



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

Tina Sokolowski, President
Kathleen Kingsley, Vice-President
Anita Barton, Senior Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

JUNE 12, 2025 PLANNING COMMISSION MEETING PACKET

Prelim-Final Land Development Application for the 113 West 8th Avenue

Page 2

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

BOROUGH OF CONSHOHOCKEN

JAN 23 '25 PM 2:21

RECEIVED

APPLICATION FOR SUBDIVISION/ LAND DEVELOPMENT

To be completed by the Borough:

Submission Information:	
File Number: <u>LD-2025-01</u>	File Date: <u>1/23/25</u>
Project Title: <u>113 W. 8th Ave</u>	Date Complete: <u>1/23/25</u>
Received By: <u>B. Rogers</u>	90 Day Date: <u>Waived</u>

REQUIRED MATERIALS FOR ALL LAND DEVELOPMENT/SUBDIVISION APPLICATIONS

1. This form MUST be completed and submitted with the Borough's Land Development/Subdivision application.
2. A Land Development/Subdivision Application MUST include all of the items listed in the application checklist to be considered complete.

Incomplete applications will NOT be placed on a Planning Commission agenda. Incomplete applications will be returned to the applicant.
3. Complete applications must be received at least 38 DAYS (see schedule) prior to the Planning Commission meeting at which it will be heard.

It is highly encouraged to submit applications in a digital format.
4. One (1) digital copy plus seven (7) paper copies of the complete application are required if submitting digitally, or fifteen (15) paper copies of the complete application are required.

Applicant Information:

Name: Ratoskey & Trainor Inc.
Address: 3201 Potshop Road
Norristown, Pa. 19403
Phone: (610) 272-2433
Fax: _____
E-Mail*: office@ratoskeytrainor.com

Property Owner Information (if different):

Name: _____
Address: _____
Phone: _____
Fax: _____
E-Mail*: _____

Architect/Planner:

Address: _____
E-mail*: _____ Phone/Fax: _____

Engineer/Surveyor: Bradford R. Grauel, PLS OTM LLC

Address: 200 Spring Ridge Drive, Suite 201 Wyomissing, Pa. 19610
E-mail*: bradgr.otm@gmail.com Phone/Fax: (484) 638-0206

Landscape Architect: Infocus Planning

Address: 1121 N. Bethlehem Pike, Suite 60 #206, Spring House, Pa. 19477
E-mail*: rachel@infocusplanning.com Phone/Fax: _____

Attorney: Gerald E. Rath, Esq. Blumberg & Rath

Address: 25 E. Butler Avenue, Ambler, Pa. 19002
E-mail*: grath@blumberg-rath.com Phone/Fax: (215) 628-8823

*All correspondence regarding this application from the Planning Commission and staff will be made via e-mail. All persons involved with this application should provide their e-mail addresses so that information including, but not limited to, meeting dates and plan reviews replaces revisions here, is distributed appropriately.

Application For: (See Section 22-305.A or the bottom of page 10 of the application packet for clarification)

- ☒ Minor Land Development
☐ Preliminary Major Land Development
☐ Final Major Land Development

- ☐ Minor Subdivision
☐ Preliminary Major Subdivision
☐ Final Major Subdivision

Project Information:

Location (Street Address): 113 W. 8th Avenue

Tax Assessment Parcel No. 050000692005

County Deed Book No. 6224

Page No. 112

Description of Proposed Work: demolition/removal of existing structures, construction of one 3 unit apartment building and off-street parking area

Total Tract Acreage: 0.166

Project Acreage 0.166

Zoning District BR-1

Existing Number of Lots: 1

Proposed Number of Lots: 1

Proposed Land Use: ☐ Single-Family Detached
☐ Single-Family Attached

☐ Single-Family Semi-Detached
☐ Commercial ☐ Office

☒ Multi-Family
☐ Industrial

Other (Describe):

Existing Sewer Flows: 787.5 gpd

Proposed Sewer Flows: 787.5 gpd

Check List - Plans:

The applicant must provide all of the following plans for an application to be considered complete. Section 22, Part 3 of the SALDO outlines plan submission requirements and the criteria that must be met in order for submissions to be deemed complete. These requirements are listed on information sheets provided at the end of this application package. If the required plans listed below do not have sufficient information to allow for staff reviews, the application may be considered incomplete and returned, requesting additional information.

- | | |
|---|--|
| ☒ Record Plan | ☒ Landscape Plan |
| ☒ Existing Features Site Plan | (sealed by a Landscape Architect) |
| ☒ Grading Plan | ☐ Demolition Plan |
| ☒ Erosion and Sediment Control Plan | ☐ Detail Sheets |
| ☐ Lighting Plan_Major | ☐ Traffic Study (if applicable) |
| ☐ Circulation Plan_Major | ☒ Post Construction Stormwater Management Plan |
| ☒ Stormwater Calculations | ☐ Utility Plan |

Check List - Proof of ownership and zoning relief:

- ☒ Proof of equitable ownership or interest in the property - copy of the deed to the subject property
☒ Copy of adjudication of Zoning Hearing Board related to the application

Check List - Color Photographs of Site and Existing Conditions:

- ☒ Streetscape in all directions, showing subject property in each
☐ Façade and secondary elevations of existing building(s) on site
☐ Sidewalk and curb conditions
☐ Street trees
☐ Alley conditions, if present

Check List - Building Elevations:

- ☒ Architectural drawings and renderings of proposed building(s)

Check List - Setback of Proposed Building(s): Established by survey

- ☒ Established building line for the block on which the property is located (eg: scale off an aerial)
(In plan, show setbacks of all existing buildings on same side of the street as project for entire block.)

List of Requested Waivers:

Section/Requirement:

Relief Requested:

Have you met with the Zoning Officer regarding this plan?

☒ Yes ☐ No

Are there known variances/any zoning relief necessary for this project?*

☒ Yes ☐ No

If YES, have you submitted an application for the Zoning Hearing Board?

☒ Yes ☐ No

Has this plan been reviewed by the Zoning Hearing Board? Previously approved

☒ Yes ☐ No

*Please be advised that if any variances are found to be necessary during the course of the review of this plan, you will be required to go to the Zoning Hearing Board prior to proceeding to the Planning Commission. In addition, you will be requested to grant the Borough a waiver to the 90-day action period or an immediate denial of this application will be made, and you will be required to resubmit the application.

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct and complete.

Signature of Applicant

Signature of Property Owner (if not the same as applicant)

Date

Date

ALL MAJOR subdivision/land use applications require a pre-submission meeting to discuss the project prior to full application submittal.

MINOR subdivision/land use applications may request a pre-submission meeting; if one is desired.

Meetings are held the second and fourth Tuesday of each month beginning at 1:30pm at the Borough Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

Applicant signature

date

To schedule a pre-submission meeting, please contact the office of the Borough Manager

ph: 610.828.1092

e: landuse@conshohockenpa.gov

Borough Use Only:

____ Filing Fee

Amount \$

Check No.

____ Pre-Construction Professional Services Escrow

Amount \$

Check No.

Decision Information:

Approval _____

Denial _____

Decision Date: _____

Comments/Conditions:

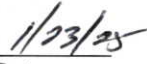
BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

Planning Process Extension Agreement

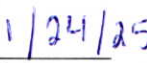
The Pennsylvania Municipality Planning Code (MPC) and the Conshohocken Borough Subdivision and Land Development Ordinance state that action must be taken by the Borough within ninety (90) days after a complete application is filed with the Borough. In the Borough, larger and complicated projects have historically required additional time in order to complete a thorough review before being considered for approval. As such, an applicant may voluntarily waive the timing requirement at any time, but is encouraged to submit this waiver with the completed application.

I, the applicant, hereby voluntarily waive the timing requirement as set forth in the MPC (Section 509) and the Conshohocken Borough Subdivision and Land Development Ordinance (Section 22-308).


Applicant signature


Date


Received by (Borough)


Date

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

ESCROW AGREEMENT
FOR PROFESSIONAL REVIEW FEES

SUBDIVISION/LAND DEVELOPMENT APPLICATIONS

The undersigned hereby agrees to post an escrow to cover the costs of the review of subdivision and land development applications by the Borough Planner, Engineer, and Solicitor. The amount of said escrow shall be according to the attached "Schedule of Fees" and shall be posted at the time of initial submission of an application to the Borough. Said fees shall be placed in an escrow account and any balance remaining shall be returned to the applicant subsequent to the receipt of final approval.

The applicant is advised that the "Schedule of Fees" represents only an estimate of the costs associated with plan review. The completeness and quality of the submission, the complexity of the project, the number of revisions and other factors may cause costs to exceed the established escrow amounts. If during the course of a subdivision/land development review an escrow amount falls to 10% of the original escrow amount or \$250, whichever is greater, the Borough may require the posting of additional escrow.

NOTE: NO FINAL APPROVALS, CONSTRUCTION, BUILDING OR OCCUPANCY PERMITS SHALL BE ISSUED UNTIL ALL OUTSTANDING PROFESSIONAL REVIEW FEES HAVE BEEN SATISFIED.

Signed  Date: 1/29/25
Applicant



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6224 PG 00111 to 00115
INSTRUMENT # : 2021052118
RECORDED DATE: 05/05/2021 10:41:54 AM



5934589-0020

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed
Document Date: 04/13/2021
Reference Info:

Transaction #: 6308130 - 1 Doc(s)
Document Page Count: 4
Operator Id: JSorg

RETURN TO: (Simplifile)
Aaron Abstract
526 Township Line Road
Blue Bell, PA 19422
(215) 283-4800

PAID BY:
AARON ABSTRACT

*** PROPERTY DATA:**

Parcel ID #: 05-00-00692-00-5
Address: 113 W EIGHTH AVE

Municipality: PA
Conshohocken Borough
(100%)
School District: Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$300,000.00
TAXABLE AMOUNT: \$300,000.00

FEES / TAXES:

Recording Fee: Deed \$86.75
State RTT \$3,000.00
Conshohocken Borough RTT \$1,500.00
Colonial School District RTT \$1,500.00

Total: \$6,086.75

DEED BK 6224 PG 00111 to 00115
Recorded Date: 05/05/2021 10:41:54 AM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION**



Prepared by: Aaron Abstract Company
526 Township Line Road, Ste 200
Blue Bell, Pa 19422
Phone No. 215-283-4800

Return to: Aaron Abstract Company
526 Township Line Road, Ste 200
Blue Bell, Pa 19422
Phone No. 215-283-4800

File No. **AAF10565**
Parcel ID No. **05-00-00692-00-5**

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-00692-00-5 CONSHOHOCKEN BOROUGH
113 W EIGHTH AVE
LANNUTTI ANDREW D
B 029 L U 084 4100 05/04/2021

\$15.00
JW

This Indenture, made the 13th day of April, 2021,

Between

ANDREW D. LANNUTTI

(hereinafter called the Grantor), of the one part, and

RATOSKEY & TRAINOR INC.

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **Three Hundred Thousand And 00/100 Dollars (\$300,000.00)** lawful money of the United States of America, unto him well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

ALL THAT CERTAIN lot or piece of land with the building thereon erected, Situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the Southwesterly side of Eighth Avenue at the distance of One Hundred and Three feet Northwestwardly from a stake on the Westerly corner of Eighth Avenue and Forrest Street; thence along the Southwestwardly side of Eighth Avenue Northwestwardly fifty-eight feet to a point a corner of this and other land now or late of J. Willison Smith; thence Southwestwardly on a line at right angles to the said Eighth Avenue One Hundred and Fifty feet to a point in the middle of a certain Twenty feet



wide alley or driveway running from Forrest Street to Maple Street; thence Southeastwardly on a line parallel with Eighth Avenue forty-three feet to a point a corner of land now or late of Rufus W. Missimer; thence Northeastwardly on a line parallel with Forrest Street and along said Missimer's land Ninety-eight feet to a point; thence Southeastwardly on a line parallel with said Eighth Avenue and along said Missimer's land Fifteen feet to a point; thence Northeastwardly on a line at right angles to said Eighth Avenue and along said Missimer's land Fifty-two feet to the first mentioned stake or place of beginning.

PARCEL NO. 05-00-00692-00-5

BEING the same premises which Joan P. Moore, unmarried, by Deed dated May 31, 1996 and recorded July 5, 1996 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5153, Page 20, granted and conveyed unto Andrew D. Lannutti and Judith A. Lannutti, husband and wife, as tenants by the entirety.

AND ALSO BEING the same premises which Andrew D. Lannutti and Judith A. Lannutti, by Deed dated December 28, 2001, and recorded December 28, 2001, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 5390, Page 245, granted and conveyed unto Andrew D. Lannutti, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

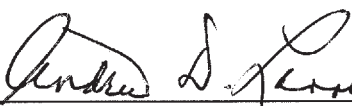


And the said Grantor, for himself and his heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that he, the said Grantor, and his heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against him, the said Grantor, and his heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Foreber Defend.

In Witness Whereof, the party of the first part has hereunto set his hand and seal. Dated the day and year first above written.

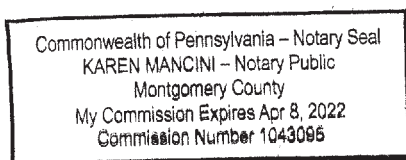
Sealed and Delivered
IN THE PRESENCE OF US:

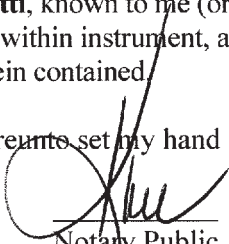
 **SEAL}**
Andrew D. Lannutti

Commonwealth of Pennsylvania } ss
County of Montgomery

On this the 13th day of April, 2021, before me, the undersigned Notary Public, personally appeared **Andrew D. Lannutti**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Notary Public
My commission expires 4.8.22



The address of the above-named Grantee is:

3201 POTSHOPK,
EAST NORRITON PA 19403

On behalf of the Grantee





Exhibit B



RATOSKEY & TRAINOR

PROPOSED MULTI-FAMILY RESIDENCE



FRONT ELEVATION

113 WEST EIGHT AVENUE

Applicant Request for County Review



This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.

Date: 01/22/2025
Municipality: Borough of Conshohocken
Proposal Name: 113 W. 8th Avenue

Applicant's Representative: Bradford R. Grauel, PLS, OTM LLC
Address: 200 Spring Ridge Drive, Suite 201

Applicant Name: Ratoskey & Trainor, Inc.
Address: 3201 Potshop Road
City/State/Zip: Norristown, Pa. 19403
Phone: (610) 272-2433
Email: office@ratoskey-trainor.com

City/State/Zip: Wyomissing, Pa. 19610
Business Phone (required): (484) 638-0206
Business Email (required): bradgr.otm@gmail.com

Type of Review Requested:

(Check All Appropriate Boxes)

- ☒ Land Development Plan
☐ Subdivision Plan
☐ Residential Lot Line Change
☐ Nonresidential Lot Line Change
☐ Zoning Ordinance Amendment
☐ Zoning Map Amendment
☐ Subdivision Ordinance Amendment
☐ Curative Amendment
☐ Comprehensive / Other Plan

Conditional Use

- ☐ Special Review*

* (Not included in any other category - includes parking lot or structures that are not associated with new building square footage)

Type of Plan:

- ☐ Tentative (Sketch)
☒ Preliminary / Final

Type of Submission:

- ☒ New Proposal
☐ Resubmission*

* A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.

