

PLANNING COMMISSION MEETING MINUTES

JUNE 11, 2019

CALL TO ORDER:

The Norristown Planning Commission Meeting was called to order by Matt Edmond, Chairperson, in the Municipal Chambers on the above date at 7:00 p.m.

ROLL CALL:

Matt Edmond	Present
Akbar Hossain	Present
Monica Reynolds	Excused Absence
Rochelle Harris-Boggs	Present
Willie Anderson	Present
Rashaad Bates	Excused Absence

APPROVAL OF MINUTES:

Mr. Anderson made a motion, seconded by Mr. Edmond, to accept the Minutes of the May 14, 2019 Planning Commission meeting. Motion passed 4-0. Mr. Hossain and Ms. Harris-Boggs abstained because they were not present at the May 14th meeting.

REPORTS:

Ms. Betsy Helsel noted there was nothing to report.

Mr. Tef Dmytryk noted there was nothing to report.

OLD BUSINESS: None.

NEW BUSINESS:

(19-2) Reques for Preliminary/Final Land Development - Royal Farms

Applicant Name: Two Farms, Inc. 3611 Roland Avenu, Baltimore, MD 21211
Property Location: 1882 Markley Street, Norristown, PA 19401

Property Owner: Norristown Centre A, L.P. and Norristown Centre B, L.P.
30 N. Bacton Hill Road, Frazer, PA 19355

Representing Royal Farms were Gregory Heleniak, Esquire, Sam Renauro, P.E. and Brittany L'Esperance, P.E.

Mr. Renauro explained the changes to be made for the Alternative/Final Land Development Plan which include the relocation of 18 parking spaces and moving the canopy back 18 feet for better operation and safety.

There was discussion regarding compliance with certain conditions. Ms. Helsel noted that signage is the only pending matter before the Zoning Hearing Board.

Mr. Edmond referred to the Montgomery County Planning Commission letter and the comment regarding the SEPTA bus stop. He suggested the applicant contact SEPTA regarding their guidelines. Mr. Renauro noted it is included on the PennDOT plan and Ms. Helsel commented that Municipal Planning is comfortable with waiting for the final plan for the entire Norristown Centre.

Public Comment

Marina Katz - representing the gas station across the street - She claimed she never received notice of the approved plans for Royal Farms and does not agree with the location of the proposed traffic light for which she filed an objection to PennDOT.

Mr. Edmond made a motion, seconded by Ms. Harris-Boggs, to approve the amended site plan for Phase A with the following conditions:

- **The applicant install heavy landscape buffering along Markley Street's frontage to shield vehicle glare and to shield the parking spaces and it should be vetted with Municipal Staff.**
- **The applicant coordinate with SEPTA to ensure that the relocated bus stop meets SEPTA's design guidelines.**
- **The applicant submit a new list of Waivers to the Municipal Engineer and the Planning Commission and we also recommend approval of the existing waivers that were granted last time, provided they haven't changed.**

Motion passed 4-0.

(19-3) Request for Minor Land Development - West Norristown Congregation of Jehovah's Witnesses

Applicant Name: West Norristown Congregation of Jehovah's Witnesses

Property Location: 807 Haws Avenue, Norristown, PA 19401

Property Owner: 807 Haw Avenue, Norristown, PA 19401

Mr. Jeff Mann and 2 other representatives for the Norristown Kingdom Hall were present. They came before the Planning Commission to propose consolidating two (2) lots into one larger gravel lot in order to take the parking off of Haws Avenue. There will also be improvements to landscaping, stormwater management and the addition of a stockade fence.

Mr. Dmytryk reviewed the Subdivision & Land Development Comments from the November 15, 2017 Pennoni Review Letter. Ms. Helsel noted that those conditions that don't conflict with the current Zoning Ordinance will be brought forward.

The applicant stated they will update their Waiver letter to include the new Waivers and submit it to Planning.

Mr. Edmond suggested a detention basin and possibly more plantings.

The applicant was advised that they will be contacted by Planning after further consideration of a recommendation.

DCED Flood Mitigation Grant Application 2019- Letter of Support

Ms. Helsel explained there is a stormwater issue on private property that the Municipality is being held responsible for. She noted they need to apply for public funds and that the DCED requires a Letter of Support from Planning and approval from Municipal Council. The affected culvert is located under Vico Cognata's Auto Body.

Mr. Edmond made a motion, seconded by Mr. Anderson, that the Norristown Planning Commission support and encourage the Municipality's pursuit of a DCED Flood Mitigation Grant for 2019 and that the project is consistent with Norristown's Comprehensive Plan because it repairs existing infrastructure and encourages economic development. Motion passed 4-0.

ADJOURNMENT:

Mr. Edmond made a motion, seconded by Ms. Harris-Boggs, to adjourn the Planning Commission Meeting. Motion passed 4-0.

Respectfully submitted,

Roseann Santangelo
Secretary, Norristown Planning Commission