

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

**RESOLUTION NO. 21-20 of 2021**

**A RESOLUTION OF THE MUNICIPALITY OF NORRISTOWN, MONTGOMERY COUNTY, PENNSYLVANIA, GRANTING FINAL PLAN APPROVAL TO NEW HOPE 1719, LLC FOR A TWIN DWELLING (2 UNITS) SPANNING TWO EXISTING VACANT LOTS AT 1417 AND 1419 NEW HOPE STREET, 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 residents; and

**WHEREAS**, New Hope 1719, LLC ("Applicant") has submitted Preliminary/Final Minor Land Development Plans and a Post Construction Stormwater Management Report, prepared by Yohn Engineering, LLC and dated October 23, 2020, that propose certain improvements to two, vacant parcels of land located at 1417 New Hope Street (Parcel No. 13-00-27084-00-2) and 1419 New Hope Street (Parcel No. 13-00-27088-00-7) that include the construction of a twin dwelling spanning said vacant parcels as well as sidewalk along the frontage of New Hope Street, stormwater management and other related improvements (hereafter referred to collectively as the "Plan"); and

**WHEREAS**, Applicant previously sought and obtained variances and/or other zoning relief from the Norristown Zoning Hearing Board for the Plans as evidenced by a decision and order dated July 23, 2020 (Application No. 5-20) that is incorporated herein by reference; and

**WHEREAS**, the Municipal Engineer, Pennoni Associates, Inc. reviewed the Plan and, based upon this review, issued a review letter dated December 3, 2020; and

**WHEREAS**, the Norristown Planning Commission also reviewed the Plan at its public meeting on January 12, 2021; and

**WHEREAS**, the Montgomery County Planning Commission previously reviewed the Plan during preliminary approval and provided a review letter dated December 18, 2020 stating general support for the proposed project but suggesting certain comments with regard to landscaping (namely street trees and buffer), and plan notes relating to dimensional criteria; and

**WHEREAS**, Applicant has requested one (1) waiver by letter dated February 12, 2021 and Applicant now desires Council consider its land development submission and its Plans for final approval pursuant to Section 508 of the Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** by Norristown Municipal Council, that the preliminary land development plan submitted by New Hope 1719, LLC and prepared by Yohn Engineering, LLC and dated October 23, 2020 for a twin dwelling spanning two parcels with related site improvements at 1417 and 1419 New Hope Street is hereby **GRANTED PRELIMINARY/FINAL APPROVAL** subject to Applicant's compliance with the following conditions:

1. Compliance with all conditions and recommendations set forth in the Pennoni *Review Letter* dated December 3, 2020 unless otherwise waived as set forth below.
2. Unless otherwise waived herein, compliance with all comments by the Fire Marshall, if any, relating to fire access and fire safety; and compliance with all comments by the Sewer Engineer, if any, relating to sewer issues, including obtaining the requisite number of EDUs as determined by the Sewer Authority;
3. Compliance with the Decision and Order of the Norristown Zoning Hearing Board dated July 23, 2020 including all conditions and representations made to the Zoning Hearing Board;
4. Compliance with the recommendations of the Montgomery County Planning Commission's review letter dated December 18, 2020 unless otherwise waived herein or contrary to the conditions or recommendations as set forth in the Pennoni *Review Letter* referenced above;
5. Confirmation to the satisfaction of the Municipality regarding legal boundaries and ownership of the two parcels subject to development as it relates to the unopened paper street as identified on the Plan, namely Freedly Street.
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;
7. Execution of a Land Development Agreement as prepared by the Municipal Solicitor;
8. Execution of a Financial Security Agreement as prepared by the Municipal Solicitor for the proposed improvements and in an amount to be approved by the Municipal Engineer;
9. Payment of all outstanding fees, including professional review fees, owed to the Municipality; and
10. Applicant acceptance of the conditions as set forth herein as referenced below.

In addition, the following waivers from the Norristown Subdivision and Land Development Ordinance and Stormwater Ordinance are hereby approved or denied as indicated as follows:

1. **Chapter 276 Attachment 15 F-6.A.** – for relief to allow the piping size for stormwater piping have a diameter that is less than 18” as the stormwater facilities have been designed to collect on-site roof and yard areas and do not collect runoff from public drainage or connect to public storm sewer and the piping will be sized for residential use.

APPROVED

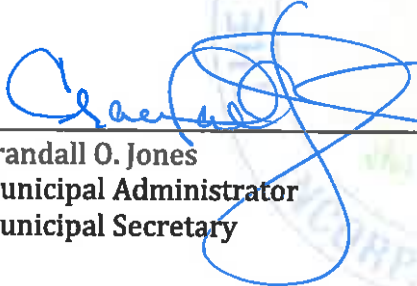
DENIED

**ENACTED and ORDAINED** this 16<sup>th</sup> day of February 2021.

Seal:

**Municipality of Norristown  
Municipal Council**

Attest

  
\_\_\_\_\_  
Crandall O. Jones  
Municipal Administrator  
Municipal Secretary

By:

  
\_\_\_\_\_  
Derrick Perry  
Council President