Zoning:

Existing District: **BR 1H**
Special Exception Granted ☒ Yes ☐ No
Variance Granted ☐ Yes ☐ No ☐ For

Plan Information:

Tax Parcel Number(s) 05-00-00692-00-5

Location 113 W. 8th Avenue, Conshohocken, Pa.

Nearest Cross Street Forest Street

Total Tract Area 7,230 sq. ft.

Total Tract Area Impacted By Development 7,230 sq. ft.

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

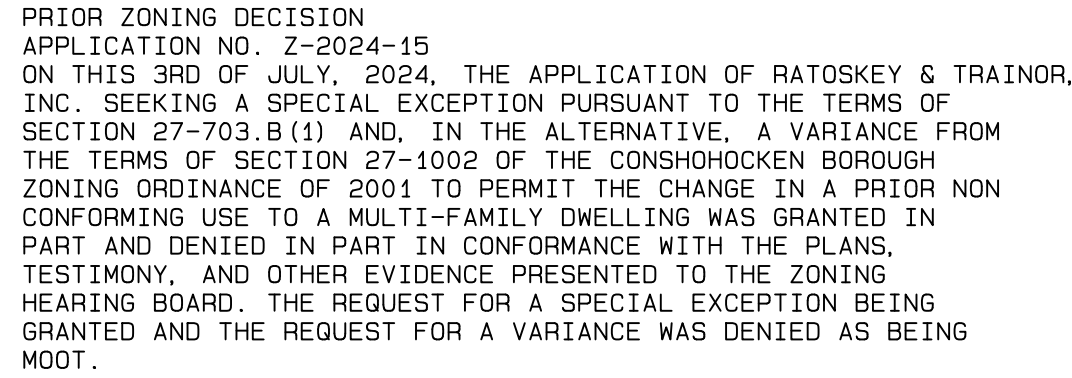
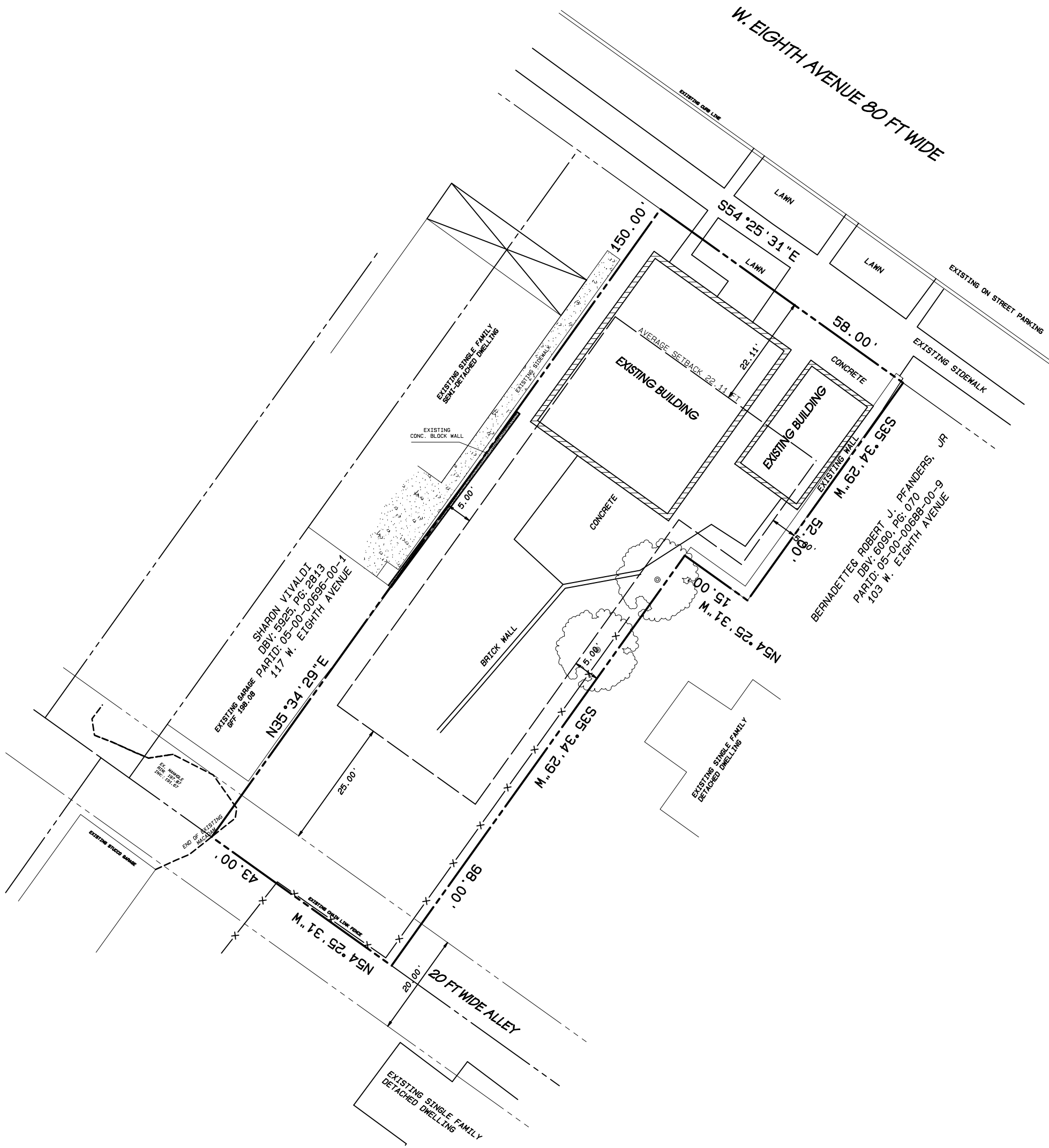
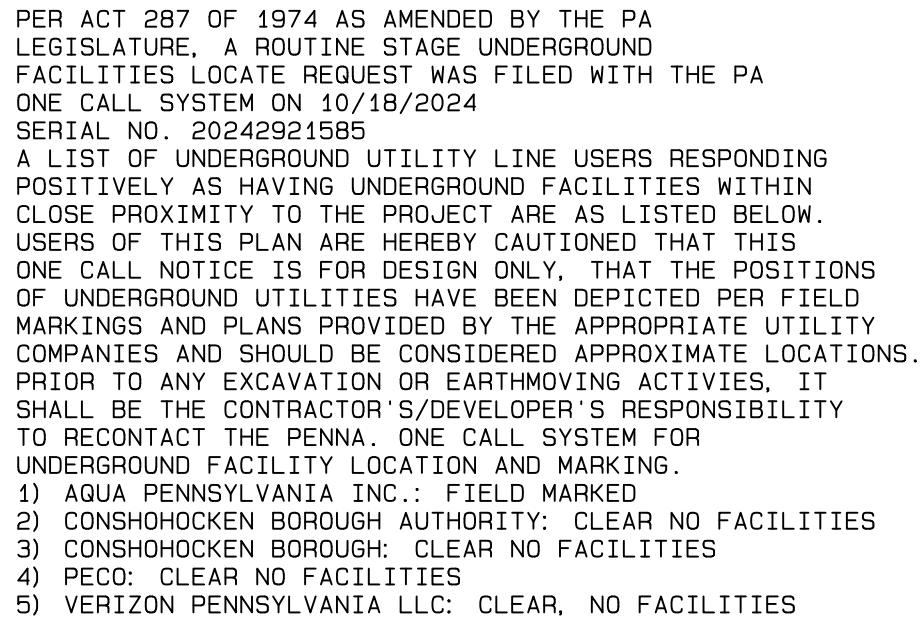
Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family						
Townhouses/Twins						
Apartments	1	3			0	
Commercial						
Industrial						
Office						
Institutional						
Other						

*Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.

Additional Information:

RESET

Effective 5/1/18



CURRENT SITE ADDRESS:
113 W. 8TH AVENUE
CONSHOHOCKEN, PA. 19428

CURRENT OWNER:
RATOSKEY & TRAINOR, INC
3201 POTSHOP ROAD
NORRISTOWN, PA. 19403

APPLICANT:
RATOSKEY & TRAINOR, INC
3201 POTSHOP ROAD
NORRISTOWN, PA. 19403

SOURCE OF PROPERTY TITLE:
GRANTOR: ANDREW D. LANNUTTI
GRANTEE: RATOSKEY & TRAINOR, INC
DEED DATED: APRIL 13TH, 2021
DEED BOOK 6224, PAGE 112
MONTGOMERY COUNTY RECORDS
PARID: 05-00-00692-00-5

EXISTING PROPERTY USE:
RETAIL, OFFICE, APPTS-MULTI-USE
UTILIZING PUBLIC WATER AND PUBLIC SEWER FACILITIES

PROPOSED PROPERTY USE:
MULTI-FAMILY RESIDENTIAL APARTMENT BUILDING
UTILIZING PUBLIC WATER AND PUBLIC SEWER FACILITIES

CURRENT ZONING: BR-1 RESIDENTIAL
ZONING CONFORMANCE TABLE:
MINIMUM LOT AREA REQUIRED: 4,000 SF
EXISTING AND PROPOSED: 7,230 SF
MINIMUM LOT WIDTH REQUIRED: 40 FT.
EXISTING AND PROPOSED: 58.00 FT.
MINIMUM FRONT YARD SETBACK REQUIRED: 25 FT.
AVERAGE BUILDING SETBACK: 22.11 FT.
EXISTING: 6.84 FT. PROPOSED: 22.11 FT.
MINIMUM REAR YARD SETBACK REQUIRED: 25 FT.
EXISTING: 92 FT. PROPOSED: 66.10 FT.
MINIMUM SIDE YARD SETBACK REQUIRED: 5 FT.
EXISTING: 2.06 FT. / 3.91 FT.
PROPOSED: 5.58 FT. / 5.42 FT.
MAXIMUM PERMITTED BUILDING COVERAGE: 35%
EXISTING: 1,682 SF (23%)
PROPOSED: 1,440 SF (19.9%)
MAXIMUM PERMITTED IMPERVIOUS COVERAGE: 60%
EXISTING (TO BE REMOVED)
STRUCTURES: 1730 SF
SIDEWALKS, PATIOS, PORCHES: 1175 SQ. FT.
WALLS: 42 SQ. FT.
TOTAL: 2947 (40.7%)
PROPOSED
BUILDING = 1,440 SQ. FT.
PARKING LOT: 2185 SQ. FT.
SIDEWALK & PORCHES: 574 SQ. FT.
WALLS: 101 SQ. FT.
TOTAL: 3815 SQ. FT. (52.7%)
MAXIMUM PERMITTED BUILDING HEIGHT: 35 FT.
EXISTING: 1 1/2 STORY (LESS THAN 35 FT.)
PROPOSED: LESS THAN 35 FT.
MINIMUM PERMITTED BUILDING WIDTH: 20 FT.
EXISTING: 32 FT. / 15 FT. PROPOSED: 32 FT.

OFF-STREET PARKING
REQUIRED: 2 SPACES PER DWELLING UNIT
EXISTING: ON-STREET PARKING
PROPOSED: 6 SPACES VIA DRIVEWAY AND PARKING LOT

MUNICIPAL ENGINEER

REVIEWED BY THE CONSHOHOCKEN BOROUGH ENGINEER
ON THIS ____ DAY OF _____, 2025

ENGINEER

MONTGOMERY COUNTY RECORDER OF DEEDS

RECORDED THIS _____ DAY OF _____, 2025
IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND
FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN,
PENNSYLVANIA IN PLAN BOOK NO. _____, PAGE _____

RECORDED

MONTGOMERY COUNTY PLANNING COMMISSION

MCPD NO. _____
 PROCESSED AND REVIEWED. REPORT PREPARED BY
 MONTGOMERY COUNTY PLANNING COMMISSION IN
 ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE: _____

FOR THE DIRECTOR

PAR ID:
05-00-00692-00-5

BOROUGH OF CONSHOHOCKEN

APPROVED BY THE BOROUGH COUNCIL OF THE
BOROUGH OF CONSHOHOCKEN
THIS DAY OF _____ BY RESOLUTION NO. ____ OF 2025

PRESIDENT

SECRETARY

I ROBERT RATOSKEY, PRESIDENT OF RATOSKEY & TRAINOR, INC
HEREBY STATE AND REPRESENT THAT RATOSKEY & TRAINOR, INC
IS THE RECORD OWNER OF THE PROPERTY DEPICTED
HEREON

COMMONWEALTH OF PENNA.
COUNTY OF MONTGOMERY SS

ON THIS _____ DAY OF _____, 2025
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED
ROBERT RATOSKEY WHO BEING FULLY SWORN ACCORDING TO LAW,
DEPOSES AND SAYS THAT HE AS THE PRESIDENT OF RATOSKEY &
TRAINER INC. AND IS THE RECORD OWNER OF THE PROPERTY SHOWN ON
THIS PLAN, THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT
THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR
ACT AND PLAN, DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING
TO LAW AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED
ARE HEREBY DEDICATED TO THE PUBLIC USE UNLESS OTHERWISE NOTED.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

CERTIFICATION OF PLAN ACCURACY

THIS IS TO CERTIFY, TO THE BEST OF MY KNOWLEDGE,
THAT THIS PLAN REPRESENTS A FIELD SURVEY CONDUCTED
BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL GEOMETRIC
AND GEODETIC DETAILS AS SHOWN ARE CORRECT AND THAT ALL
LOTS OR TRACTS HAVE A BOUNDARY CLOSURE OF 1: 10,000 OR BETTER

PLAN SHEET INDEX
1 OF 5: RECORD PLAN (*)
2 OF 5: EXISTING SITE PLAN (*)
3 OF 5: PROPOSED SITE PLAN (*)
4 OF 5: EROSION CONTROL PLAN
5 OF 5: LANDSCAPE PLAN
(*) DENOTES TO BE RECORDED

LAND DEVELOPMENT PLAN
FOR PROPOSED NEW MULTI
FAMILY RESIDENTIAL APARTMENTS
113 W. 8TH AVENUE

Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

OTM LLC
SURVEYING, LAND PLANNING
& DESIGN SERVICES

200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
(484) 336-6454 www.otm-surveying.com

