

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

**RESOLUTION NO. 21-40 of 2021**

**A RESOLUTION OF THE MUNICIPALITY OF NORRISTOWN, MONTGOMERY COUNTY, PENNSYLVANIA, GRANTING FINAL 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 final land development plans prepared by Cornerstone Consulting & Architectural, Inc., dated January 26, 2021, (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 previously obtained certain zoning relief from the Norristown Zoning Hearing Board by a decision dated July 23, 2020 for Application 13-20; and

**WHEREAS**, the Applicant previously obtained Preliminary Land Development approval with conditions at the public council meeting on or about October 20, 2020; and

**WHEREAS**, the Municipal Engineer reviewed the Plan and, based upon this review, issued a review letter dated April 13, 2021 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 April 15, 2021 that also provided comments with regard to the Plan; and

**WHEREAS**, the Applicant presented the Plan to Norristown Planning Commission at its April 13, 2021 public meeting; and

**WHEREAS**, 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 final 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

January 26, 2021, (with no further revision date) and consisting of thirteen (13) 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 April 13, 2021, which letter is incorporated herein by reference and includes, but not limited to: (a) confirmation in the Plan that §320-132.G of the Municipal Zoning Code relating to minimum and maximum window area is met; (b) mill and overlay the entire width of E Penn street for the entire length of the portion of the street between the new driveway apron to where the stormwater ties into the existing storm inlet adjacent to the northwest corner of the Arch Street and E Penn Street intersection; (c) screening of all rooftop equipment from view of adjacent buildings, sidewalks, and other lands available for public manner; and (d) review and approval by the fire marshal and/or fire chief relating to fire truck ingress/egress and maneuverability;
2. 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;
3. Compliance with the recommendations of the Montgomery County Planning Commission review letter date April 15, 2021 unless otherwise waived herein or contrary to the conditions or recommendations set forth in the Pennoni Review Letter referenced above;
4. 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;
5. Compliance with all conditions and requirements as part of the grant of preliminary land development approval at the October 20, 2020 public meeting;
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, the following waivers from the Norristown Subdivision and Land Development Ordinance and the Norristown Stormwater Management Ordinance are hereby approved or denied as indicated as follows:

1. **§ 282-430.4.D** – for relief to allow less than twenty (20) feet of open area between the curb line of any parking area and the outside wall of a dwelling unit.

APPROVED  DENIED

2. **§ Attachment 15, F-6, Section A** – for relief to allow stormwater piping to be less than eighteen (18) inches in diameter when the Plan proposes eight (8) inch PVC stormwater piping.

APPROVED  DENIED

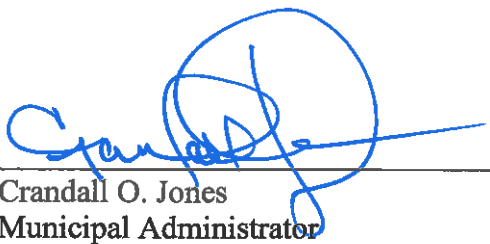
**Further, this Resolution with approvals and conditions as contained herein does not and shall not authorize the construction of improvements or buildings exceeding those shown on the Plans. Furthermore, this Resolution with approvals and conditions as contained herein shall be rescinded automatically 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.**

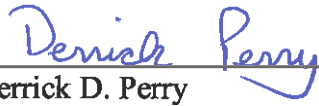
**ENACTED and ORDAINED** this 20<sup>th</sup> day of April 2021

Seal:

**Municipality of Norristown  
Municipal Council**

Attest

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

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 FINAL LAND DEVELOPMENT PLAN APPROVAL RESOLUTION:**

**APPLICANT:** DB Housing Group, LLC

By:  Date: 5/24/2021  
Name: Brian Corcodder  
Title: Owner

Attest:  
By:  Date: 5-24-2021  
Name: CORTLAND SHANKWEILER  
Title: DEVELOPMENT COORDINATOR