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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

July 17, 2026

Mr. Justin Keller, Borough Manager
Pottstown Borough
100 East High Street
Pottstown, Pennsylvania 19464

Re: MCPC #26-0167-001
Plan Name: 79 N. Hanover Street and 148 Chestnut Street
(6 dus comprising 0.27 acres)
Parcel ID: 16-00-22842-19-1
Situate: 79 N. Hanover Street/Chestnut Street
Pottstown Borough

Dear Mr. Keller:

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 June 12, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Lastick Acquisitions, LLC, proposes a subdivision and land development that would exchange two areas equal in size (576.78 square feet each) and construct six single-family semi-detached dwelling units. The applicant proposes a 24-foot-wide cross-access easement and a driveway curb cut access to Chestnut Street.

The applicant received variances from the Zoning Hearing Board from the following requirements of the zoning ordinance:

- §308.1 to allow a front yard setback
- §308.3 to allow a rear yard setback of 44 feet
- §601.3 and 605.4 to allow an access driveway width of 12 feet and a maneuvering lane of 23 feet.
- §605.5 to allow the location of the access driveway to be on Chestnut Street.

The site is located in the TTN Traditional Town Neighborhood zoning district (a Conservation district). The applicant has submitted a preliminary plan, dated June 2, 2026.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040: A SHARED VISION: THE COMPREHENSIVE PLAN FOR MONTGOMERY COUNTY

The proposal is consistent with the plan. The site is located in the Town Residential area of the plan. Primary uses in these areas include townhomes. Residential development should match the character and type of housing found in the immediate neighborhood.

POTTSTOWN METROPOLITAN REGIONAL COMPREHENSIVE PLAN

The site is located in the Regional Core future land use area. The area has a traditional town character with a diverse mix of housing types.

POTTSTOWN BOROUGH COMPREHENSIVE PLAN

The site is located in the Town Residential future land use area of the plan. The borough intends to maintain these areas as primarily single-family or semi-detached housing with few nonresidential uses mixed in.

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 issue(s) that the applicant and borough may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

CONSERVATION DISTRICT

A. Proportion of Building Walls to Openings. A new building must have a proportion of wall to opening ranging from two to one to one to one [§27-312]. The applicant has stated that they will calculate the ratio.

B. Width of Parking Lots. In no case shall the parking area be wider than 50% of the lot frontage [§27-609.1].

DIMENSIONAL REQUIREMENTS

A. Setback Lines. Dimensional lines from the proposed building(s) to the property lines shall be shown. The side lot line is shown extending to the far end of the access drive from Chestnut Street; however, the lot line showing the distance to the property boundary shall be shown [§22-400.4].

ARCHITECTURE

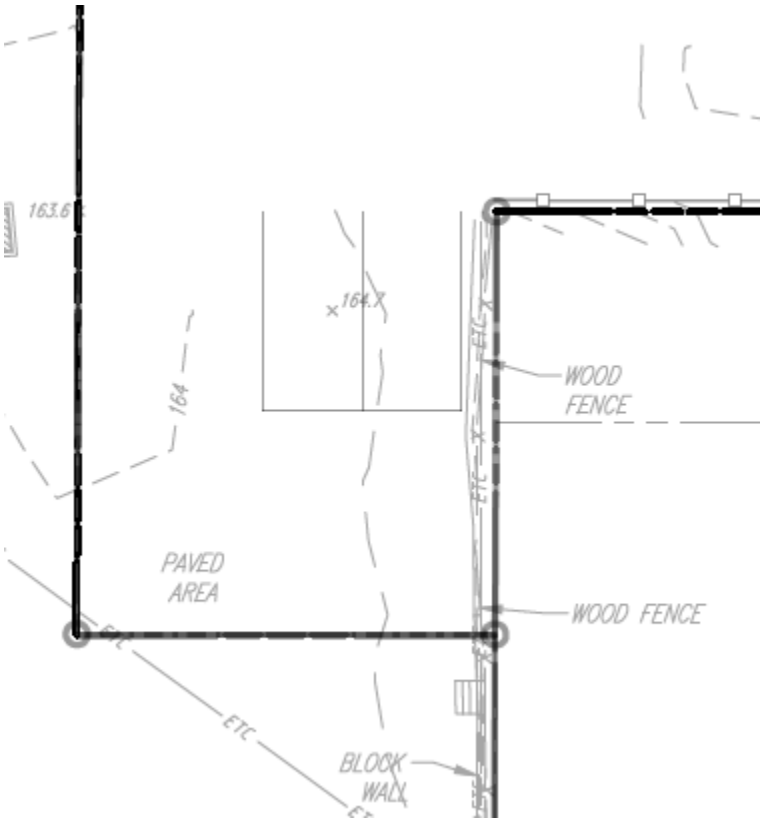
A. Building Materials. [§22-400.4]. A description of materials comprising the facade of the proposed building(s) shall be submitted as part of the required architectural drawings. The applicant has stated that they will be submitting this information.