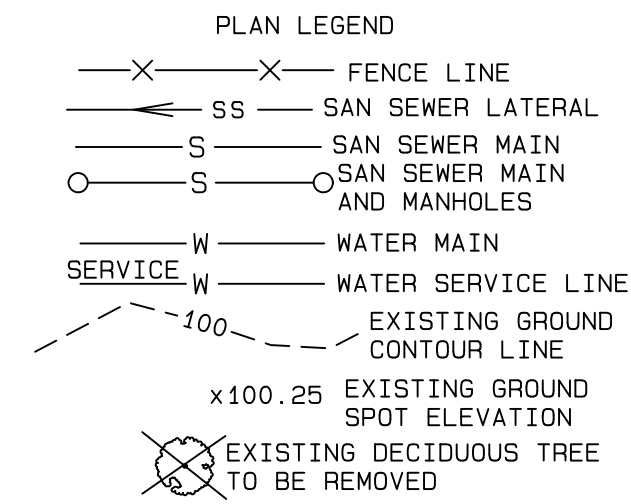
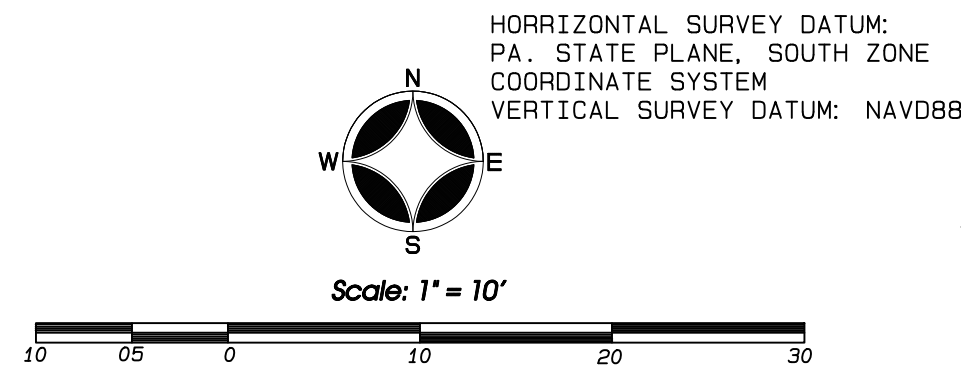
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BR GRAUEL, PLS
04/20/2025

CHECK

SCALE
1"= 10'

PROJECT NO. 21-175
SHEET 1 OF 5

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EXISTING SITE & AERIAL
IMAGERY PLAN

LAND DEVELOPMENT PLAN FOR
PROPOSED NEW MULTI
FAMILY RESIDENTIAL APARTMENTS
113 W. 8TH AVENUE

Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

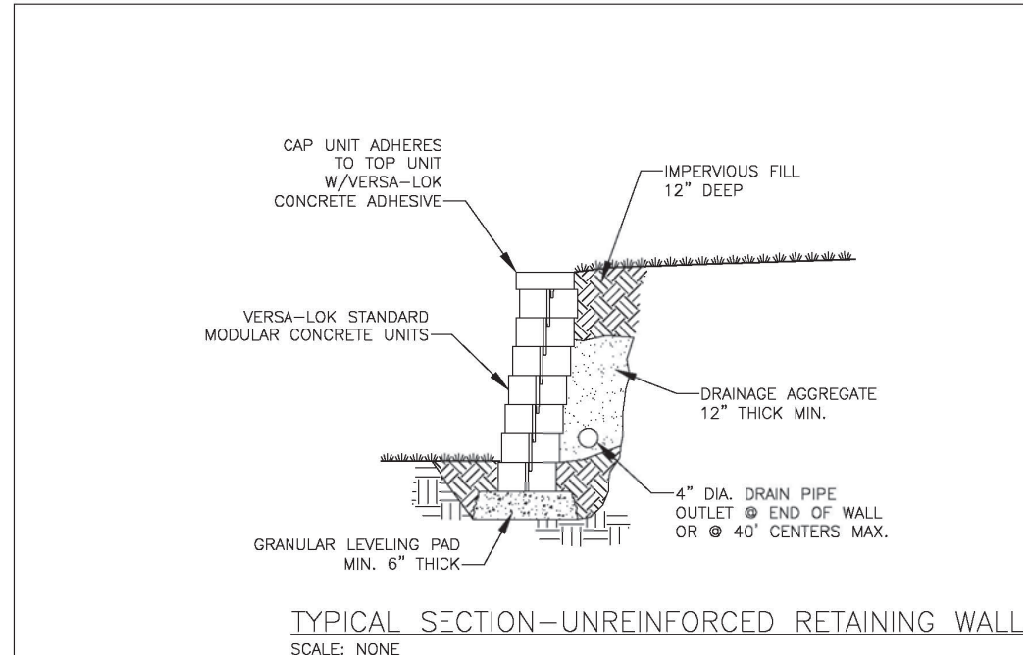
SOIL TYPE PER CURRENT NRCS MAPPING: Uu0d, URBAN LAND
UDORTHERTS, LIMESTONE COMPLEX

REVISIONS	
BR GRAUEL, PLS	04/05/2025

OTM LLC
SURVEYING, LAND PLANNING
& DESIGN SERVICES
200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
(484) 336-6454 www.otm-surveying.com

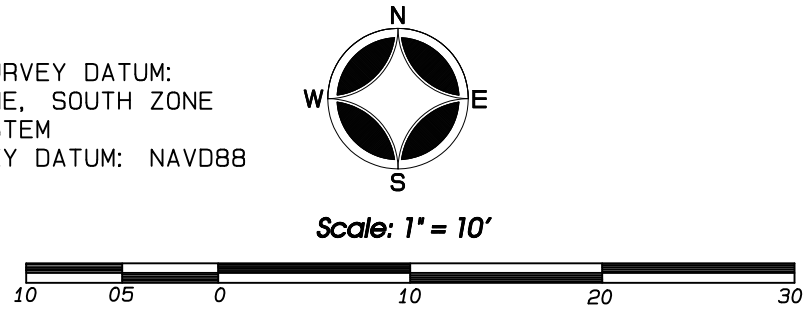
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CHECK
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PROJECT NO. 21-175
SHEET 2 OF 5

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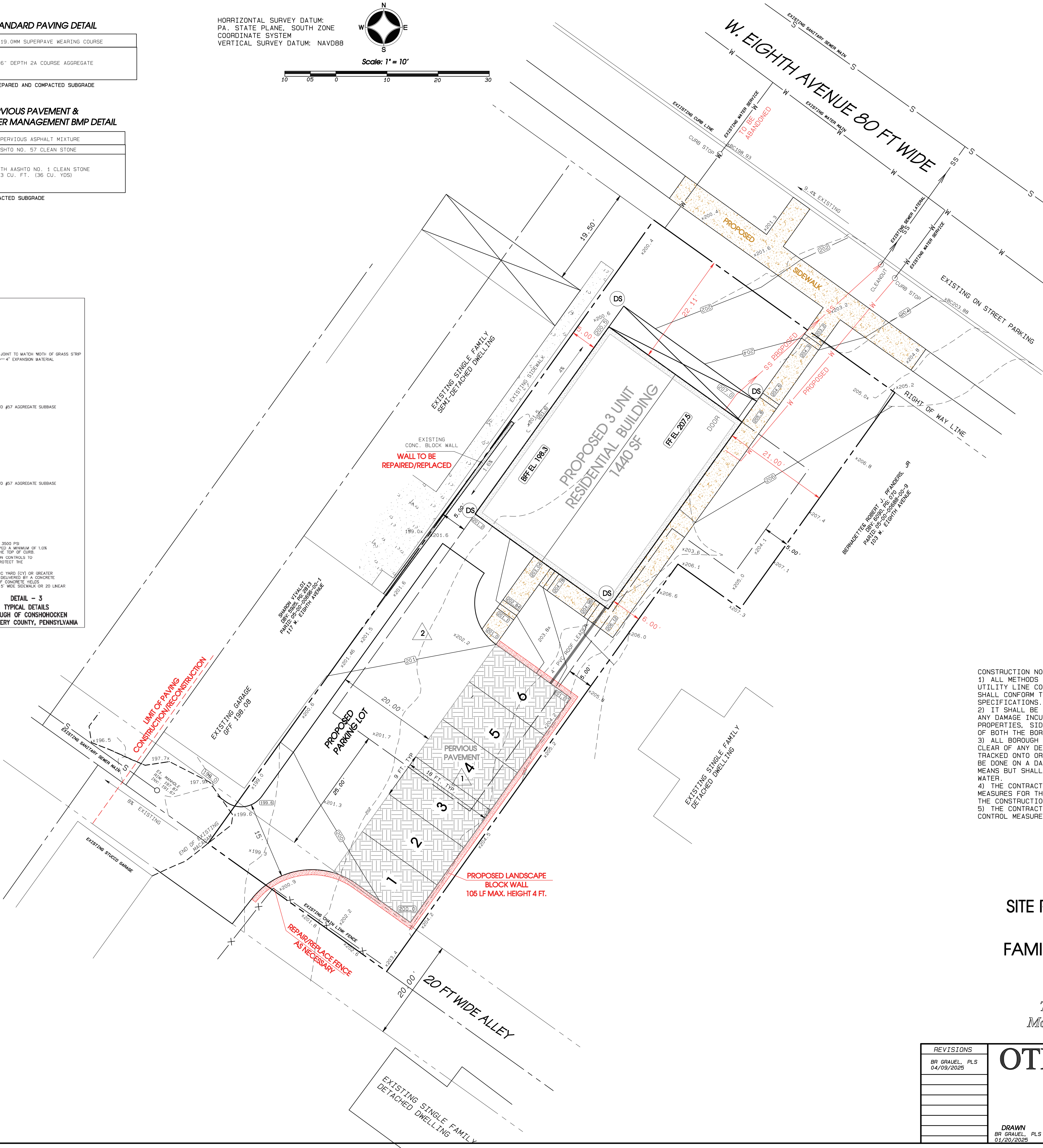
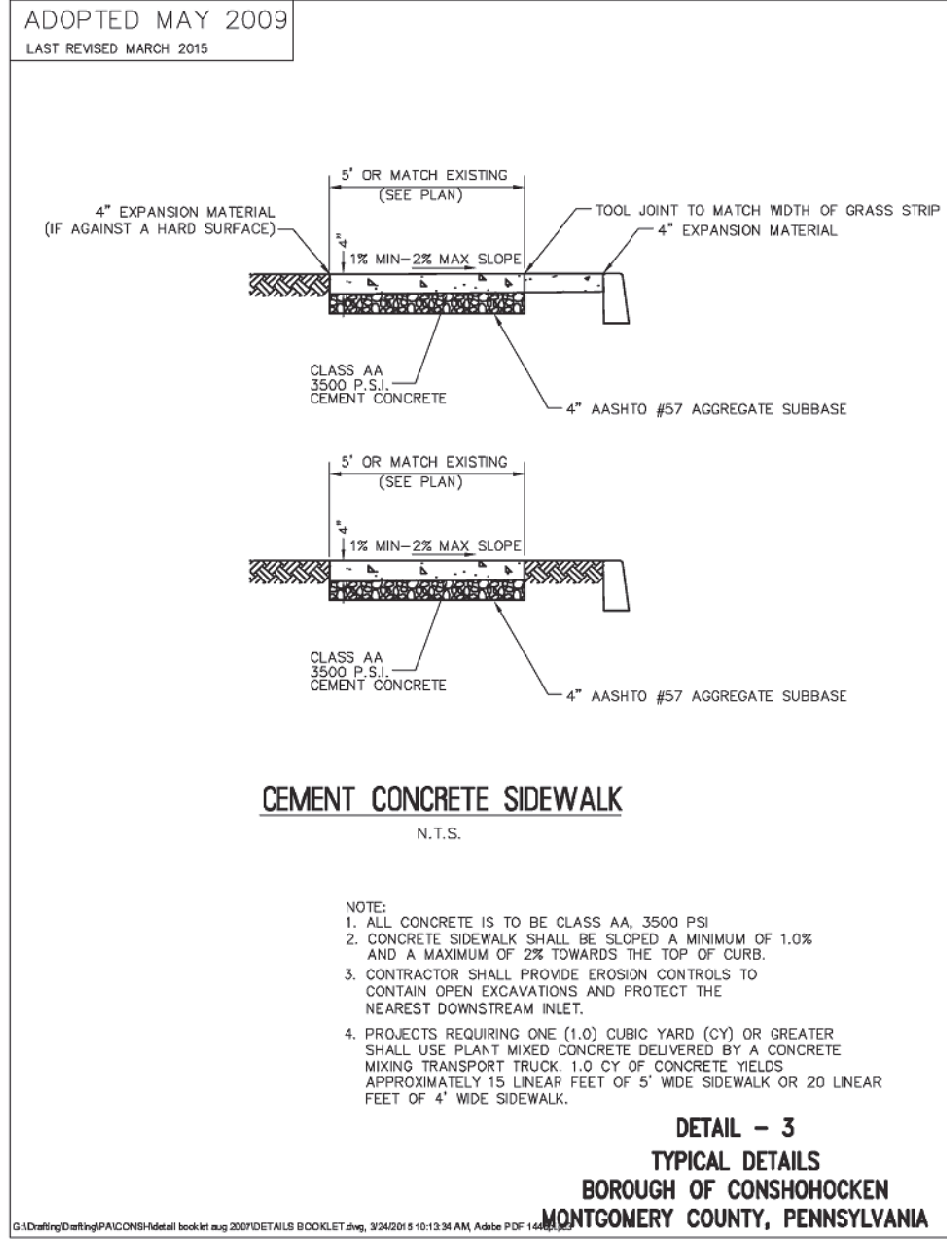
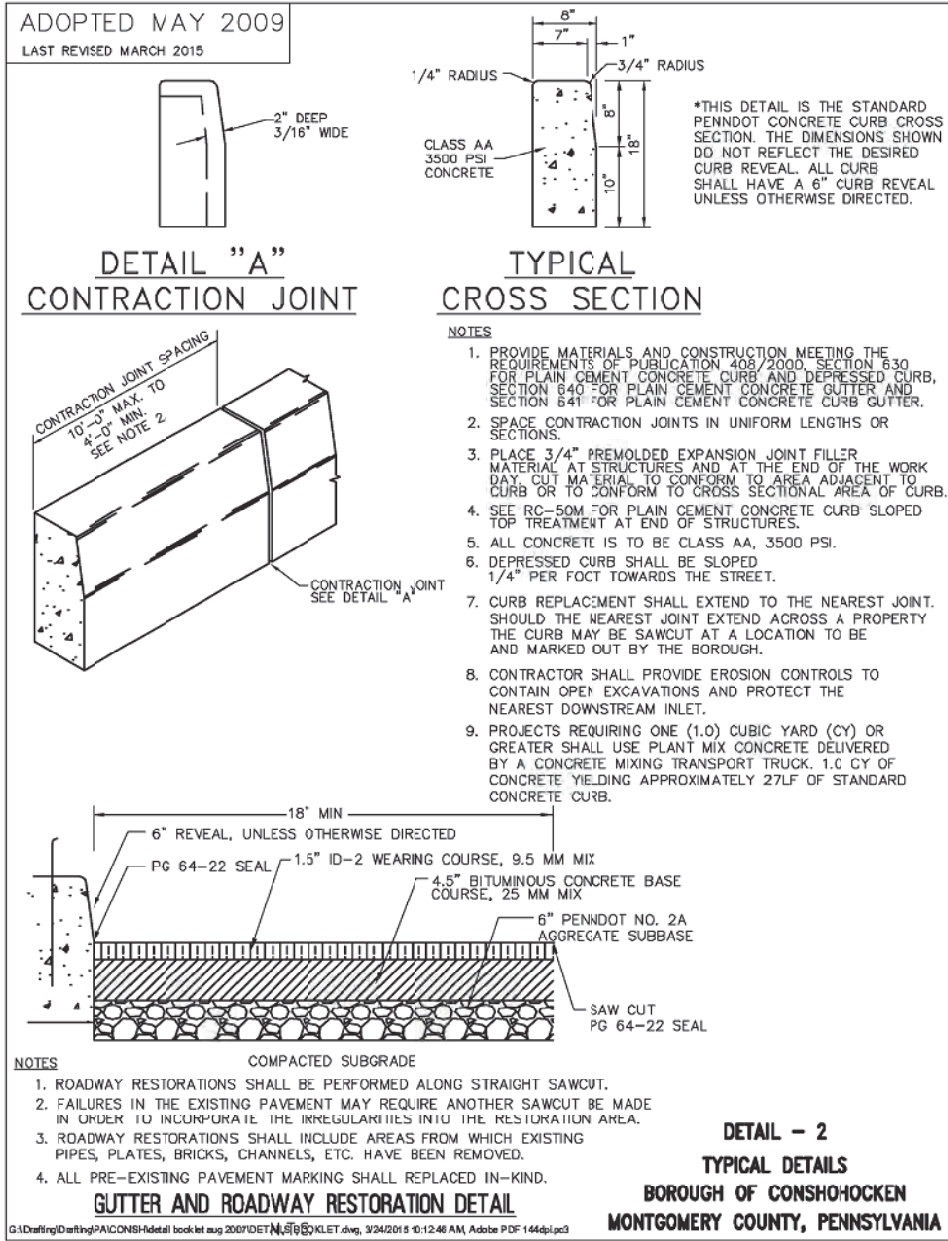


