

MUNICIPALITY OF NORRISTOWN
A HOME RULE MUNICIPALITY
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 21-28 of 2021

A RESOLUTION OF THE MUNICIPALITY OF NORRISTOWN, MONTGOMERY COUNTY, PENNSYLVANIA, GRANTING PRELIMINARY/FINAL PLAN APPROVAL TO FRANK VENEZIA FOR A RECONFIGURATION OF SIX EXISTING LOTS LOCATED AT 26 THROUGH 36 WEST WOOD STREET, NORRISTOWN, PA INTO FIVE LOTS AND THE CONSTRUCTION OF TWO TWIN DWELLINGS (2 UNITS) AND ONE SINGLE FAMILY DWELLING.

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, Frank Venezia ("Applicant") has submitted Preliminary/Final Minor Land Development Plans and a Post Construction Stormwater Management Report, prepared by Joseph M. Estock dated October 21, 2020, last revised January 27, 2021, that propose a lot consolidation/ reconfiguration with certain improvements to six (6) parcels of land located at 26 West Wood Street (Parcel No. 13-00-39440-00-3), 28 West Wood Street (Parcel No. 13-00-39444-00-8), 30 West Wood Street (Parcel No. 13-00-39448-00-4), 32 West Wood Street (Parcel No. 13-00-39452-00-9), 34 West Wood Street (Parcel No. 13-00-39456-00-5), and 36 West Wood Street (Parcel No. 13-00-39460-00-1) that includes the consolidation/ reconfiguration of the existing six lots to five lots, and the construction of one (1) single family detached dwelling and two (2) twin dwelling spanning for a total of five (5) new units with each unit located on its own separate parcel with a detached garage in the rear, and construction of associated landscaping, patios, walkways, curbing, stormwater management and other related improvements (hereafter referred to collectively as the "Plan"); and

WHEREAS, Applicant previously obtained variances and/or other zoning relief from the Norristown Zoning Hearing Board for the Plans as evidenced by a decision and order dated September 22, 2020 (Application No. 34-20) 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 March 12, 2021; 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 reviewed the Plan and provided a review letter dated December 16, 2020 stating general support for the proposed project but suggesting certain comments with regard to the proposed stormwater management, street lighting, and clarification of lot consolidation; and

WHEREAS, Applicant has requested six (6) waivers by letter dated March 15, 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 Frank Venezia and prepared by Joseph M. Estock and dated October 21, 2020 last revised January 27, 2021, for a lot consolidation and a single family detached dwelling and two (2) twin dwelling [for a total of five (5) new units] spanning five new parcels with related site improvements at 26 through 36 West Wood 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 March 12, 2021 unless otherwise waived as set forth below, including compliance with the Municipal Engineer's comments relating to fire hydrants, milling and paving of the entire cartway width of West Wood Street (curb to curb) as part of the trench restoration for the utilities to be located within West Wood Street, and notation on Plans and revised deeds following consolidation of private ownership and maintenance of existing alleyway;
2. Unless otherwise waived herein, compliance with all comments by the Fire Marshall, if any, relating to fire access and fire safety including fire truck access and fire hydrant compliance/access; 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 September 22, 2020 for Application 34-20 including all conditions and representations made to the Zoning Hearing Board;
4. Preparation and recordation of a Blanket Stormwater Drainage Easement and Stormwater Operations and Maintenance Agreement, if determined to be required by the Municipality, in a form acceptable to the Municipal Engineer and Municipal Solicitor;
5. Execution of a Land Development Agreement as prepared by the Municipal Solicitor;
6. 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;
7. Payment of all outstanding fees, including professional review fees, owed to the Municipality; and
8. 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. **§282-433.1.A.** - for relief to not require the plan to be prepared by a certified planting professional.

APPROVED **DENIED**

2. **§282-433.2.C.3.** - for relief to not require the buffer area to be a continuous pervious planting area.

APPROVED **DENIED**

3. **§282-433.2.E.** - for relief to not require the minimum quantities, types, and sizes of plant material for an eternal street buffer along West Wood and Locust Streets, and the unnamed alleyway and Grady Alley.

APPROVED **DENIED**

4. **§282-433.3.B.2.** - for partial relief from providing street trees a minimum distance of five (5) feet and a maximum distance of ten (10) feet from the ultimate right-of-way line when the Applicant proposes to plant six (6) street trees along West Wood and Locust Streets within the legal right-of-way.

APPROVED **DENIED**

5. **§282-411.5.A** - for relief to allow grading within three (3) feet of the property lines.

APPROVED **DENIED**

6. **§282-414.2.G** - for relief from providing/installing sidewalks along Grady Alley and the Unnamed Alley in the rear of the properties.

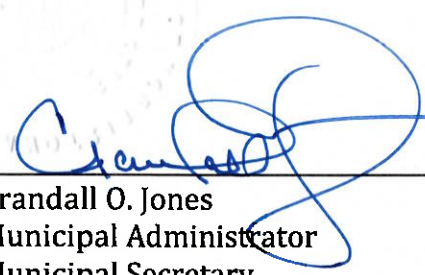
APPROVED **DENIED**

ENACTED and ORDAINED this 16th day of March 2021.

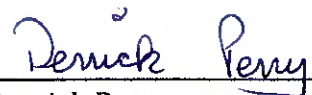
Seal:

**Municipality of Norristown
Municipal Council**

Attest


Crandall O. Jones
Municipal Administrator
Municipal Secretary

By:


Derrick Perry
Council President