LANDSCAPING

A. Street Trees. The applicant has requested a waiver for some of the required street trees. At the Planning Commission meeting, it was said that they now think they can fit one additional street tree into the plans. B. D [§22-503].

B. Hanover Street Plantings. The plan labels "proposed plantings and landscape bed along Hanover Street 390 S.F." Landscaping is required to be shown on the plan [§22-400.4].

C. Parking Lot Shade Trees, Open Space Trees. The applicant has requested a waiver from these requirements. Could a tree(s) be planted on the southern end of the site, where paved area outside the parking area is shown? (See image below.)



OPEN SPACE AND RECREATIONAL FACILITIES

A. Open Space and Recreational Facilities. All applicants shall offer for dedication a portion of the land being subdivided or developed, as public recreation or open space area. The proposed six dwelling units result in 0.0124 acres X 6 = 0.0744 acres required. At the discretion of Borough Council, an applicant may elect to contribute a fee-in-lieu instead [§22-A504, A505].

OTHER PLAN INFORMATION

A. Street centerlines shall be provided [§22-A404].

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Pottstown'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 (*#26-0167-001*) on any plans submitted for final recording.

Sincerely,

Mike Narcowich, AICP, Community Planning Assistant Manager II
michael.narcowich@montgomerycountypa.gov - 610-278-5238

c: Lastick Acquisitions, LLC, Applicant
Nathan Rees, Howell Engineering, Applicant's Representative
Jim Derr, Chair, Borough Planning Commission
Keith Place, Borough Director of Licensing and Inspection
Patricia Kaufman, Borough Zoning Officer
Matthew Hovey, Borough Solicitor