STANDARD PAVING DETAIL	
2.5" 19.0MM SUPERPAVE WEARING COURSE	
6" DEPTH 2A COURSE AGGREGATE	
PREPARED AND COMPACTED SUBGRADE	
PERVIOUS PAVEMENT & STORMWATER MANAGEMENT BMP DETAIL	
2.5" PERVIOUS ASPHALT MIXTURE	
2" AASHTO NO. 57 CLEAN STONE	
12" DEPTH AASHTO NO. 1 CLEAN STONE	
973 CU. FT. (36 CU. YDS)	
UNCOMPACTED SUBGRADE	

HORIZONTAL SURVEY DATUM:
PA. STATE PLANE, SOUTH ZONE
COORDINATE SYSTEM
VERTICAL SURVEY DATUM: NAVD88



- PLAN LEGEND
- X X FENCE LINE
 - SS SAN SEWER LATERAL
 - S SAN SEWER MAIN
 - W WATER MAIN
 - W WATER SERVICE LINE
 - x100.25 EXISTING GROUND SPOT ELEVATION
 - (100) FINISHED GRADE CONTOUR LINE
 - (100.25) FINISHED GRADE SPOT ELEVATION
 - DS DOWNSPOUT
 - 1 STORMWATER TEST PIT



- CONSTRUCTION NOTES:
- 1) ALL METHODS AND MATERIALS UTILIZED IN CONSTRUCTION OF UTILITY LINE CONNECTIONS, SIDEWALK AND CURB REPLACEMENT SHALL CONFORM TO CURRENT BOROUGH STANDARDS AND SPECIFICATIONS
 - 2) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR/REPLACE ANY DAMAGE INCURRED DURING CONSTRUCTION TO ADJOINING PROPERTIES, SIDEWALK, CURBING OR STREETS TO THE SATISFACTION OF BOTH THE BOROUGH AND ADJOINING PROPERTY OWNERS.
 - 3) ALL BOROUGH STREETS AND ALLEYWAYS SHALL BE KEPT FREE AND CLEAR OF ANY DEBRIS, SEDIMENT OR CONSTRUCTION MATERIALS TRACKED ONTO OR CONVEYED BY ANY OTHER MEANS. REMOVAL SHALL BE DONE ON A DAILY BASIS BY SWEEPING, HAND TOOLS OR OTHER MEANS BUT SHALL NEVER BE WASHED OFF THE ROADWAY WITH WATER.
 - 4) THE CONTRACTOR SHALL BE RESPONSIBLE TO IMPLEMENT MEASURES FOR THE CONTROL OF AIRBORNE DUST OR DEBRIS FROM THE CONSTRUCTION SITE.
 - 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL TRAFFIC CONTROL MEASURES DURING CONSTRUCTION

PROPOSED SITE PLAN

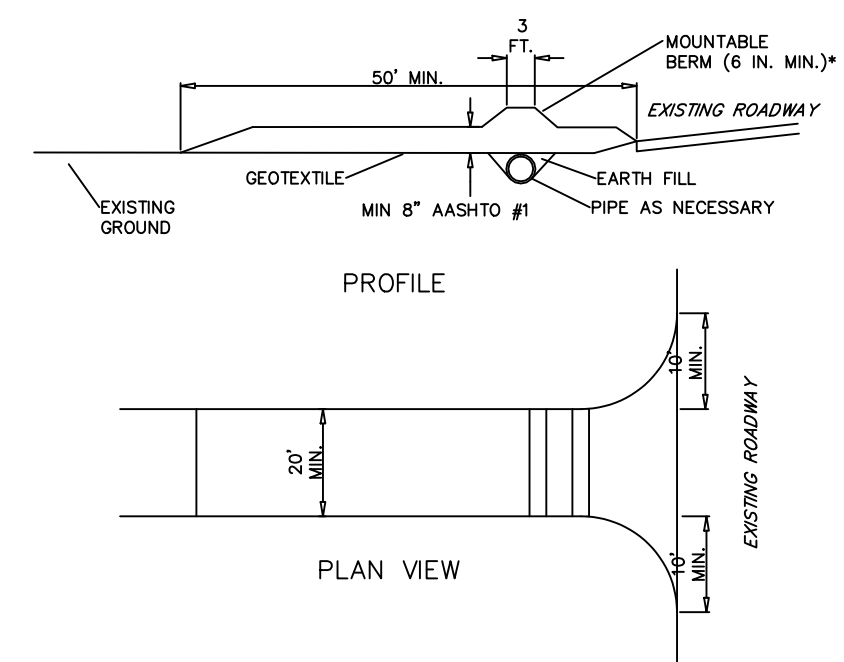
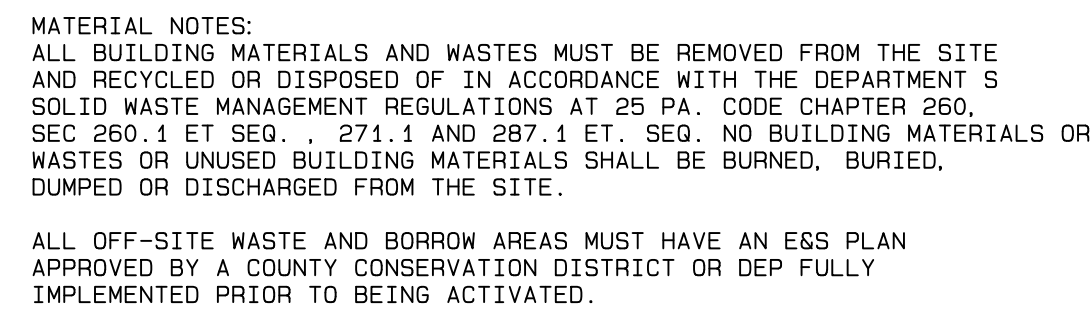
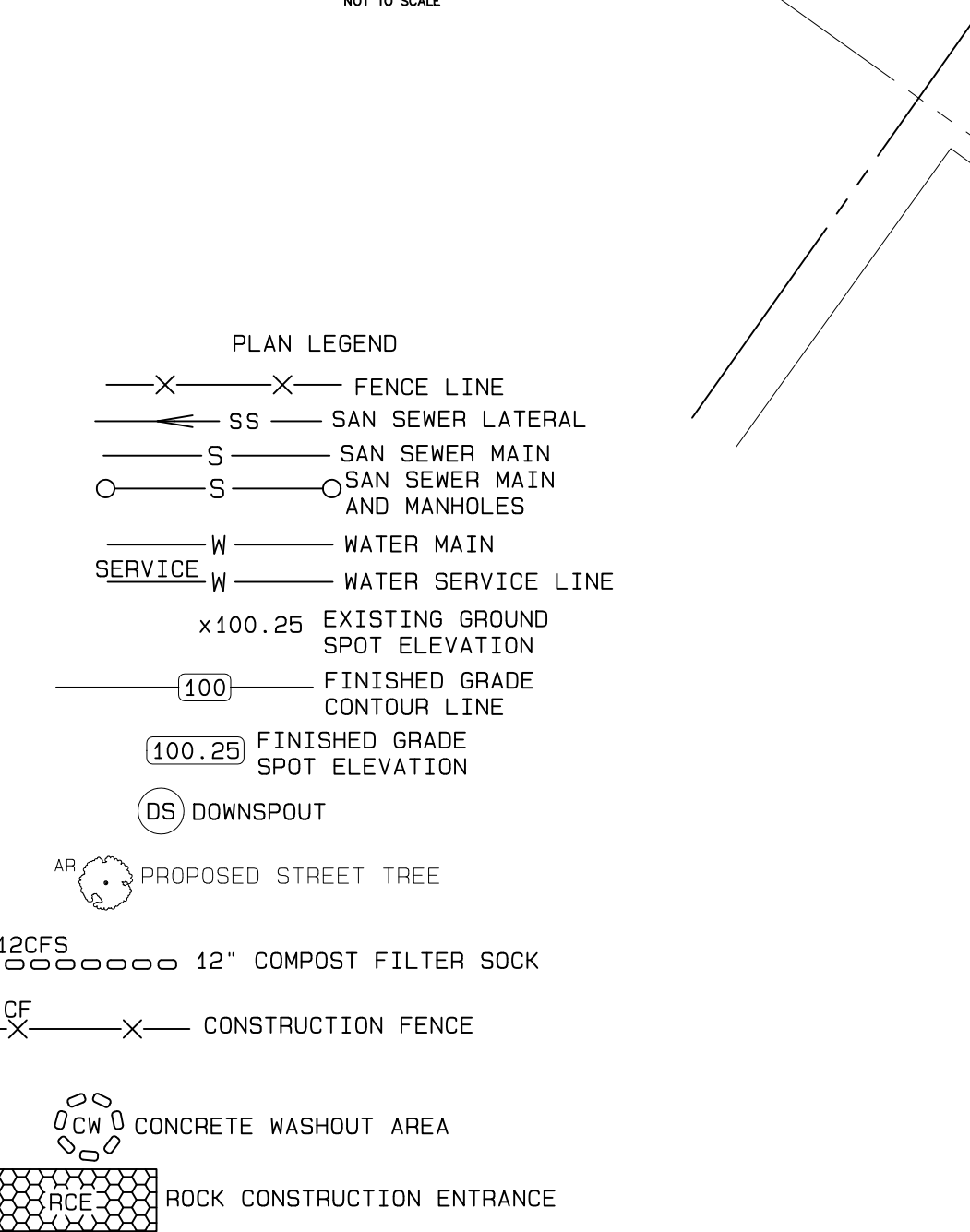
SITE REDEVELOPMENT PLAN FOR
PROPOSED NEW MULTI
FAMILY RESIDENTIAL APARTMENTS
113 W. 8TH AVENUE

Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

REVISIONS
BR GRAUEL, PLS 04/09/2025

OTM LLC
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& DESIGN SERVICES
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SCALE: 1" = 10'
CHECK: []
PROJECT NO. 21-175
SHEET 3 OF 5



* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY. EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY FOOT INCREMENTS UNTIL CONDITION IS ALLEVATED OR INSTALL WASH ROCK, WASHING THE ROAD OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE

GENERAL PLAN NOTES:

1. THE LIMITS OF DISTURBANCE ARE TO BE CLEARLY MARKED AND DELINEATED. NO CONSTRUCTION OR VEHICULAR TRAFFIC SHALL BE PERMITTED OUTSIDE OF THE MARKED LIMITS OF DISTURBANCE.
2. STOCKPILES AND THE PLAN SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 35 FT. WITH SIDESLOPES OF 2:1 MAXIMUM. ALL STOCKPILES SHALL HAVE APPROPRIATE EGS CONTROLS PLACED DOWNSCOPE OF THE STOCKPILE AREA.
3. ALL CONSTRUCTION AND EROSION CONTROL ACTIVITIES CEASE FOR A PERIOD OF 30 DAYS OR LONGER IN DURATION, ALL AREAS OF DISTURBANCE SHALL BE TEMPORARILY SEEDED AND MULCHED.
4. ALL PUMPING OF SEDIMENT LATERAL FILL SHALL BE THROUGH THE USE OF A PUMPED WATER FILTRATION BAG SYSTEM.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL OFF SITE FILL BEING BROUGHT ONTO THE SITE IS CLEAN FILL.
6. ALL SEDIMENT TRACKED ONTO A PUBLIC ROADWAY SHALL BE REMOVED ON A DAILY BASIS AND RETURNED TO THE CONSTRUCTION SITE.
7. ALL MATERIALS AND EQUIPMENT INCLUDING CONSTRUCTION MACHINERY OR HAND TOOLS BUT SHALL NEVER BE WASHED OFF OF THE ROAD SURFACE WITH WATER.
8. ALL SEDIMENT REMOVED FROM EROSION CONTROL BMPs SHALL BE PLACED WITHIN THE STOCKPILE AREAS AND TO BE UTILIZED INTO FUTURE GRADING AND TOPSOILING.
9. ROCK CONSTRUCTION ENTRANCES SHALL BE MAINTAINED AND REPAIRED/REPLACED AS NECESSARY TO ENSURE PROPER FUNCTIONING.
10. COMPOST FILTER SOCK AND FILTER FABRIC FENCE: ACCUMULATED SEDIMENT SHALL BE REMOVED ON A DAILY BASIS. ANY DAMAGED AND ANY SECTION OF THE FACILITY DAMAGED OR FOUND TO BE NOT FUNCTIONAL SHALL BE REPLACED.
11. TOPSOIL PLACEMENT SHALL INCLUDE SCARIFYING OR TILLING THE SUBSURFACE AREA TO A MINIMUM DEPTH OF 6" PRIOR TO PLACEMENT OF TOPSOIL.
12. ALL FILL AND TOPSOIL REPLACEMENT MATERIALS SHALL BE FREE OF FROZEN SOILS, BRUSH, ROOTS OR OTHER FOREIGN MATERIAL.
13. IT SHALL BE THE SITE OWNER OR CONTRACTOR'S RESPONSIBILITY TO MAINTAIN AND REPAIR/REPLACE ALL PERMANENT STRUCTURES ARE INSTALLED AND FUNCTIONING PROPERLY AND THAT SAID FACILITY REMAIN IN PLACE AND FUNCTIONING UNTIL SUCH TIME AS PERMANENT SITE STABILIZATION HAS BEEN ACHIEVED.
14. PERMANENT SITE STABILIZATION IS DEFINED AS A UNIFORM COVERED SURFACE, VEGETATION COVER OR PERMANENT COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION.
15. PRIOR TO REMOVAL OF SEDIMENT EROSION CONTROL FACILITIES IT SHALL BE THE SITE OWNER/CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS FROM THE LOCAL AGENCY (COUNTY DISTRICT OR MUNICIPALITY) TO ARRANGE FOR AN INSPECTION OF THE SITE AND OBTAIN PERMISSIONS FOR FACILITY REMOVALS.

