

**MUNICIPALITY OF NORRISTOWN**  
A HOME RULE MUNICIPALITY  
MONTGOMERY COUNTY, PENNSYLVANIA

**RESOLUTION NO. 20-91 of 2020**

**A RESOLUTION OF THE MUNICIPALITY OF NORRISTOWN, MONTGOMERY COUNTY, PENNSYLVANIA, GRANTING PRELIMINARY PLAN APPROVAL TO DB HOUSING GROUP, LLC FOR THE DEVELOPMENT OF MIXED USED STRUCTURE AT 257 E. MAIN STREET AVENUE, NORRISTOWN, PA**

**WHEREAS**, Act 247 of 1968, The Pennsylvania Municipalities Planning Code, empowers the governing body of a municipality to regulate subdivisions and land developments within the Municipality; and

**WHEREAS**, the Municipality of Norristown is desirous of orderly and appropriate land use and development to protect the health, safety, and welfare of Municipal residents; and

**WHEREAS**, DB Housing Group, LLC (hereafter referred to as "Applicant") has submitted plans for certain land development at 257 E. Main Street based on plans prepared by Cornerstone Consulting & Architectural, Inc., dated July 23, 2020, (with no further revision date) that proposes to construct a mixed-use structure with commercial and amenity spaces on the ground floor and nineteen (19) residential apartments throughout the second to fifth floors above, a common rooftop deck/green space, as well as related landscaping, stormwater, resident parking and other related improvements (hereafter referred to collectively as the "Plan"); and

**WHEREAS**, the Applicant obtained certain zoning relief from the Norristown Zoning Hearing Board by a decision dated July 23, 2020 for Application 13-20; and

**WHEREAS**, the Municipal Engineer reviewed the Plan and, based upon this review, issued a review letter dated September 3, 2020 that provided various comments with regard to the Plan; and

**WHEREAS**, the Montgomery County Planning Commission also reviewed the Plan and provided a review letter dated August 7, 2020 that also provided comments with regard to the Plan; and

**WHEREAS**, the Applicant presented the Plan to Norristown Planning Commission at its October 13, 2020 public meeting, but due to a lack of quorum no official action was taken with regard to the Plan;

**NOW, THEREFORE, BE IT RESOLVED** by Norristown Municipal Council, that the preliminary land development plan for the development at 257 E Main Street as submitted by DB Housing Group, LLC, and prepared by Cornerstone Consulting Engineers & Architectural, Inc. dated July 23, 2020, (with no further revision date) and consisting of ten (10) sheets is hereby **APPROVED** subject to Applicant's compliance with the following conditions:

- 1.** Compliance with all conditions and comments set forth in the *Pennoni Review Letter* dated September 3, 2020, which letter is incorporated herein by reference and includes, but not limited to: (a) review by HARB as the property is located within the HARB district A-zone; (b) light encroachment onto adjacent properties; and (c) review

and approval by the fire marshal and/or fire chief relating to fire hydrants, fire truck maneuverability and other related fire safety concerns;

2. Applicant shall provide a narrative of the number of new peak hour trips to be reviewed by the Municipal Engineer to determine whether additional information is needed or if there are any traffic related improvements needed or if a full traffic study is required.
3. Compliance with all requirements to obtain sewer certification and all required EDUs and such other comments that may be issued by the Municipal Sewer Engineer;
4. Compliance with the recommendations of the Montgomery County Planning Commission review letter dated August 7, 2020 unless otherwise waived herein or contrary to the conditions or recommendations set forth in the Pennoni Review Letter referenced above;
5. Compliance with all conditions, representations and other requirements as set forth by the Norristown Zoning Hearing Board in its decision dated July 23, 2020 for Application 13-20, which decision is hereby incorporated herein by reference;
6. Preparation and recordation of a Blanket Stormwater Drainage Easement and Stormwater Operations and Maintenance Agreement in a form acceptable to the Municipal Engineer and Municipal Solicitor following final land development approval;
7. Execution of a Land Development Agreement as prepared by the Municipal Solicitor following final land development approval;
8. Execution of a Financial Security Agreement as prepared by the Municipal Solicitor following final land development approval for the proposed improvements and in an amount to be approved by the Municipal Engineer; and
9. Payment of all outstanding fees, including professional review fees, owed to the Municipality.
10. Applicant acceptance of the conditions as set forth herein as referenced below.

In addition, no waivers from the Norristown Subdivision and Land Development Ordinance and the Norristown Stormwater Management Ordinance are hereby approved or authorized at this time and any requests for waivers by Applicant shall be deferred for consideration to final land development submission at which time said waivers, if any, may be approved or denied by Municipal Council and nothing in this Resolution shall be construed or interpreted to grant or authorize any waiver from the Municipality's applicable ordinances.

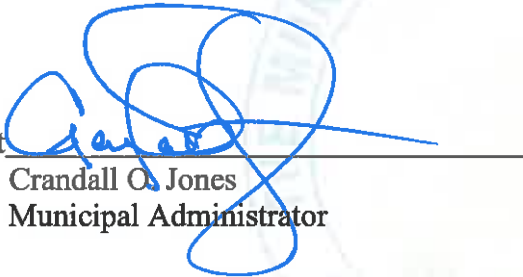
Further, this Resolution with approvals and conditions as contained herein does not and shall not authorize the construction of improvements or buildings exceeding those shown on the Plans. Furthermore, this Resolution with approvals and conditions as contained herein shall be rescinded automatically upon Applicant's or Applicant's agent's failure to accept, in writing, all conditions herein imposed within seven (7) days of receipt of this Resolution, such acceptance to be evidenced by Applicant's or Applicant's agent's signature below.


ENACTED and ORDAINED this 20<sup>th</sup> day of October 2020

Seal:

Municipality of Norristown  
Municipal Council


Attest

  
Crandall O. Jones  
Municipal Administrator


By:   
Derrick D. Perry  
Council President

**THE UNDERSIGNED HEREBY REPRESENTS THAT HE/SHE IS AUTHORIZED ON BEHALF OF THE APPLICANT TO AGREE, AND HEREBY AGREES TO THE ABOVE PRELIMINARY LAND DEVELOPMENT PLAN APPROVAL RESOLUTION:**

**APPLICANT:** DB Housing Group, LLC

By:   
Name: Brian Corcoditis  
Title: Owner

Date: 11/24/2020

Attest:  
By:   
Name: Brian Corcoditis  
Title: Owner

Date: 11/24/2020