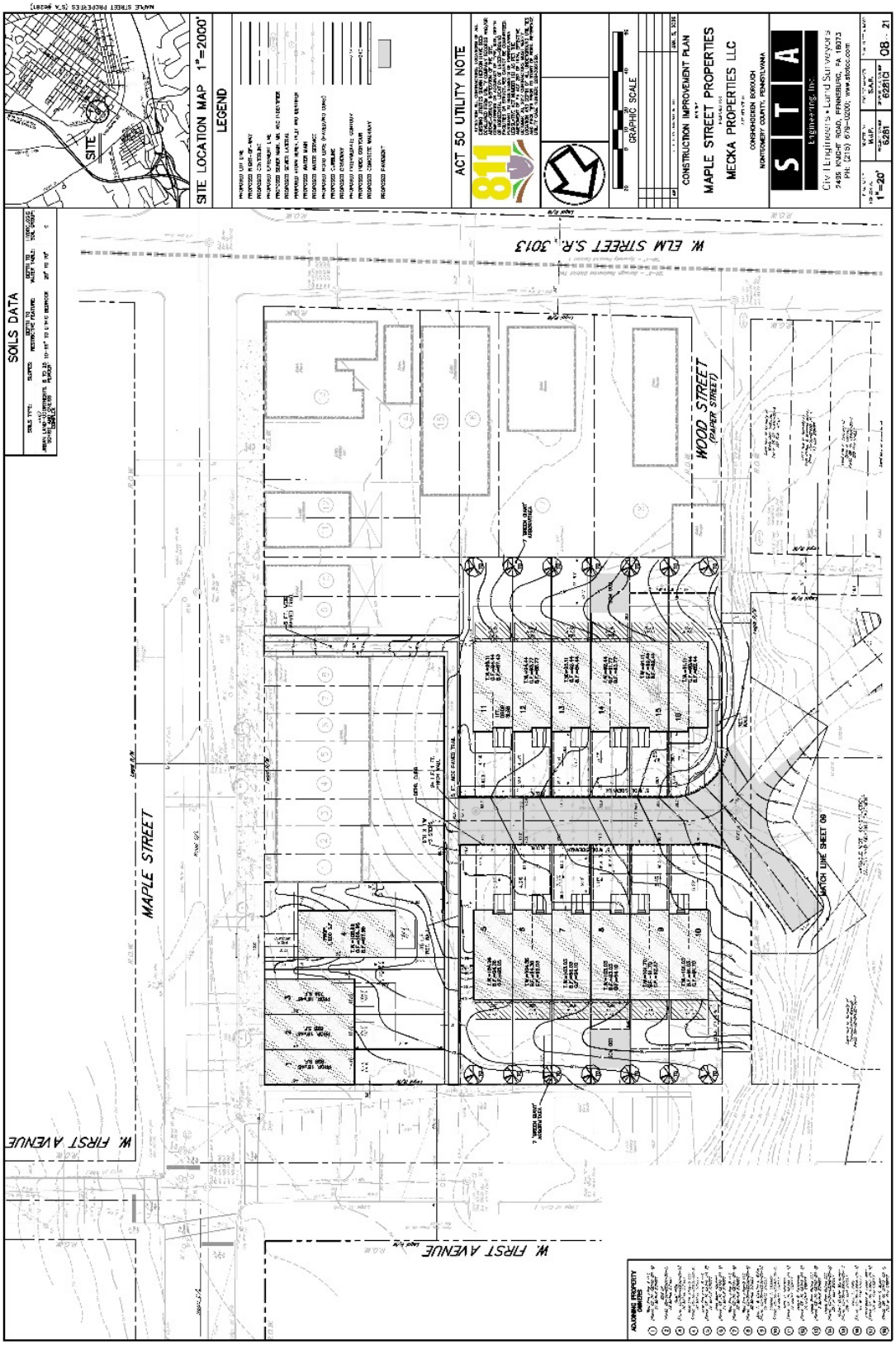
Barry W. Jeffries, ASLA, Senior Design Planner
Barry.Jeffries@montgomerycountypa.gov

