

## PLANNING COMMISSION MEETING MINUTES

MARCH 12, 2019

### CALL TO ORDER:

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

### ROLL CALL:

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

Mr. Edmond advised the Board that the Election of Officers needs to be taken care for 2019.

**Mr. Bates made a motion to nominate Mr. Hossain for Vice Chair. Ms. Reynolds made a second. Motion passed 4-0.**

**Ms. Reynolds made a motion to nominate Mr. Edmond for Chair. Ms. Harris-Boggs made a second. Motion passed 3-0. Mr. Edmond abstained.**

### APPROVAL OF MINUTES:

**Ms. Reynolds made a motion, seconded by Mr. Bates, to accept the Minutes of the January 8, 2019 Planning Commission meeting. Motion passed 2-0.** Mr. Edmond and Ms. Harris-Boggs abstained because they were not present at the January meeting. The February meeting was cancelled.

### REPORTS:

Ms. Helsel noted there was nothing to report at this time.

**OLD BUSINESS:**

**(18-3) Minor Land Development: 50 West Brown Street**

**For Property Located at:** 50 West Brown Street, Norristown, PA 19401  
**Property Owner:** 50 West Brown Associates, LLC, 1822 Spring Garden Street, Philadelphia, PA 19130

Mr. Estock, Manager, provided input regarding the Pennoni review letter of January 4, 2019. He commented on the fire lane requirement noting that it is a car and bus stop and there will be a parking restriction there.

Ms. Helsel commented that there is no Fire Marshall report included and that this will be followed up on.

Mr. Estock continued that as far as landscape islands, they will keep the 2 in the corner and propose another. He also noted that they are proposing a planting strip with a private fence and there will be an on-site study of the traffic circulation that will be submitted to the Municipality.

Mr. Estock added they are willing to comply with the ADA access requirements and will revise the plan for Locust and Brown Streets. He added they will need direction as far as the installation of School Zone signs.

Mr. Estock noted they don't have the details yet for the playground. Mr. Edmond recommended a buffer.

Ms. Helsel commented that an itemized list of Waivers needs to be submitted to the Municipality. Mr. Estock noted that a response to the Pennoni review letter was sent to Pennoni. Ms. Helsel said they will follow-up with a department meeting with Pennoni.

Mr. Edmond explained that according to the Planning Commission comment letter, there needs to be a striping of the drop-off and pick-up areas and certain species of landscaping plants and trees. Mr. Estock said he was in agreement.

Mr. Edmond advised the applicant to go back to take care of details such as a formalized list of the Waivers, show ADA on the plans, get the Engineer to weigh in on the traffic study and get more information regarding the screening of the play area to blend in with the neighborhood and come back for a recommendation from the Planning Commission.

As far as comments from the Board, Ms. Reynolds voiced her concerns about the buses coming in and out as well as the safety of the children.

Mr. Edmond suggested making the drop-off area the size of 7-8 cars.

Ms. Hesel recommended that the person who will be running the school attend the next Planning Meeting in order to answer questions.

**Public Comment:**

Mark Werkhiser, 111 West Brown Street - Mr. Werkhiser hopes there is no Waiver for the traffic study because of the impact of the buses and cars turning onto Brown Street.

**NEW BUSINESS:**

**(19-1) Minor Land Development: 116 & 120 Barbadoes Street**

**For property located at: 116 & 120 Barbadoes Street, Norristown, PA 19401**  
**Property Owner: Norristown Water Company, 116 Barbadoes Street, Norristown, PA 19401**

Roger Phillips, representative for Pennsylvania American Water Company (PAWC), and Jim Gable of PAWC were present.

Mr. Roger Phillips explained that improvements will be made to the disinfecting process that include changing to sodium hypochlorite and ultraviolet light in response to EPA requirements for efficiency and safety to workers and the public. He also noted there will be an addition of 2 small buildings.

Mr. Phillips noted he reviewed the Engineer's letter regarding the existing building and he will comply with all comments except #2, which he feels may be a Zoning issue. He said he spoke with the Municipal Engineer, Khal Hassan, regarding this.

Mr. Phillips said he believes that Section B of Article 28.320-334 is not applicable but Sections C & D are applicable - regarding expansion of a non-conforming use in a flood plain.

Ms. Hesel noted that a non-conforming use can be replaced as long as 50% is conforming.

Mr. Phillips stated he is not abandoning the non-conforming use because a small storage room is being replaced by a structure.

Mr. Gable commented that getting rid of gas is a benefit to the public.

Mr. Phillips noted this plan was approved by the Montgomery County Planning Commission.

Mr. Edmond stated that since there is no Zoning issue and all conditions under Section D have been met, he has no problem acting on this.

Ms. Helsel recommended the re-recording of the deeds which are still in the old water company name. Mr. Phillips explained that the property contains 5 parcels so Ms. Helsel recommended deferring to the Fire Marshall for the address and to get it in writing.

**Ms. Reynolds made a motion, seconded by Mr. Bates, to approve the Preliminary/Final Minor Land Development at 116 & 120 Barbadoes Street as well as approval of Waivers requested under Section 276 and subject to compliance of the comments in the Pennoni letter dated February 11, 2019.**

**ADJOURNMENT:**

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

Respectfully submitted,

Roseann Santangelo  
Secretary, Norritown Planning Commission