

MUNICIPALITY OF NORRISTOWN
A HOME RULE MUNICIPALITY
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 21-50 of 2021

A RESOLUTION OF THE MUNICIPALITY OF NORRISTOWN, MONTGOMERY COUNTY, PENNSYLVANIA, GRANTING PRELIMINARY/FINAL PLAN APPROVAL TO MICHAEL MARCHESE OF PARKER STREET PROPERTIES, LLC TO CONSOLIDATE THREE EXISTING LOTS INTO ONE TRACT TO DEVELOP EIGHT 3-BEDROOM ROWHOUSES AT 820 THOMAS 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, Michael Marchese of Parker St Properties, LLC (“Applicant”) has submitted Preliminary/Final Land Development Plans prepared by Joseph M. Estock dated January 20, 2021, last revised May 1, 2021, and a Post Construction Stormwater Management Report also dated January 20, 2021 prepared by Joseph M. Estock that proposes to consolidate three existing, irregularly shaped parcels (namely Parcel Nos. 13-00-36735-10-7, 13-00-36735-20-6, 13-00-36735-00-8) into a single lot in order to construct a single row of eight, 3-bedroom rowhouses with a common access drive, parking, landscaping, curbing, sidewalk, stormwater management and other related improvements (hereafter referred to collectively as the “Plan”); and

WHEREAS, Applicant previously sought and obtained variances from the Norristown Zoning Hearing Board for the Plans as evidenced by a decision and order dated November 24, 2020 (Application No. 43-20) 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 26, 2021 and intends on issuing a revised review letter prior to recording based on its review of the Plans as revised May 1, 2021; and

WHEREAS, the Norristown Planning Commission also reviewed the Plan at its public meeting on May 11, 2021; and

WHEREAS, the Montgomery County Planning Commission reviewed the Plan and provided a review letter dated March 8, 2021 stating general support for the proposed project but suggesting certain comments with regard to plantings and buffering including confirmation of proposed tree species to meet the buffering intent as well as confirmation regarding HOA maintenance of all stormwater facilities;

WHEREAS, Applicant has requested eight (8) waivers by letter dated May 5, 2021 and Applicant now desires Council consider its land development submission and its Plans for preliminary and final approval pursuant to Section 508 of the Municipalities Planning Code.

NOW, THEREFORE, BE IT RESOLVED by Norristown Municipal Council, that the preliminary/ final land development plan submitted by Michael Marchese of Parker St. Properties, LLC and prepared by Joseph M. Estock and dated January 20, 2021, last revised May 1, 2021 for a consolidation of three existing lots into a single lot to be known as 820 Thomas in order to construct eight rowhouses with related site improvements 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 26, 2021 and any subsequent review letter issued based on the Plans including the recording review letter unless otherwise waived as set forth below;
2. As noted in the March 26, 2021 Pennoni Review Letter, Applicant shall prior to the issuance of any permits or recording of the Plan obtain approval for the vacating of Cedar Street;
3. 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;
4. Compliance with the Decision and Order of the Norristown Zoning Hearing Board dated November 24, 2020 for Application 43-20 including all conditions and representations made to the Zoning Hearing Board;
5. Compliance with the recommendations of the Montgomery County Planning Commission's review letter dated March 8, 2020 unless otherwise waived herein or contrary to the conditions or recommendations as set forth in the Pennoni *Review Letter* referenced above;
6. Preparation and recordation of a Blanket Stormwater Drainage Easement and Stormwater Operations and Maintenance Agreement, if determined by the Municipality to be required, 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. **§282-304.6.I.2.** – for relief to not require the plan to show buildings and other structures located less than 100 ft beyond the tract boundary lines.

APPROVED DENIED

2. **§282-411.5.A** – for relief to allow grading within three (3) feet of the property line.

APPROVED DENIED

3. **§282-418.1** – for relief to not require streetlights along Edward Drive, an internal drive that will be privately owned and maintained.

APPROVED DENIED

4. **§282-430.2.B.** – for relief to allow parking to be 4.0 feet from the Thomas Street right-of-way and to be 3.8 feet from the tract boundary.

APPROVED DENIED

5. **§282-430.4.D.** – for relief to allow parking to be 8ft from the outside wall of proposed dwelling unit 1 as shown on the Plan.

APPROVED DENIED

6. **§282-433.1.C.5.c** – for relief to allow a fee-in-lieu in the amount to be determined and approved by the Municipal Engineer to satisfy the replacement of trees as required.

APPROVED DENIED

7. **§282-433.2.C.3**– for relief to allow the parking area to occupy the buffer area.

APPROVED DENIED

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820 Thomas Street
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8. §276 Attachment 15 F-5.A – for relief to allow the use of 15” diameter (HDPE) pipe instead of the required 18” diameter reinforced concrete pipe (RCP).

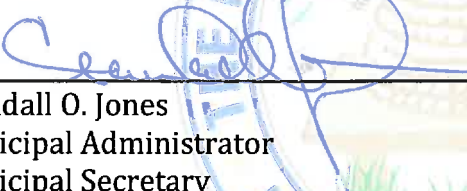
APPROVED **DENIED**

ENACTED and ORDAINED this 19th day of May 2021.

Seal:

**Municipality of Norristown
Municipal Council**

Attest


Crandall O. Jones
Municipal Administrator
Municipal Secretary

By:


Derrick Perry
Council President