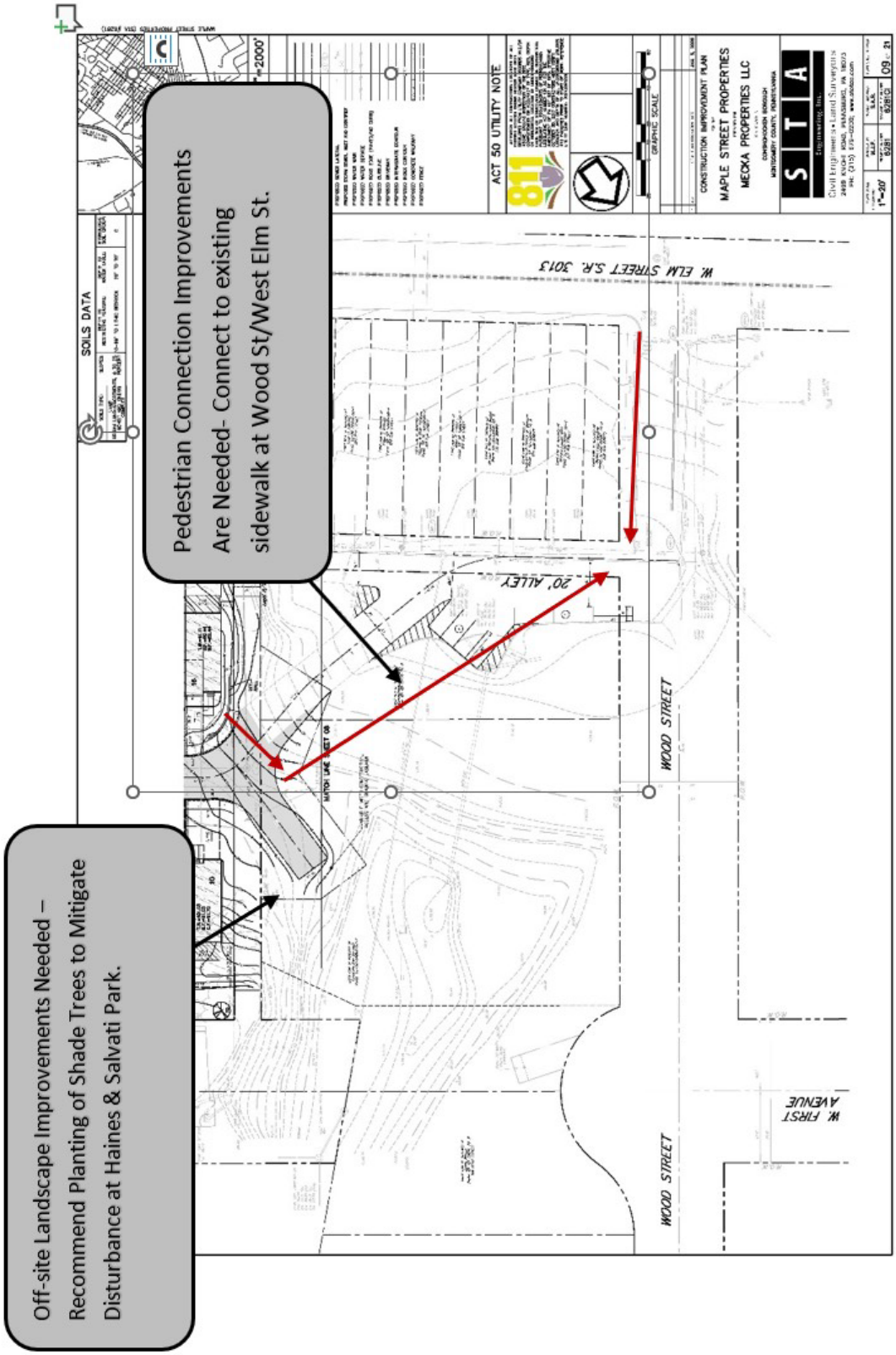
c: MECKA Properties, LLC, Applicant
S.T.A. Engineering, Inc., Applicant's Representative
Daniel McArdle, Chair, Boro. Planning Commission
Karen MacNair, Boro. Engineer
Michael Peters, Boro. Solicitor

Attachments: 1) Aerial View of Tract development
2) Proposed Site Development Plan
3) Graphic of Pedestrian and Landscape Recommendations-Offsite



Maple Street Development
MCPC#260021001


MAPLE STREET PROPERTIES (3 A parcel)
SITE LOCATION MAP 1"=2000'
SITE
LEGEND
ACT 50 UTILITY NOTE
811
GRAPHIC SCALE
1"=20'
CONSTRUCTION IMPROVEMENT PLAN
MAPLE STREET PROPERTIES
MECKA PROPERTIES LLC
CONSHOHOCKEN BOROUGH
MmontgomERY COUNTY, PENNSYLVANIA
S T A
Engineering, Inc.
Civil Engineers • Land Surveyors
3465 Route 611, Bangor, PA 18013
PH: (610) 599-0200; www.stacc.com
08 . 21
SOILS DATA
W. ELM STREET S.R. 3013
WOOD STREET
(PAPER STREET)
MAPLE STREET
W. FIRST AVENUE
W. FIRST AVENUE
MATCH LINE SHEET 06
ADJOINING PROPERTY OWNERS


Pedestrian Connection Improvements Are Needed- Connect to existing sidewalk at Wood St/West Elm St.
Off-site Landscape Improvements Needed – Recommend Planting of Shade Trees to Mitigate Disturbance at Haines & Salvati Park.
W. ELM STREET S.R. 3013
20' ALLEY
WOOD STREET
WOOD STREET
W. FIRST AVENUE
MAPLE STREET PROPERTIES
MECKA PROPERTIES LLC
CONSTRUCTION IMPROVEMENT PLAN
ACT 50 UTILITY NOTE
SOILS DATA
GRAPHIC SCALE