

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

**RESOLUTION NO. 22-44 of 2022**

**A RESOLUTION OF THE MUNICIPALITY OF NORRISTOWN, MONTGOMERY COUNTY, PENNSYLVANIA, GRANTING PRELIMINARY/FINAL PLAN APPROVAL TO CURREN TERRACE EXCESS LAND OWNER, LLC FOR A THREE-STORY, 36-UNIT MULTI-FAMILY APARTMENT BUILDING AT A TRACT (PARCEL NO. 13-00-36809-00-6) ADJACENT TO THE EXISTING CURREN TERRACE APARTMENTS AT 1011 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**, Curren Terrace Excess Land Owner, LLC (“Applicant”) has submitted Preliminary/Final Land Development Plans prepared by Cornerstone Consulting Engineers & Architectural, Inc. dated July 9, 2021, and a Post Construction Stormwater Management Report also prepared by Cornerstone Consulting Engineers & Architectural, Inc. dated July 9, 2021, that propose certain improvements to a tract, Parcel No. 13-00-36809-00-6, and located next to the existing Curren Terrace Apartments at 1011 New Hope Street that include the construction of a three-story, 36-unit multi-family apartment building as well as surface parking, landscaping, lighting, interior walkways, 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 an Opinion and Order dated March 14, 2022, (Application No. 03-22) 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 September 9, 2021; and

**WHEREAS**, the Norristown Planning Commission reviewed the Plan at its public meeting on May 10, 2022 and the Norristown Design Review Board also reviewed the Plan at its public meeting on June 9, 2022; and

**WHEREAS**, the Montgomery County Planning Commission reviewed the Plan and provided a review letter dated August 23, 2021, stating general support for the proposed project but suggesting certain comments with regard to recreation areas, circulation/walkability, parking lot landscaping, and stormwater management; and

**WHEREAS**, Applicant has requested no waivers 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/Final Land Development Plans prepared by Cornerstone Consulting Engineers & Architectural, Inc. dated July 9, 2021, for a three-story, 36-unit multi-family apartment with related site improvements at a tract of land with Parcel No. 13-00-36809-00-6 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 September 9, 2021, 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 Opinion and Order of the Norristown Zoning Hearing Board dated March 14, 2022, for Application 03-22 including all conditions and representations made to the Zoning Hearing Board;
4. Compliance with the recommendations of the Norristown Planning Commission and the Norristown Design Review Board unless otherwise waived herein or contrary to the conditions or recommendations as set forth in the Pennoni *Review Letter* referenced above;
5. Compliance with the recommendations of the Montgomery County Planning Commission review letter dated April 23, 2021, 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 as prepared by and in a form acceptable to the Municipal Solicitor and Municipal Engineer;
7. Execution of a Land Development Agreement as prepared by and in a form acceptable to the Municipal Solicitor and Municipal Engineer;
8. Execution of a Financial Security Agreement as prepared by and in a form acceptable to 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.

No waivers are hereby approved from the Norristown Subdivision and Land Development Ordinance and Stormwater Ordinance.

**ENACTED** and **ORDAINED** this 21<sup>st</sup> day of June 2022

Seal:

**Municipality of Norristown  
Municipal Council**

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

By: \_\_\_\_\_  
Thomas Lepera  
Council President