CONSTRUCTION SEQUENCE:

- 1) CONTACT THE PA ONE CALL SYSTEM A MINIMUM OF 3 WORKING DAYS PRIOR TO CONSTRUCTION FOR MARKING OF UNDERGROUND UTILITY LINES
- 2) COORDINATE WITH UTILITY COMPANIES FOR DISCONNECTION OF ANY UTILITY CONNECTIONS AND COMMENCE DEMOLITION OF THE EXISTING STRUCTURES, REMOVING AND DISPOSING OF ALL DEMOLITION MATERIALS.
- 3) INSTALL THE COMPOST FILTER SOCK, THE ROCK CONSTRUCTION AND THE STRUCTURAL FENCE AND THE CONCRETE WASHOUT AREA
- 4) EXCAVATE FOR AND CONSTRUCT THE BUILDING FOOTERS/FOUNDATION FOLLOWED BY BACKFILLING WITH APPROPRIATE MATERIAL
- 5) DURING BUILDING CONSTRUCTION, RECONNECT THE NECESSARY UNDERGROUND UTILITIES, BACKFILLING ALL TRENCHING ON A DAILY BASIS
- 6) CONSTRUCT NEW SIDEWALK, CURBING AS REQUIRED AND LANDSCAPE BLOCK WALLS
- 7) REMOVE THE ROCK CONSTRUCTION ENTRANCE, THE CONCRETE WASHOUT FACILITY AND GRADE/INSTALL THE MACADAM PARKING LOT
- 8) RECONSTRUCT THE STREET TREES, ANY EXTERIOR LANDSCAPING, FINI GRADE, PLACING TOPSOIL, SEEDING AND MULCHING ON ALL LAWN AREAS.

Situate In:
The Borough of Conshohocken
Montgomery County, Pennsylvania

OTM_{LLC}

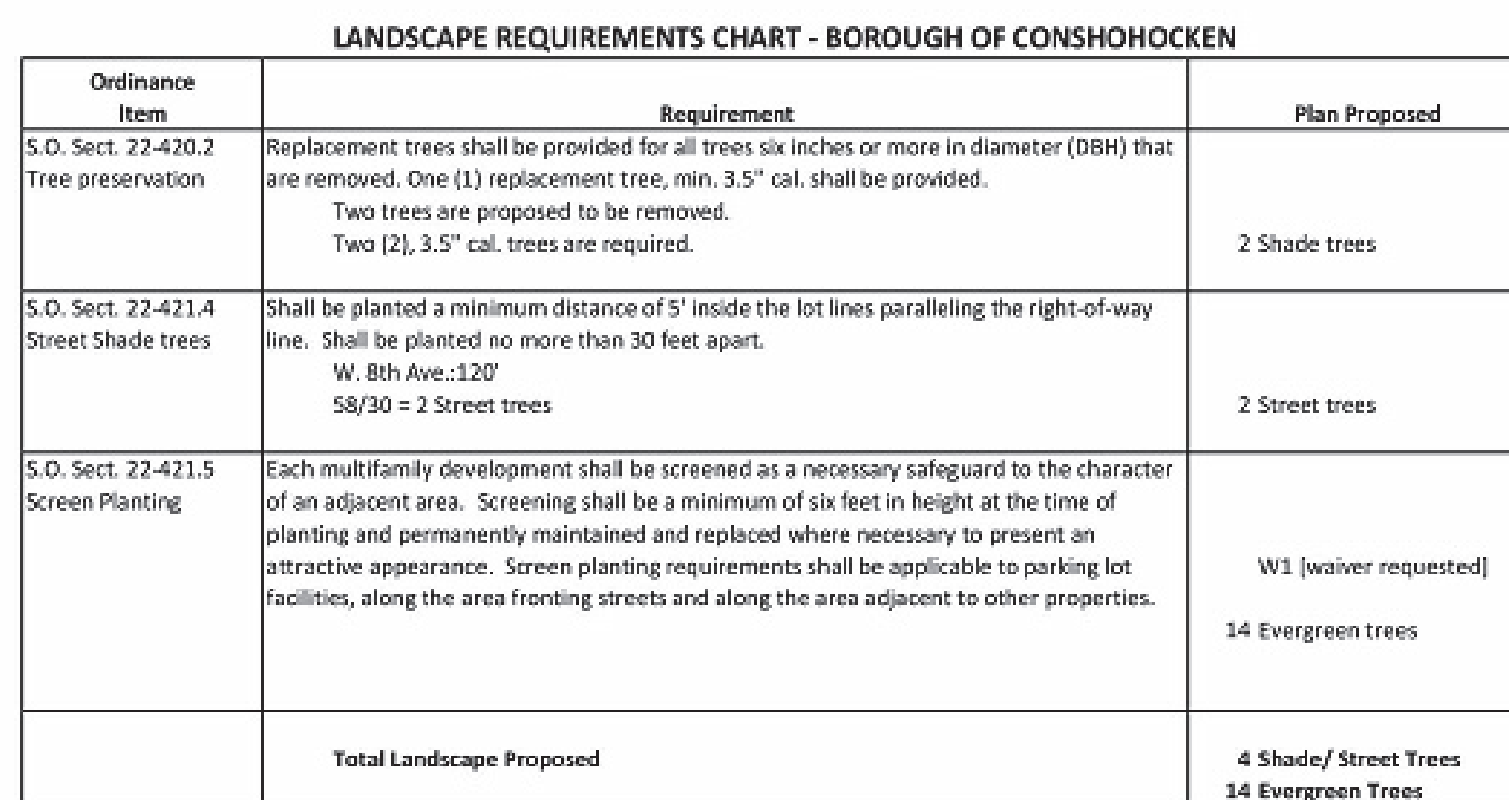
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& DESIGN SERVICES**

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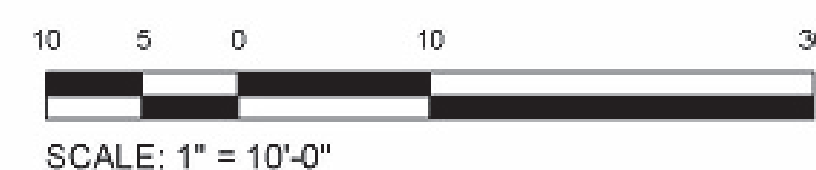
SEDIMENT EROSION CONTROL PLAN

REVISONS	© 2025		
BR GRAUEL, PLS 04/09/2025	OTM LLC <i>SURVEYING, LAND PLANNING & DESIGN SERVICES</i> 200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610 (484) 336-6454 www.otm-surveying.com		
	DRAWN BR GRAUEL, PLS 11/17/2024	CHECK	SCALE 1" = 10' PROJECT NO. 21-1- SHEET 4 OF 5



PLANT SCHEDULE								
Plan Symbol	Quantity	Botanical Name	Common Name	Min. Planting Caliper	Min. Planting Spread	Min. Planting Height	Remarks	Comments
Shade/ Street Trees								
CO	2	<i>Cecylis occidentalis</i>	Hackberry	2" cal.	-	10-12'	B&B	Full canopy, central leader
GB	2	<i>Ginkgo biloba</i> 'Princeton Sentry'	'Princeton Sentry' Ginkgo	2" cal.	-	10-12'	B&B	Full canopy, central leader
Evergreen Trees								
TO	14	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	-	-	6'	B&B	Full specimen, branched to ground

1. Plant material shall be furnished and installed as indicated including all labor, materials, plants, equipment, incidental and clean up.
2. The contractor shall be responsible for planting at correct grades and alignments.
3. Plants shall be typical of their species and variety, have normal growth habits, well developed root systems, be free of obvious diseases, insect infestations, and other defects and injuries.
4. Contractor shall report any soil or drainage conditions considered detrimental to the growth of the plant material.
5. In so far as it is practicable, plant materials shall be planted on the day of delivery. In the event this is not possible, plants shall be stored in a cool, moist place. Plants not to be stored unwatered for longer than three (3) day period after delivery.
6. All plant material shall meet the standards of the "American Standards for Nursery Stock" as promulgated by the National Association of Nurserymen, 10000 Old Orchard Road, Dallas, Texas 75243. Plant material shall be installed in accordance with the planting practices stated in Chapter 3 of the referenced American Standard for Nursery Stock.
7. All plants shall be planted to a topsoil that is thoroughly watered and tamped as backfilling progresses. Nothing but suitable topsoil, free of sod, stilt clay, litter, etc., shall be used for planting.
8. Planting operations shall be performed during periods within the planting season when the weather and soil conditions are suitable and in accordance with the accepted best practice.
9. The contractor shall be responsible for the proper use of all utilities and for the protection of landscape material. Contractor shall not place landscaping material atop any stormwater or utility structure.
10. If a plant species or other substitution is made without receiving prior substitution request approval from the Township, the unapproved plants will be rejected upon inspection. All plant substitutions must be requested in writing and approved by the Township.
11. Before muck is installed, apply pre-emergence weed killer and incorporate into soil according to manufacturers directions.
12. Landscape planting including trees & shrubs are permitted within utility easements.
13. Street trees, shrubs, flowering buffers and other required plant material shall not be planted prior to the issuance of a use and occupancy permit. In lieu of planting due to seasonal constraints, the locations of street trees shall be staked and the developer shall be required to submit a landscape plan, including a maintenance schedule, for the purpose of the permit. The maintenance plan shall indicate that the purchaser understands and acknowledges that the stakes indicate the location of trees to be planted and that the planter will be responsible for the maintenance of the trees.
14. The Borough reserves the right to require additional landscape buffer plantings, following substantial completion of construction, should vegetation to be preserved not be preserved or not be adequately represented on the Final Landscape Plan.
15. Any substantial changes to the approved Landscape Plan must be approved by the Borough through plan resubmission. If substantial changes to the landscaping are made without prior approval, the Borough reserves the right to remove the changes.
16. All plant material shall be guaranteed for 2 growing seasons from the day of final approval of the landscape installation by the Borough. Any plant material 25% or more of which is dead shall be considered a loss. The contractor shall be responsible for the replacement of the dead 25% of the crown is dead. Any dead plant material shall be replaced and installed according to the approved planting practices.
17. The Applicant shall contact the Borough in writing to request a final inspection for acceptance of the work. The inspection will be performed when plant materials are in full leaf only, (May 1 through November 15). All guarantee error claims will be released upon acceptance at the end of the guarantee period.
18. All disturbed areas not specified for landscaping shall be seeded/ mulched into lawn areas.
19. No topsoil shall be removed from the site or used as spoil.



Landscape Plan

1	LAYOUT UPDATE	4/9/25
No.	Revision/Issue	Date

Firm Name and Address



1121 N. BETHLEHEM PIKE SUITE 60 #206
SPRING HOUSE, PA 19477
P: 215-758-2540
www.infocusplanning.com

Project Name and Address

113 W. 8TH AVE.
BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PA

Project
InFocus 25-01

Date 1/17/25

Scale
As Noted

Sheet

LP-1

SHEET 6 OF 6



Surveying, Land Planning & Design Services

200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
(484) 336-6454; www.otm-surveying.com

Wednesday, April 9, 2025

STORMWATER MANAGEMENT DESIGN CALCULATIONS AND NARRATIVE
113 W. 8TH AVENUE LAND DEVELOPMENT PROJECT
BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, PA.

This site located at 113 W. 8th Avenue in the Borough of Conshohocken currently contains one residential and one commercial structure with associated impervious surfacing (sidewalks, porches, etc).

The site is intended to be redeveloped with one multi-family building unit and an accessory parking lot located to the rear of the property.

Analysis of Pre-developed vs. post developed impervious conditions

**IMPERVIOUS SURFACING CALCULATIONS FOR STORMWATER MANAGEMENT DESIGN
EXISTING SITE (TO BE REMOVED)**

STRUCTURES: 1730 SQ. FT.

SIDEWALKS, PATIOS, PORCHES: 1175 SQ. FT.

WALLS: 42 SQ. FT.

TOTAL: 2947 (40.7%)

PROPOSED SITE

BUILDING: 1440 SQ. FT.

PORCH AND SIDEWALKS: 574 SQ. FT.

WALLS: 101 SQ. FT.

PERVIOUS PAVEMENT: 973 SQ. FT. X 50% CREDIT = 487 SQ. FT.

IMPERVIOUS PAVEMENT: 1213 SQ. FT.

TOTAL 3815 SQ. FT.

PRE VS. POST: 3815 SF – 2947 SF = 868 SF

DESIGN CONSIDERATIONS AND PARAMETERS

Based on the Borough of Conshohocken Simplified Approach Method of Stormwater Management, an applicant/property owner is required to capture/manage a minimum of 1 inch of runoff from impervious surfacing that does not exceed 1,000 sq. ft. of impervious in a pre vs. post condition.

In applying this methodology to this specific application, the property owner/applicant would be required to design/install a stormwater management system to manage the additional 868 sq. ft. of impervious surfacing or 72.3 cu ft. of runoff ($868 \times 1'' / 12$) from the additional impervious surfacing on site.

PROPOSED STORMWATER MANAGEMENT SYSTEM DESIGN

The proposed site includes an area of pervious pavement (parking spaces 1 through 6) which is designed and intended to capture/infiltrate/manage storm water runoff from the site in compliance with Borough Ordinance requirements.

This system includes a pervious pavement over a stone base which is intended to accept, store and infiltrate the required storm volume and storm event (attached)

While the strict interpretation of the ordinance requires only management of the additional 868 sq. ft. of pre vs. post impervious surfacing, a review of the post constructed site indicates a greater amount of impervious surfacing (2827 sq. ft.) that will contribute to the proposed system and as such the system has been designed to accommodate not only the required 868 sq. ft. but also the additional square footage.

Additionally, storm water soils testing was conducted on site to not only evaluate the underlying soil conditions/ability to infiltrate runoff but also to support the proposed design. A copy of these test results have been included and attached for reference.

System Design Parameters:

2827 sq. ft. of impervious surfacing x 1" runoff /12 = 236 cu. Ft. of required water storage/infiltration.

Proposed system: 973 sq. ft. of 12" depth R1 clean stone x 40% stone void volume = 389 cu. Ft. of water storage volume.

Storage Volume provided in excess of ordinance: $389 - 236 = 153$ cu. ft.

