

MUNICIPALITY OF NORRISTOWN

A HOME RULE MUNICIPALITY

MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 20-40 of 2020

A RESOLUTION OF THE MUNICIPALITY OF NORRISTOWN, MONTGOMERY COUNTY, PENNSYLVANIA, GRANTING PRELIMINARY AND FINAL PLAN APPROVAL TO THE MUNICIPALITY OF NORRISTOWN FOR A PARKING LOT EXPANSION AT MUNICIPAL HALL LOCATED AT 235 EAST AIRY 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, the Municipality ("Applicant") has submitted a Land Development application and Plans prepared by Pennoni Associates Inc, titled "Preliminary/ Final Improvement Plans: Municipal Parking Lot Project" and dated April 8, 2020 containing 13 sheets that propose certain parking lot expansion and other improvements to the Municipal Hall building located at 235 East Airy Street , Norristown, PA (hereafter referred to collectively as the "Plan"); and

WHEREAS, the Norristown Planning Commission reviewed the Plan at its public meeting on April 14, 2020, and recommended preliminary and final approval; and

WHEREAS, the Montgomery County Planning Commission also reviewed the Plan and provided a review letter dated May 15,2020, stating general support for the proposed project and minor landscaping comments; and

WHEREAS, Applicant has submitted a waiver request letter dated April 8, 2020 in which Applicant has set forth its requested waivers and now desires Council consider its land development submission and its Plans for preliminary approval pursuant to Section 508 of the Municipalities Planning Code.

NOW, THEREFORE, BE IT RESOLVED by Norristown Municipal Council, that the preliminary land development plan submitted by Municipality of Norristown and prepared by Pennoni Associates Inc, titled "Preliminary/ Final Improvement Plans: Municipal Parking Lot Project" and dated April 8, 2020 containing 13 sheets for the parking lot expansion at Municipal Hall with related site improvements at 235 East Airy Street is hereby **GRANTED PRELIMINARY AND FINAL APPROVAL** subject to Applicant's compliance with the following conditions:

1. The Project shall be developed in strict accordance with the content of the notes on the Plans and Applicant shall obtain to the extent required by law all approvals and/or permits or other similar authorizations from the Commonwealth or other appropriate agency as may be applicable for the proposed project.

2. Unless otherwise waived herein, the Plan and construction shall be in compliance with all comments by the Fire Marshall, if any, relating to fire access and fire safety;
3. As the property that is the subject of the Plan is owned by the Municipality and the work will be completed by the Municipality through its hired contractors, subcontractors or other professionals, the Municipality is not required to execute or record a Blanket Stormwater Drainage Easement and Stormwater Operations and Maintenance Agreement, a Land Development Agreement as prepared by the Municipal Solicitor, or a Financial Security Agreement;

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. **§282-305** – for relief from Preliminary plan review procedure.
2. **§282-430.1.D** – for relief from angled parking which is not permitted within parking lots when Applicant proposes 45-degree and 60-degree angle parking within parking areas to maximize the number of spaces without adding further impervious area.
3. **§282-430.2.B** – for relief to allow parking areas located closer than 15 feet from a tract boundary line when existing setback conditions along the northern property line is 2.13 feet and Applicant does not propose to further reduce such existing setback.
4. **§282-430.3.A** – for relief to allow parallel parking stalls to have dimensions less than the required nine (9) feet by twenty-two (22) feet when Applicant proposes eight (8) feet by twenty (20) feet to maximize the much needed parking spaces for municipal staff and public use.
5. **§282-430.2.I(1) and §282-433.5.B(1)** – for relief from providing one planting island every 10 parking stalls when Applicant proposes a parking plan that will have a maximum of twenty-one (21) parking spaces in a row without a planting island but that there exist (and will continue to exist) landscaping strips that separate parking areas/ sections providing sufficient plantings within the parking lot.
6. **§282-430.2.I(4) and 282-433.5.B(4)** – for relief from providing planting islands to be a minimum of 9 feet by 18 feet in area when Applicant proposes internal planting islands to be less than 9 feet due to a lack of available space and the much needed parking for municipal staff and public use.

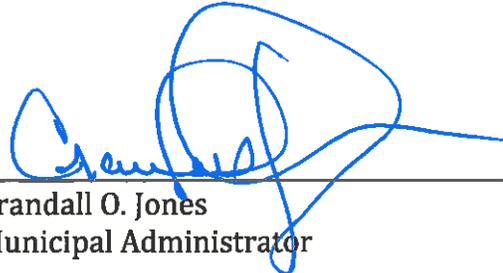
7. **§282-430.2.K and 282-433.5.B(3)** – for relief from providing planting strips to be a minimum of 10 feet wide when Applicant proposes planting strips to be a minimum of five (5) feet wide.
8. **§282-433.1.A** – for relief from submitting a landscaping plan to be prepared by a certified planting professional.
9. **§282-433.2.A(1)** – for relief from providing property line buffers along all property lines when the existing impervious conditions along Hill Alley does not allow for a property line buffer and Applicant proposes to increase the property line buffers along the northern and western property lines.
10. **§282-433.2.C(1)** – for relief from providing a buffer planting area that is less than 10 feet in width along all property lines.
11. **§282-433.2.F(1)** – for relief from providing a site element screen around the proposed trash enclosure when, due to existing topography constraints, landscaping is not feasible and an opaque enclosure is proposed.
12. **§282-439** – for relief from providing a traffic impact study.
13. **§276-19.B(1)** – for relief from providing an existing resource and site analysis map (ERSAM) when the sheets providing the plan set show all the required information about environmentally sensitive areas.
14. **Chapter 276 Attachment 15, F-6, Section A** – for relief from providing a minimum pipe diameter of eighteen (18) inches and Applicant proposes a minimum pipe diameter of fifteen (15) inches.

ENACTED and ORDAINED this 19th day of May, 2020

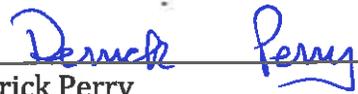
Seal:

**Municipality of Norristown
Municipal Council**

Attest


Crandall O. Jones
Municipal Administrator

By:


Derrick Perry
Council President