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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 9, 2022

Michael Valyo, Director of Public Works & Planning
1630 W. Marshall Street
West Norriton, PA 19403

Re: MCPC # 22-0091-001
Plan Name: T-Mobile Northeast, LLC
(3,253 square feet on 3 lots comprising 3.33 acres)
Situate: 30 S. Montgomery Avenue between W. Main Street and Jackson Street
West Norriton Township

Dear Mr. Valyo:

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 April 1, 2022. We forward this letter as a report of our review.

BACKGROUND

T-Mobile Northeast LLC is proposing to consolidate three lots into one 3.33-acre commercial lot as Phase 1 of this project. Two existing buildings and one garage will be demolished, and a 3,253 square foot building addition will be added to the existing building. The site is located in the Limited Commercial and Industrial zoning district and is served by public water and sewer. The plan is dated March 21, 2022.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*. Most of the property is located in an area identified as Town Residential Area in the Future Land Use Plan of the County's Comprehensive Plan. Recommended primary uses in this area include multifamily, townhouses, twins, small lot single-family detached homes, and institutions. Secondary uses include limited supporting retail and office uses. A portion of the property is located in an area identified as Suburban Residential in the Future Land Use Plan of the County's Comprehensive Plan. Primary uses in this area include single family detached homes, less dense multifamily and single-family attached uses, and secondary uses include small-scale supporting retail and office uses.



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 West Norriton Township may wish to consider prior to preliminary plan approval. Our comments are outlined below.

REVIEW COMMENTS

LANDSCAPING

- A. Waiver of Installation of Landscaping. The applicant has requested a waiver of Section 22-507.3(E & F) to defer installation of landscaping until Phase 2 of the project.
- B. Section 22-507.3(C) states that "all trees six inches or more in caliper at breast height should not be removed unless within the proposed right-of-way line of a street or impracticable for development. Relocation of plant material shall be encouraged where retention is impracticable." We recommend that when a landscaping plan is submitted, the trees marked to be removed are replaced on the site.

STORMWATER MANAGEMENT

The existing underground storage recharge bed on Lot 1 discharges close to the property line to the south. We recommend that any issues associated with this discharge be corrected with this land development. It is beneficial that the underground stormtank facility has an observation port. We recommend that a note be added to the plan stating that the property owner is responsible for its maintenance so that the facility continues to operate effectively.

LIGHTING

Lighting is proposed along the building addition. We recommend that analysis be provided to demonstrate footcandle values and that there is no light trespass or glare onto neighboring residential properties.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve West Norriton's planning objectives for commercial/industrial 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 22-0091-001 on any plans submitted for final recording.

Sincerely,

A handwritten signature in cursive script, appearing to read "Naomi Crimm".

Naomi Crimm, Planner II
ncrimm@montcopa.org – 610-278-3748

c: Luke Lamb, Construction Engineer
Glen Kelczewski, P.E., Project Manager
Bruce Shoupe, West Norriton Planning Commission

Attachment A: Aerial Image of Site

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

ATTACHMENTS A & B



T-Mobile Northeast, LLC
MCPC#220091001

Montgomery
County
Planning
Commission
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