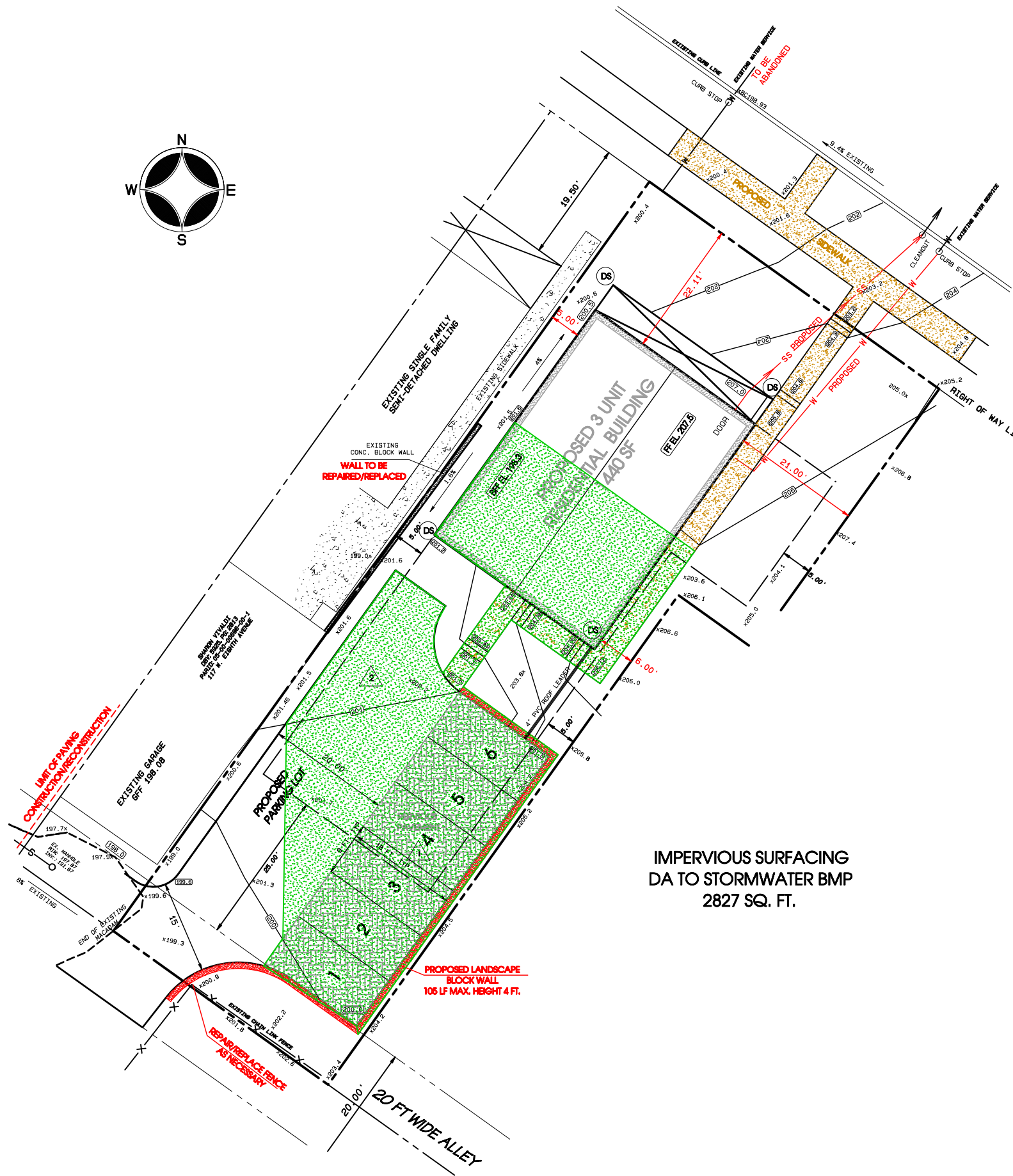
System designed to manage 1 ½" of runoff which exceeds ordinance requirements

System dewatering calculation

Infiltration rate per soil testing: 5.5 inches per hour

236 cu. ft. water volume / 973 sq. ft. infiltration surface area = 3" water depth

3 inch water depth / 5 1/2 inches per hour = 33 minutes



IMPERVIOUS SURFACING
DA TO STORMWATER BMP
2827 SQ. FT.

***PERVIOUS PAVEMENT &
STORMWATER MANAGEMENT BMP DETAIL***

2.5" PERVIOUS ASPHALT MIXTURE
2" AASHTO NO. 57 CLEAN STONE
12" DEPTH AASHTO NO. 1 CLEAN STONE 973 CU. FT. (36 CU. YDS)

UNCOMPACTED SUBGRADE

Environmental Design Service
443 West 1st Avenue, Parkesburg, PA 19365 Phone:
610-582-0605

March 12, 2025

Brad Graul P.L.S
OTM LLC Surveying-Land Planning and Design Services
200 Spring Ridge Dr, Suite 201
Wyomissing, PA 19610

Stormwater Infiltration Testing
113 W 8th Ave,
Conshohocken PA

Dear Brad,

Environmental Design Service, Inc. performed soil storm water infiltration for the proposed new apartment building at 113 W 8th Ave, Conshohocken PA. The testing was conducted in accordance with the storm water protocol described in Appendix C of the PA Storm Water BMP Manual.

To determine the limiting zone, two test pits were excavated to determine the limiting zone if any. A soil morphological evaluation was written for the test pits indicating the soil texture, soil structure, and depth to redoximorphic features (mottling), depth to water table and depth to bedrock.

The PADEP Storm Water Infiltration manual *recommends* a 24-inch separation, if possible, between the bottom of the infiltration structure and the limiting zone. A limiting zone can be a water table, a restrictive soil horizon indicated by abundant redoximorphic features (mottling), or bed rock.

SOILS ON SITE

The NRCS soil mapping of the site shows the UudD-Urban land-Udorthents, limestone complex, 8 to 25 percent slopes. The soils on-site are well drain at the storm water location with deep loamy micaceous soil having a friable consistence. Based on the infiltration test conducted the soil is well drained.

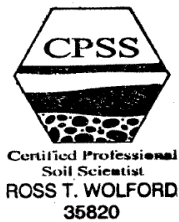
STORM WATER TEST METHOD

The double ring infiltrometer test was used which consists of two concentric metal rings of different diameters. The outer ring helps prevent divergent flow. The rings are driven into the soil until sealed and filled with water. A 1-hour presoak of the holes is observed. The drop of the water is measured in the center ring only to calculate the infiltration rate. The test interval is 30 minutes or 10 minutes based on how fast the water infiltrates. The test is run until a stable rate is obtained or a maximum of 8 readings. The double rings were installed 60" below the surface as specified by the engineer.

RESULTS AND CONCLUSIONS

The soil probing and infiltration tests were conducted for subsurface installation or previous pavement as proposed by the designer. The soils are suitable for this purpose at the depths tested. Please see the Test Pit Probe Evaluation Sheets and Infiltration Test and Field Report attached to this letter.

Sincerely,



Ross T. Wolford, CPSS
Certified Professional Soil Scientist

Attachments

113 W 8th Ave, Conshohocken,
Pennsylvania 19428 Test Pit Locations



443 West 1st Avenue
 Parkesburg, Pa 19365
 610-582-0605
www.edssoilconsulting.com



Stormwater Soil Evaluation Form

PIT NUMBER: TP-1				DATE: 3/12/2025		PERMIT #:				
PROJECT: 113 W 8th Ave				COUNTY: Montgomery		GEOMORPHIC back slope				
ENGINEER: OTM LLC Surveyors				TOWNSHIP: Conshohocken		POSITION:				
200 Spring Ridge Dr, Suite 201				DEVELOPMENT: Residential		COVER: lawn				
Wyomissing, PA 19610				SLOPE: 1%		WEATHER: clear				
SITE: 113 W 8th Ave						SOIL SCIENTIST Ross Wolford				
						Redox		Features		
Horizon	Depth		Boundary	Color	Texture	%CF's	Soil Mottling		Structure	Consistency
	Upper	Lower					Abundance	Contrast		
Ap	0	10	a/s	10yr4/4	gravelly silt loam	15%			2 m gr	loose
Bt1	10	24	c/w	7yr5/6	gravelly silt loam	15%			2 m sbk	friable
Bt2	24	44	c/w	10yr5/6	channery silt loam	25%			2 m sbk	friable
C	44	96		10yr5/6 Variagated	channery silt loam micaceous	35%			2 m sbk	very firm

Comments:

SOIL TYP:UubD LIMITING ZONE: 96" Bottom of pit	Soil Drainage Class:				SIGNATURES: SOIL SCIENTIST: <i>Ross J. Wolford</i>	
		Excessively Drained				Somewhat Poorly Drained
	x	Well Drained				Poorly Drained
		Moderately Well Drained				Very Poorly Drained

443 West 1st Avenue
 Parkesburg, Pa 19365
 610-582-0605
www.edssoilconsulting.com

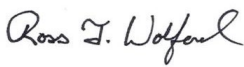


Stormwater Soil Evaluation Form

PIT NUMBER:	TP-2	DATE:	3/12/2025	PERMIT #:	
PROJECT:	113 W 8th Ave	COUNTY:	Montgomery	GEOMORPHIC	back slope
ENGINEER:	OTM LLC Surveyors	TOWNSHIP:	Conshohocken	POSITION:	
	200 Spring Ridge Dr, Suite 201	DEVELOPMENT:	Residential	COVER:	lawn
	Wyomissing, PA 19610	WEATHER:	clear	SOIL SCIENTIST	Ross Wolford
SITE:	113 W 8th Ave	SLOPE:	1%		

						Redox	Features			
Horizon	Depth		Boundary	Color	Texture	%CF's	Soil Mottling		Structure	Consistency
	Upper	Lower					Abundance	Contrast		
Ap	0	14	a/s	10yr4/4	gravelly silt loam	15%			2 m gr	loose
Bt1	14	41	c/w	10yr5/6	silt loam	<15%			2 m sbk	friable
C	41	90		10yr5/6 Variagated	channery silt loam micaceous	25%			2 m sbk	friable

Comments:

SOIL TYP:UubD LIMITING ZONE: 90" Bottom of pit	Soil Drainage Class:				<u>SIGNATURES:</u> SOIL SCIENTIST: 
		Excessively Drained		Somewhat Poorly Drained	
	x	Well Drained		Poorly Drained	
		Moderately Well Drained		Very Poorly Drained	

COMMONWEALTH OF PENNSYLVANIA
BOROUGH OF CONSHOHOCKEN ZONING HEARING BOARD
APPLICATION Z-2024-15
APPLICATION /APPEAL OF RATOSKY & TRAINOR, INC.
113 WEST EIGHTH AVENUE
DECISION OF THE BOARD

I. HISTORY

On or about April 18, 2024, Ratovsky & Trainor, Inc. (“Applicant”) filed an Application for relief from the Conshohocken Borough Zoning Ordinance of 2001 (together with all amendments thereto, the “Ordinance”) for the property located at 113 West Eighth Avenue (“Subject Property”). The Subject Property is located in the BR-1 – Borough Residential District 1.

The Applicant’s request for relief included the following:

1. A special exception pursuant to the terms of Section 27-703.B(1) of the Ordinance to permit a change in a prior-existing nonconforming use.
2. In the alternative, a variance from the terms of Section 27-1002 of the Ordinance to permit a multifamily dwelling, where such use is not permitted.

After notice was duly given and advertised, a hearing was held on Application on May 20, 2024. At the hearing, the following Exhibits were introduced and admitted:

P-1 Zoning Application with Supplement

- P-2 Block Data
- P-3 Deed
- P-4 Existing Site Photograph
- P-5 Existing Site Plan
- P-6 Proposed Front Elevation
- P-7 Montgomery County Tax Map Excerpts
- P-8 Proposed Site Plan
- P-9 Zoning Determination Letter
- P-10 Proof of Notice

Applicant was represented by Gerald Rath III, Esquire,

Ann Kelly, 126 West Eighth Avenue, was granted party status. Ms. Kelly was unrepresented and proceeded *pro se*.

Virginia Hauer, 110 West Eighth Avenue, was granted party status. Ms. Hauer was unrepresented and proceeded *pro se*.

II. FINDINGS OF FACT

1. The Subject Property is located at 113 West Eighth Avenue, Conshohocken, Pennsylvania.
2. The Subject Property is zoned BR-1 – Borough Residential District 1.
3. The Zoning Hearing Board (“Board”) met all of the requirements of the Ordinance and the Pennsylvania Municipalities Planning Code (“MPC”) as to the requisite Legal Notice of the Hearing.
4. Applicant has standing to proceed with the Application.
5. At the hearing, Robert Ratosky, President of the Applicant, offered the following testimony:
 - a. Applicant learned of the Subject Property years ago after a car crashed into the side of one of the buildings.
 - b. Applicant first engaged the prior owner to discuss rebuilding the prior structure, but the discussion ultimately resulted in the Applicant’s purchase of the Subject Property.
 - c. Historically, the Subject Property was improved with two (2) residential units and one (1) commercial unit.
 - d. Applicant proposes to demolish the existing structures on the Subject Property, regrade the lot and erect a 3-unit multifamily dwelling.
 - e. Presently, the structures on the Subject Property protrude closer to the right-of-way than any other dwelling on the block.

- f. Applicant proposes to relocate the building footprint on the Subject Property such that it is in line with the rest of the neighborhood.
- g. Applicant also proposed to add six (6) off-street parking spaces where none currently exist.
- h. Applicant will install privacy fencing and landscaping along the Subject Property.
- i. Applicant will install appropriate stormwater management systems on the Subject Property.
- j. The proposed multi-family dwelling was designed such that it aesthetically matches the surrounding dwellings.
- k. The proposed multi-family dwelling would be three (3) stories, with a unit on each floor and a stairwell on the side.
- l. The first floor of the multi-family dwelling would have a covered porch that matches the surrounding neighborhood.
- m. Each unit would be approximately 1,400 square feet in total area and contain two (2) bedrooms and two (2) bathrooms.
- n. The proposed multi-family dwelling will comply with all bulk and dimensional standards in the BR-1 District.
- o. The proposed multi-family dwelling will be approximately 33 feet wide and 48 feet long.

- p. The proposed multi-family dwelling is more harmonious with the surrounding neighborhood than the existing use of the Subject Property.
 - q. Applicant will comply with the Borough of Conshohocken Sewer Authority if it requires additional Equivalent Dwelling Units.
 - r. Applicant has been constructing dwellings since 1988 and successfully operates multiple rental properties within the Borough that house long-term tenants.
- 6. At the hearing, Ms. Hauer offered testimony to state that the existing conditions of the Subject Property are unacceptable and an eyesore in the neighborhood.
 - 7. At the hearing, Ms. Kelly offered testimony to complement the renderings provided for the proposed multi-family dwelling and to commend the Applicant on its intentions.
 - 8. Joi Manas offered public comment in support of the Application.