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



79 North Hanover Street and
148 Chestnut Street
MCPC#260167001

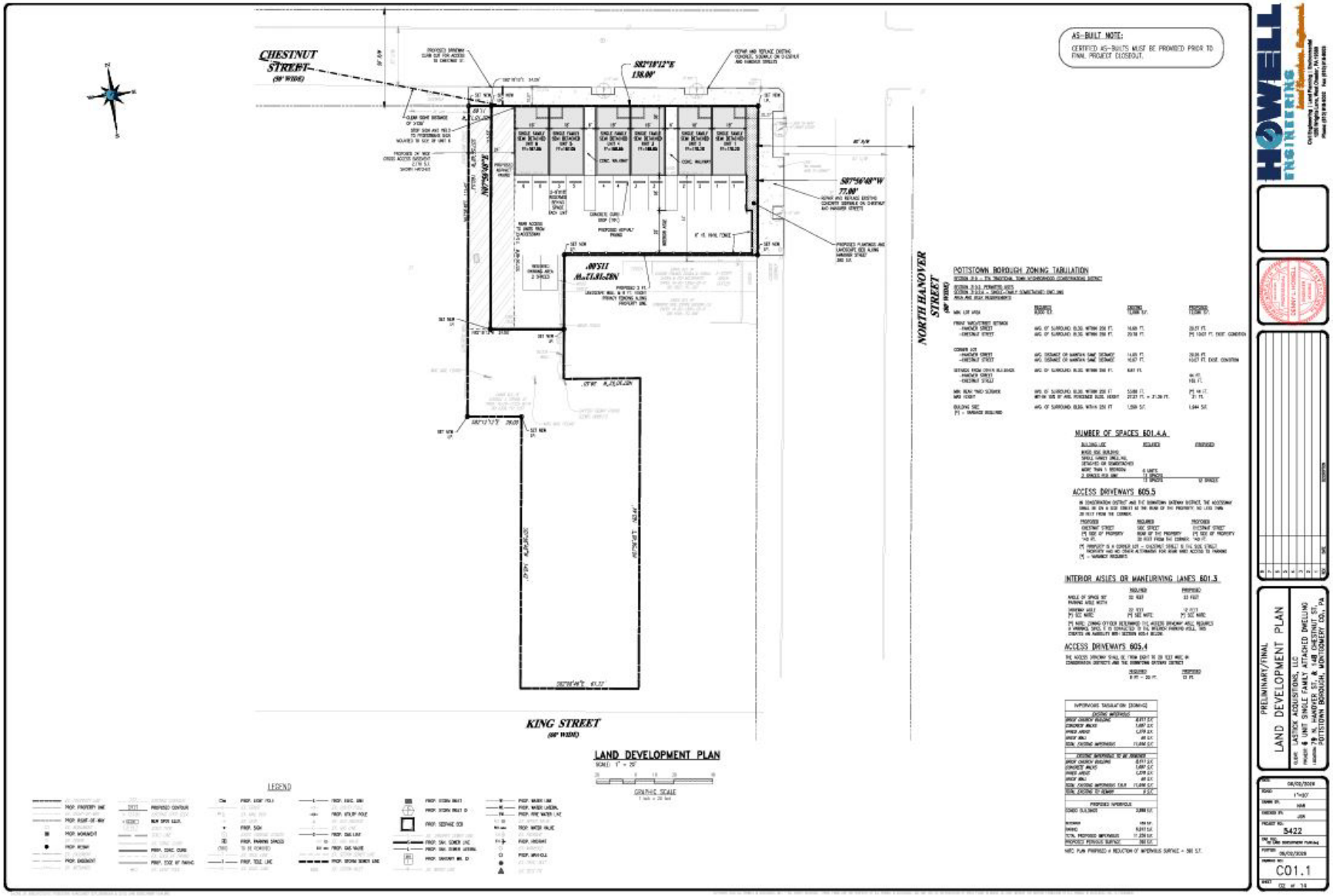
Montgomery County Planning Commission

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www.montcopa.org/planning

Aerial photography provided by Nearmap


CHESTNUT STREET
(50' WIDE)
KING STREET
(50' WIDE)
NORTH HANOVER STREET
(50' WIDE)
S82°18'12"E
138.00'
S07°56'48"W
77.00'
N07°56'48"E
.00511 Ac./1,181.2SQ.FT.
AS-BUILT NOTE:
CERTIFIED AS-BUILTS MUST BE PROVIDED PRIOR TO FINAL PROJECT CLOSEOUT.
POTTSTOWN BOROUGH ZONING TABULATION
NUMBER OF SPACES 601.4.A
ACCESS DRIVEWAYS 605.5
INTERIOR AISLES OR MANEUVRING LANES 601.3
ACCESS DRIVEWAYS 605.4
IMPERVIOUS TABULATION (ZONING)
LAND DEVELOPMENT PLAN
GRAPHIC SCALE
LEGEND
HOWELL ENGINEERING
Land Development Engineers
PRELIMINARY/FINAL
LAND DEVELOPMENT PLAN
LASTICK ACQUISITIONS, LLC
6 UNIT SINGLE FAMILY ATTACHED DWELLING
75 N. HANOVER ST. & 148 CHESTNUT ST.
POTTSTOWN BOROUGH, MONTGOMERY CO., PA
08/03/2026
1"=30'
5422
C01.1