III. DISCUSSION

Section 27-703.B(1) of the Ordinance states that:

A nonconforming use may be changed to another nonconforming use which is equally appropriate or more appropriate to the district in which the property is located, and is no more detrimental than the existing nonconforming use, as a special exception by the Zoning Hearing Board

As noted in numerous court decisions, a special exception is a bit of a misnomer. It is neither special, nor an exception to a zoning ordinance, but rather is a use to which an applicant is entitled unless objectors demonstrate, according to standards set forth in the zoning ordinance, that the use would adversely affect the community. See, e.g., Brentwood Borough v. Cooper, 431 A.2d 1177 (Pa. Commw. Ct. 1981) and In re Appeal of Brickstone Realty Corp., 789 A.2d 333 (Pa. Commw. Ct. 2001).

The existence of a special exception provision in a zoning ordinance indicates a legislative determination that the use is consistent with the municipality's zoning plan, and is a use which is presumptively consistent with the public health, safety and welfare. See, e.g. Ruddy v. Lower Southampton Twp. Zoning Hearing Bd., 669 A.2d 1051 (Pa. Commw. Ct. 1995). Once an applicant proves that the use complies with the specific standards in the ordinance, the special exception may not be denied unless the opponents have demonstrated that a grant of the special exception would have a detrimental impact on the public health, safety or welfare. Mann v. Lower Makefield Twp., 634 A.2d 768, 771 (Pa. Commw. Ct. 1993).

Thus, an application for a special exception triggers a burden-shifting test. The applicant carries the initial burden and, once satisfied, the burden shifts to any objectors. As the Commonwealth Court has summarized:

The applicant for a special exception has the burden of proving that the proposed special exception use satisfies the standards of the zoning ordinance. Once an applicant has made out a *prima facie* case, the burden shifts to any objectors to present sufficient evidence that the Proposed Use has a detrimental effect on the public health, safety, and welfare.

Greth Dev. Grp., Inc. v. Zoning Hearing Bd. of Lower Heidelberg Twp., 918 A.2d 181, 186 (Pa. Commw. Ct. 2007) (internal citations omitted).

Courts have repeatedly held that “the burden placed on the objectors is a heavy one.” Siya Real Est. LLC v. Allentown City Zoning Hearing Bd., 210 A.3d 1152, 1160 (Pa. Commw. Ct. 2019) (quoting Marr Dev. Mifflinville, LLC v. Mifflin Twp. Zoning Hearing Bd., 166 A.3d 479, 483 (Pa. Commw. Ct. 2017)). Objectors cannot meet this burden unless they present “more than unsubstantiated concerns or vague generalities, and [m]ere **speculation** as to possible harm.” Id. (quoting Dunbar v. Zoning Hearing Bd. of City of Bethlehem, 144 A.3d 219, 226 (Pa. Commw. Ct. 2016)). Speculative lay testimony alone as to potential harms is generally insufficient to overcome an objector’s burden. Monroe Land Investments v. Zoning Bd. of Adjustment, 182 A.3d 1, 10 (Pa. Commw. Ct. 2018); Allegheny Tower Assocs., LLC v. City of Scranton Zoning Hearing Bd., 152 A.3d 1118, 1126 (Pa. Commw. Ct. 2017); Dunbar, 144 A.3d at 226; In re Brickstone Realty Corp., 789 A.2d 333, 342 (Pa. Commw. Ct. 2001). Instead, an objector must present evidence of a “strong

degree of probability” that the use would negatively affect the health, safety and welfare of the community before a Zoning Hearing Board can “deprive a landowner of the otherwise legitimate use of his land.” Appeal of O'Hara, 131 A.2d 587, 596 (Pa. 1957).

IV. CONCLUSIONS OF LAW

From the facts presented, it is the judgment of the Board that the Applicants have proven that the special exception is not contrary to the public interest. Accordingly, the Board is able to make the following relevant findings under Section 912.1 of the MPC:

1. The Applicant has proven compliance with the specific standards of the Ordinance; and
2. The special exception sought by the Applicant is not contrary to the public health, safety or welfare of the community.

ORDER

AND NOW, this 3rd day of July, 2024, the Application of Ratosky & Trainor, Inc., seeking a special exception pursuant to the terms of Section 27-703.B(1) and, in the alternative, a variance from the terms of Section 27-1002 of the Conshohocken Borough Zoning Ordinance of 2001, to permit the change in a prior nonconforming use to a multi-family dwelling, is **GRANTED IN PART AND DENIED IN PART** in conformance with the plans, testimony, and other evidence presented to the Zoning Hearing Board. The request for a special exception is **GRANTED** and the requested for a variance is **DENIED AS MOOT**.

The Applicants are directed to apply to the Borough Zoning Officer to obtain any appropriate permits.

THE RELIEF GRANTED HEREIN SHALL EXPIRE IF THE APPLICANT FAILS TO OBTAIN PERMITS WITHIN ONE (1) YEAR OF THE DATE OF THIS DECISION.

CONSHOHOCKEN ZONING HEARING BOARD

Date Sent via U.S. Mail:

/s/ Richard Barton

Richard Barton, Chair

/s/ Mark S. Danek

Mark S. Danek, Vice Chair

/s/ Marlowe Doman

Marlowe Doman

Or Date Emailed:

/s/ Tyler Dunphy

Tyler Dunphy

July 3, 2024

/s/ David Bria

David Bria

I, Gregory R. Heleniak, the Solicitor of the Borough of Conshohocken Zoning Hearing Board, hereby certify that each member of said Board has read and approved this written opinion, which accurately reflects the actions and vote by said Board at its May 20, 2024, hearing in this matter. Said Board members have consented to their signatures to be affixed to this Decision as above.


Gregory R. Heleniak, Esquire



May 12, 2025

File No. 25-00151

Stephanie Cecco, Borough Manager
Borough of Conshohocken
400 Fayette Street, Suite 200
Conshohocken, PA 19428

Reference: 113 West 8th Avenue – LD 2025-01
TMP #05-00-00692-00-5
Minor Land Development

Dear Ms. Cecco:

Pursuant to the Borough's request, Gilmore & Associates, Inc. has reviewed the Minor Land Development submission for the above-referenced project. Upon review we offer the following comments for consideration by the Conshohocken Borough Council:

I. Submission

- A. Land Development Plans, consisting of sheets 1 through 5 of 5, dated January 20, 2025 and last revised April 9, 2025, as prepared by OTM, LLC for New Multi-Family Residential Apartments 113 West 8th Avenue
- B. Stormwater Management Design Calculations and Narrative, dated April 9, 2025, as prepared by OTM, LLC for 113 West 8th Avenue

II. Project Description

The subject property, Tax Map Parcel number 05-00-00692-00-5, is situated along West 8th Avenue in the BR-1 Borough Residential District One between Maple and Forrest Streets. The site has a gross area of 7,230 square feet (0.166 acres) and currently contains two existing buildings, fencing, walls, and concrete areas.

The Applicant is proposing to construct a 1,600 square foot 3-unit multi-family residential apartment building with six (6) parking spaces accessed from the rear alley, a block wall, concrete walkways, and install landscaping. Pervious pavement is proposed for the six (6) parking spaces to address stormwater management. The Applicant received a special exception from the Zoning Hearing Board on July 3, 2024 to allow for the multi-family dwelling use within the BR-1 Borough Residential District One Zoning District.

III. Review Comments

A. Zoning Ordinance

We defer all comments with respect to the Conshohocken Borough Zoning Ordinance, including the Zoning Hearing Board Order, to the Borough's Zoning Officer.

B. Subdivision and Land Development Ordinance

We offer the following comments with respect to the Borough of Conshohocken Subdivision and Land Development Ordinance:

- 1. §22-304 – We recommend the plan view of the Record Plan, Sheet 1, be revised to show the proposed improvements, rather than existing.

2. §22-404.3.D – Wheel stops or bumper guards shall be provided so that no part of any parked vehicles will extend into or beyond the proposed block wall.
3. §22-404.3.E – This section requires a minimum 0.5 footcandles be provided throughout the parking area. A lighting design shall be provided to confirm this requirement has been met.
4. §22-404.3.F – A waiver would be required since a 10 foot wide buffer strip is not provided between the proposed parking lot and the adjacent residential property.
5. §22-404.3.F.(1) – A dense, continuous, evergreen screen at least 6 feet in height or a 6 foot high decorative opaque fence shall be provided along the southeastern property line where the proposed parking abuts the adjacent residential property.
6. §404.3.F.(7) – The minimum required drive aisle width for two-way traffic with 90 degree parking is 24 feet. A waiver would be required since a 20 foot wide drive aisle is proposed.
7. §22-409 – We offer the following comments related to the walls and grading:
 - a. Top and bottom of wall elevations for shall be added to the Proposed Site Plan, Sheet 3, for the proposed landscape block retaining wall. A retaining wall design and calculations, signed and sealed by a professional engineering licensed in the Commonwealth of Pennsylvania, shall be provided for review and approval prior to recording if the retaining wall is over 4 feet high, measured from the bottom of the foot to the top of the wall.
 - b. The proposed landscape block wall shall be relocated to provide a minimum separation of 12 inches, measured from the back of wall to the property line, to permit installation of the drainage aggregate shown in the Typical Section-Unreinforced Retaining Wall detail on the Proposed Site Plan, Sheet 3, within the limits of the subject property.
 - c. Information shall be provided to identify the measures to be used during construction to protect the existing features located on adjacent property 117 West 8th Avenue during the proposed concrete block wall repair/replacement.
 - d. Proposed contours and spot elevations shall be added to the Proposed Site Plan, Sheet 3, associated with the landscape block wall and alley paving construction/reconstruction within the limits of the alley right-of-way. This shall include sufficient detail to confirm how positive drainage will be maintained in the alley with the proposed wall construction.
 - e. Slopes greater than 3:1 shall be vegetated with low maintenance ground covers, shrubs, and other plant material. This shall include the area between the proposed sidewalk and parking lot.
8. §22-409.2 – A waiver would be required to permit grading within three (3) feet from property and right-of-way lines. We would support this waiver subject to the proposed grading within the 103 West 8th Avenue property being revised to end within the subject property or documentation acceptable to the Borough Solicitor being provided to permit the proposed encroachments.
9. §22-412 – A note shall be added to the Record Plan, Sheet 1, indicating that all proposed utilities shall be installed underground.
10. §22-417 – The Sediment Erosion Control Plan, Sheet 4, shall be revised to add silt sock along the back of curb along the West 8th Avenue frontage.
11. §22-419 – The location of existing monuments shall be added to the Existing Site & Aerial Imagery Plan, Sheet 2. At property corners with no existing monumentation, iron pins shall be proposed.
12. §22-420.2 – The size of the trees to be removed shall be added to the Existing Site & Aerial Imagery Plan, Sheet 2, since each tree of six inch caliper or more that is removed shall be replaced with a minimum 3.5 inch caliper tree. The proposed deciduous trees in the Plant Schedule on the Landscape Plan, Sheet 5, are 2 inch minimum caliper and would not address this requirement.

13. §22-421 – The Plant Schedule on the Landscape Plan, Sheet 5, shall be revised to indicate that male species only of the proposed Ginkgo trees shall be planted to avoid fruit.
14. §22-421.4 – The location of the proposed utility laterals shall be added to the Landscape Plan, Sheet 5, to confirm no conflicts are proposed between the planting and utility locations.
15. §22-421.5 – This section requires that each multifamily development be screened a minimum of six feet in height. A partial waiver would be required since screening is proposed only along the existing garage of adjacent 117 West 8th Avenue.
16. §22-804 – A waiver would be required from the requirement to dedicate 10% of the total site area to the Borough for park and recreational use. Given the limited open space available on the site, we recommend the Applicant coordinate with the Borough Solicitor regarding a fee in lieu of providing park and recreational facilities.

C. Stormwater Management Ordinance

We offer the following comments with respect to the Borough of Conshohocken Stormwater Management Ordinance and the Drainage requirements in the Subdivision and Land Development Ordinance:

1. §§19-501 & 502 - The Applicant shall execute stormwater operation and maintenance documents for the proposed pervious pavement in a form acceptable to the Borough Solicitor's office.
2. §19-401.1.D – The signature blocks required by this section shall be added to the Proposed Site Plan, Sheet 3.
3. §19-401.1.E.(9) – The Proposed Site Plan, Sheet 3, shall be revised to include post-construction operation and maintenance notes to address the long-term ownership and maintenance responsibilities and schedule for the pervious pavement.
4. §22-410.5.D – We offer the following general comments related to the proposed stormwater management design:
 - a. Underground BMPs shall have a bottom slope of no greater than 1% but shall preferably have a level bottom. A bottom of bed elevation shall be added to the Pervious Pavement & Stormwater Management BMP Detail on the Proposed Site Plan, Sheet 3.
 - b. The Pervious Pavement & Stormwater Management BMP Detail on the Proposed Site Plan, Sheet 3, shall be revised to show that a separation and filtration rated non-woven geotextile will be wrapped around the stone layers.

D. General Comments

We offer the following general comments:

1. The Applicant shall obtain all required approvals, permits, etc. (e.g. Fire Marshal, Conshohocken Borough Sewer Authority, MCPC, MCCD, Aqua, etc.). Copies of these approvals and permits shall be submitted to the Borough of Conshohocken and our office.
2. The ownership and the proposed limits of repair/replacement of the existing concrete block wall located along the western property line and chain link fence located in the alley right-of-way shall be clarified. We defer to the Borough Solicitor regarding any documentation which may be required to facilitate the proposed off-site work.
3. A note shall be added to clarify the means and methods for refuse collection and screening.
4. The plans shall be revised to include the Borough's Standard Notes, Erosion Control Detail notes, Typical Trench Detail for Grassed Area details. A detail for the proposed alley paving cross-section shall also be added to the plans.

If you have any questions regarding the above, please contact this office.

Sincerely,

A handwritten signature in black ink that reads "Karen MacNair". The signature is written in a cursive, flowing style.

Karen M. MacNair, P.E.
Borough Engineer
Gilmore & Associates, Inc.

KMM/ddr

cc: Brittany Rogers, Executive Assistant
Ray Sokolowski, Executive Director of Operations and Building Code Official
Michael E. Peters, Esq., Borough Solicitor



May 12, 2025

BCONS 25003

Stephanie Cecco, Borough Manager
Conshohocken Borough
400 Fayette Street, Suite 200
Conshohocken, PA 19428

RE: 113 W. 8th Avenue
LD-2025-01 – Minor Land Development
Zoning Review (1st Submission)

Dear Ms. Cecco:

As requested, we reviewed the following in connection with the above referenced project:

- *"Land Development Plan for Proposed New Multi-Family Residential Apartments"* (5 sheets) dated January 20, 2025, last revised April 9, 2025; as prepared by OTM, LLC, located at 200 Spring Ridge Drive, Suite 201, Wyomissing, PA.

Under this plan submission, the Applicant, Ratoskey & Trainor Inc., is proposing the following:

- demolish the existing buildings identified as 111, 113, and 115 W. 8th Avenue;
- demolish the existing brick wall and concrete areas on site;
- construct a new 1,440 SF 3-unit residential building;
- extend the existing alleyway to provide rear access for an off-street parking area to accommodate six (6) parking spaces with pervious pavement; and,
- other site improvements consisting of new concrete walkways, new concrete sidewalk along W. 8th Avenue, and site landscaping.

This property is located within the BR-1 – Borough Residential District One.

In accordance with the FEMA Flood Insurance Rate Map (FIRM) Panel No. 42091C0358G, effective 3/2/2016, the property is located within Zone X, which are areas determined by the FEMA FIRM as areas outside of the flood hazard areas or areas of minimal flood hazard. Therefore, based on the FEMA FIRM determination, this site is not located within the Floodplain Conservation Overlay District and will not be subject to the Floodplain Conservation Overlay District regulations.

ZONING RELIEF RECEIVED:

The Applicant was granted the following Special Exception by the Borough of Conshohocken Zoning Hearing Board under Application no. Z-2024-15, in a Decision dated July 3, 2024:

1. Section 27-703.B.(1) to permit the change of an existing nonconforming residential-commercial mix-uses on the site to another nonconforming multi-family dwelling.

We offer the following zoning comments:

1. **Per §27-820.A thru F – Refuse Collection Facilities** – In all zoning districts, multifamily, commercial, industrial, or office uses refuse collection facilities must be provided by the applicant, either inside the building(s) or within an area enclosed by either walls or opaque fencing, according to the following provisions:
 - A. These facilities shall be architecturally compatible with the building(s).
 - B. Walls or fencing shall be designed to shield the refuse facilities from direct view from adjacent properties, to a height of at least six feet.
 - C. These facilities shall be designed in a manner that can accommodate large collection trucks.
 - D. Landscaping is required around these facilities.
 - E. Refuse facilities attached to or within buildings shall be subject to the same building setbacks as the buildings.
 - F. Refuse facilities detached from buildings shall be subject to the setback of 10 feet from all property lines.

The plans provided are not showing any outdoor refuse collection facilities for the proposed 3-unit multi-family residential building. The Applicant shall clarify the proposed refuse collection arrangement for the site.

2. **Per §27-821.A thru E – Lighting** – The Applicant shall indicate if lighting will be proposed as part of this project. If so, the proposed lighting shall meet the requirements of the above Code Sections.
3. **Per §27-1005.C – Permitted Use Dimensional Standards** – The front yard setback shall be 25 feet, to be measured from the ultimate right-of-way line; except where there is an established building line, then the building line of the majority of the buildings on that side of the block shall be used.

Based on the plan provided, an average front yard setback of 22.11 feet for the proposed building. Per Section 27-202, “when determining the established building line to calculate the front yard setback of a building or structure, such setback shall be measured from the original front building wall of the existing, adjoining and adjacent structures and shall exclude all later additions, enclosed porches or other projections or modifications not original to the structure.” Based on our preliminary measurements of the existing buildings on the same side of the block, the buildings located to the west of the subject property have the same front yard setback dimension of approximately 28 feet. The Applicant shall clarify and confirm the front yard setback of the majority of the existing buildings on the same side of the block to confirm the established building line. In addition, the zoning conformance table shall be updated to reflect the existing and proposed front yard setbacks accordingly.

4. **Per §27-1005.E – Permitted Use Dimensional Standards** – The minimum side yard setback shall be five feet for each side; semidetached dwellings shall have a five-foot side yard setback for the side not sharing a common wall.

Based on the plan provided, the side yard setback on the western property line is 5 feet, and the side yard setback on the eastern property line is 6 feet. The zoning conformance table provided on Sheet 1 is indicating proposed side yard setbacks of 5.58 feet and 4.42 feet. The side yard setbacks shall be confirmed and revised accordingly.

5. **Per §27-1005.F – Permitted Use Dimensional Standards** – The maximum building coverage shall not exceed 35% of the lot area. Building coverage for private garages shall be subject to the provisions of §27-811.C.

A building area of 1,440 SF is provided on the plan; however, per our measurements, a building area of

1,600 SF is proposed, which includes the front porch area. With a building area of 1,600 SF, the building coverage would be 22.13% which is less than the maximum permitted 35% building coverage requirement. The plans shall be revised to indicate a building area of 1,600 SF and the building coverage calculation in the zoning conformance table shall also be revised to indicate the proposed building coverage area.

6. **Per §27-1005.F – Permitted Use Dimensional Standards** – The maximum impervious coverage shall not exceed 60% of the lot area. A maximum of two permanent rear off-street parking spaces per single-family dwelling measuring nine feet by 18 feet may be excluded from the impervious coverage calculation. Such spaces will be subject to review by the Borough Engineer to determine that there are no adverse effects related to drainage and stormwater management. The cost of the engineering review will be borne by the homeowner. Impervious coverage for private garages shall be subject to the provisions of §27-811.C.

Based on our measurements on the Plans provided, the existing and proposed impervious coverage are as follows:

<u>Existing Conditions:</u>	<u>Impervious Coverage (SF)</u>
Buildings	1,724 SF
Concrete	1,032 SF
Macadam Paving	6 SF
Walls	165 SF
Total Coverage	2,927 SF (40.48%)

<u>Proposed Conditions:</u>	<u>Impervious Coverage (SF)</u>
Proposed Building & Porch	1,600 SF
Proposed Concrete Walk	415 SF
Proposed Wall	124 SF
Proposed Asphalt Parking	1,386 SF
Total Coverage	3,525 SF (48.55%)

Based on our measurements of the plans provided, the impervious coverage will be increased from 2,927 SF or 40.48% to 3,507 SF or 48.55%, which are both less than the maximum permitted 60%. In the zoning conformance table provided, the proposed impervious area is listed as 3,815 SF. The Applicant shall confirm the proposed impervious areas on the plan and revise the table accordingly.

7. **Per §27-1005.H – Permitted Use Dimensional Standards** – The highest elevation of any building shall be 35 feet. For buildings with flat roofs, building height is measured from grade to the top of the building wall, including the parapet. For buildings with pitched roofs, building height is measured from grade to the midpoint of the slope. The height excludes aerials, communication towers, or the like, as well as elevators, machine rooms, cooling towers, and their enclosing walls.

The building rendering provided is indicating a building height of 32'-2" on the east side of the building and 34'-6" on the western side of the building, both of which are less than the minimum 35 feet. The zoning conformance table provided is indicating a proposed building height of less than 35 feet. The table shall be revised to indicate the proposed building heights per the rendering provided.

General Zoning Comments

8. The zoning conformance table shall be revised to provide a column for existing, required, and proposed conditions.
9. The top and bottom of wall elevations of the concrete block wall to be repaired or replaced along the western rear property line shall be provided on the plans.
10. The top and bottom of wall elevations of the proposed landscape block wall along the eastern rear property line surrounding the proposed six (6) off-street parking spaces shall be provided on the plans.
11. A detail of the proposed landscape block wall with the pervious pavement shall be provided to ensure that the wall footing will be adequately protected from freeze thaw conditions.
12. We defer to the Borough Engineer and Traffic Engineer for any additional comments pertaining to stormwater management and drainage and site circulation.

If you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,



Allison A. Lee, PE
Zoning Officer
PENNONI ASSOCIATES INC.
AAL/



May 12, 2025

BCONS 25003

Stephanie Cecco, Borough Manager
Conshohocken Borough
400 Fayette Street, Suite 200
Conshohocken, PA 19428

**RE: 113 W. 8th Avenue – Minor Land Development Application
Traffic Engineering Review**

Dear Ms. Cecco:

As requested, we reviewed the following in association with the referenced project:

- *"LD Plan for Proposed New Multi-Family Residential Apartments - 113 W. 8th Avenue," (5 sheets) as prepared by OTM LLC, last revised April 9, 2025.*

The applicant is proposing to demolish the existing buildings on the subject parcel and construct a new 3-unit residential apartment building. We offer the following comments for consideration:

1. **§27-824 - Traffic Impact Study** – In accordance with this section of the code, a Traffic Impact Study is technically not required.
2. **§22-404 – Alleys, Driveways, and Parking Areas** – In accordance with part 1(A) of this section of the code, the existing residential alley should be improved to provide a minimum paved surface of 15' along the property frontage. In accordance with part 3(F)(7) of this section of the code, the parking aisle width within the proposed parking lot should be 24'.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

PENNONI ASSOCIATES INC.

A handwritten signature in black ink that reads "Brian R. Keaveney". The signature is written in a cursive, flowing style.

Brian R. Keaveney, PE, PTOE
Transportation Division

cc: Ray Sokolowski, Executive Director of Operations
Brittany Rogers, Executive Assistant to the Borough Manager
Karen MacNair, PE, Borough Engineer
Michael E. Peters, Esq., Borough Solicitor
Allison A. Lee, PE, Zoning Officer



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MEMORANDUM

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
Anita Barton, Senior Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: April 11, 2025

To: Stephanie Cecco, Borough Manager

From: Tim Gunning, Fire Marshal
Matthew Traynor, Commercial Building Inspector

Re: 113 West 8th Avenue
Prelim-Final Land Development
4/9/2025 Submission (Revised Original Submission)

As requested, the following materials were submitted for the above references land development proposal were reviewed:

Land Development Plans, consisting of sheets 1 through 5 of 5, dated January 20, 2025 and last revised April 9, 2025, as prepared by OTM, LLC for New Multi-Family Residential Apartments 113 West 8th Avenue

Upon review of the submitted plans, we have the following comments:

- 1. IBC 420.4 - An automatic sprinkler system will be required.**
- 2. IFC D105.3 - One or more Fire Department Access Routes must be no less than 15 feet and no more than 30 feet from the entire side of the building.**
 - a. 8th Avenue will be the primary Fire Department Access Route**
- 3. IFC D105.4 - Overhead utilities and power lines shall not be over the Fire Department Access Route or between the access route and the building.**
- 4. A flow analysis from Aqua will be required.**

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 24, 2025

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

Re: MCPC #25-0017-001
Plan Name: 113 West 8th Avenue
1 lots/ 3 DUs/ 0.16 acres)
Situate: West 8th Ave (south) / Forest Street (west)
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 January 25, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Ratoskey & Trainor Inc., East Norriton, PA has submitted for review a subdivision and land development plan that proposes the construction of a new multi-family residential building with 3 apartments on a 0.16 acre development tract. The plan shows the demolition of an existing 1,350 sq. ft. brick structure and a small adjacent structure. It appears that the property's use was both as a commercial use (beauty salon) and 2 residential units.

The proposed 3-story, multi-family building will have one residential unit occupying its own floor with 1,400 square feet of space per unit. The plan shows a 6-bay parking lot in the rear of the proposed apartment building with vehicular access available from the rear alley (un-named). The development tract is Tax Parcel # 05-00-00692-005 and is situated in the BR-1 District (Borough-Residential-1).

The applicant's submission includes the Conshohocken Zoning Hearing Board decision from a May 20, 2024 hearing in which the applicant was granted a variance from Section 27-1002- to permit a multi-family



dwelling where such a land use is not permitted and a Special Exception, pursuant from Section 27-703.B(1) to permit a change in a prior-existing non-conforming use.

RECOMMENDATION & COMMENT

The Montgomery County Planning Commission (MCPC) has reviewed the development plan for the multi-family building, and we have not identified any significant land use, transportation, design or other issues that should be addressed in the 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 recommendation contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Please be aware that the MCPC number #25-0017-001 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.

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.

Sincerely,

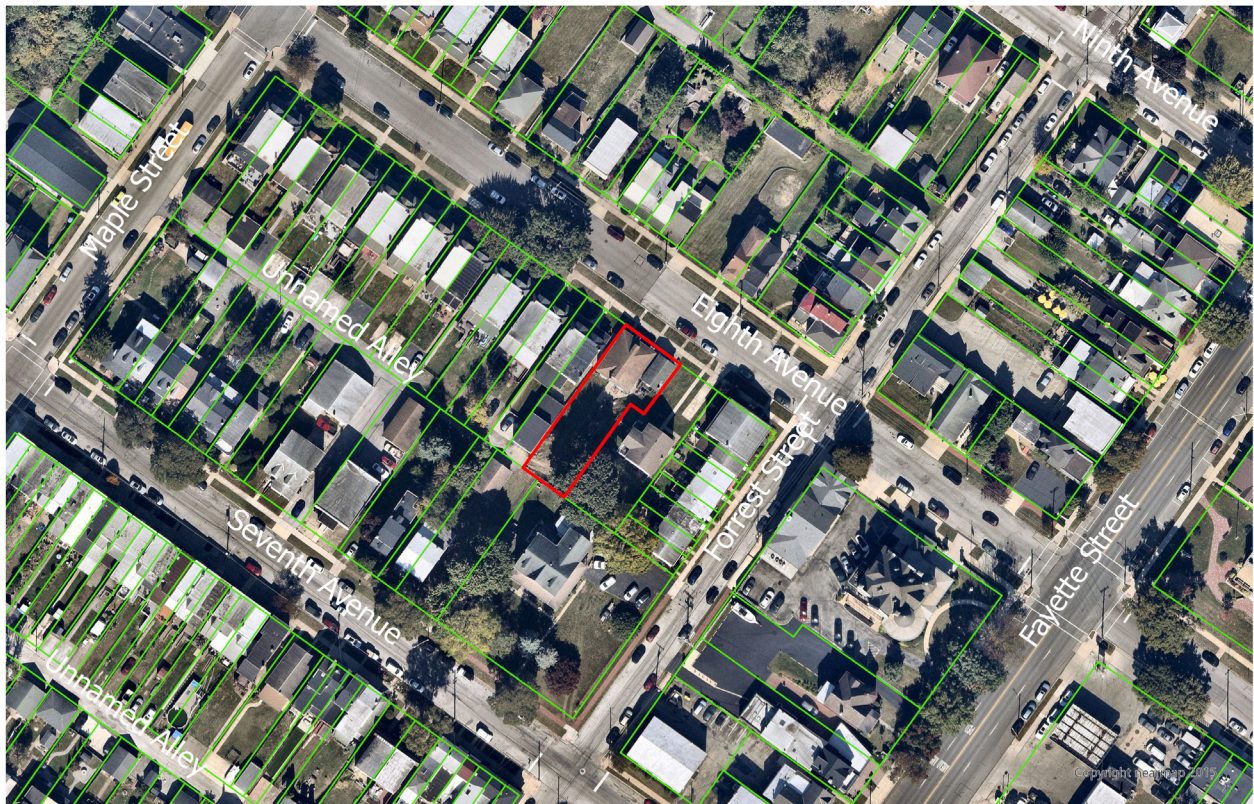


Barry W Jeffries, ASLA, Senior Design Planner bjeffrie@montgomerycountypa.gov

(610) 278-3444

Chair, Conshohocken Boro Planning Commission
Michael Peters, Conshohocken Borough Solicitor
Karen MacNair, Conshohocken Borough Engineer
Bradford Grauel, Applicant's Representative

ATTACHMENTS A & B



113 West 8th Ave
MCPC#250017001

Montgomery
County
Planning
Commission
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 Neatmap

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4