

MUNICIPALITY OF NORRISTOWN
A HOME RULE MUNICIPALITY
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 18-127 OF 2018

A RESOLUTION OF THE MUNICIPALITY OF NORRISTOWN, MONTGOMERY COUNTY, PENNSYLVANIA, GRANTING PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL TO NORRISTOWN STATE HOSPITAL FOR THE NORRISTOWN STATE HOSPITAL PARKING EXPANSION NEAR BUILDING 10 AT 1001 STERIGERE STREET, NORRISTOWN, PA

WHEREAS, Act 247 of 1968, The Pennsylvania Municipalities Planning Code, empowers the governing body of the 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 Municipal residents.

NOW, THEREFORE, BE IT RESOLVED by the Members of Council of the Municipality of Norristown, to approve the preliminary/final land development plan for the Norristown State Hospital Parking Lot Expansion at Building 10 located at 1001 Sterigere Street submitted by Norristown State Hospital (“Applicant”) conditioned upon meeting all the requirements of the following:

1. Preliminary/Final Land Development Plans dated March 9, 2018 prepared by HD Engineering Solutions, Inc. of Camp Hill, Pennsylvania and to be revised as required by the Municipal Engineer’s, Pennoni Associates, Inc., review letter dated April 9, 2018;
2. The Stormwater Management Report and Erosion and Sediment Control Report dated March 9, 2018 prepared by HD Engineering Solutions, Inc. of Camp Hill, Pennsylvania including any subsequent revisions as required by the Municipal Engineer;
3. Pennoni Associates, Inc.’s review letter dated April 9, 2018 and any further review letters issued by the Municipal Engineer;
4. Execution of a Developer’s Agreement in a form acceptable to the Municipal Solicitor;
5. Execution of a Stormwater Operations and BMP Maintenance Agreement in a form acceptable to the Municipal Solicitor;
6. Execution of a Financial Security Agreement in a form acceptable to the Municipal Solicitor and the posting of financial security in an amount to be determined to the satisfaction of the Municipal Engineer; and no permits shall be issued by the Municipality prior to posting of all required escrow amounts and the payment of any and all outstanding balances for legal review, engineering review and other administrative fees from the planning review process.
7. Land Development Waivers:
 - a. **§282-430.1.D.** – request for relief to install angled parking spaces within the accessory parking lot as proposed on the plans based on the proposed

one-way circulation that reduces the amount of impervious coverage and acreage disturbance necessary to implement the maximum number of parking spaces for the development.

- b. **§282-304.6.** – request for relief to depict information as requested due to the limited size of the project (0.60 acres) in relation to the total property (243.46 acres).
- c. **§282-304.7.** – request for relief to depict information as requested due to the limited size of the project (0.60 acres) in relation to the total property (243.46 acres).
- d. **§282-430.2.J.** – request for relief to provide a 10-foot wide planting strip around the perimeter of the entire parking area. The Applicant proposes a minimum 10-foot wide lawn strip around the perimeter of the parking lot and proposes to install a minimum 6 inches of topsoil to mound within the planting strip areas to maintain existing drainage patterns.
- e. **§282-430.5.A.** – request for relief to provide one (1) planting island per 10 parking spaces.
- f. **§282-430.8.F.** – request for relief to provide 22-foot driveway aisles for the areas of the parking lot designated with one-way circulation. Applicant proposes an 18-foot wide, one-way driveway which is the standard width for one-way circulation, and Applicant has revised the driveway aisle accommodating two-way traffic for a width of 25 feet.
- g. **§282-433.3.A.1.** – request for relief to plant additional street trees along Circle Drive and Lower Farm Road, which are streets owned and maintained by the Commonwealth and contained wholly on State Hospital grounds.
- h. **§282-433.5.A** – request for relief to plant evergreen shrubs at three (3) feet on center along the parking spaces fronting Circle Drive and Lower Farm Road, which are streets owned and maintained by the Commonwealth and contained wholly on State Hospital grounds.

RESOLVED AND ORDAINED this 16th day of May 2018.

Seal:

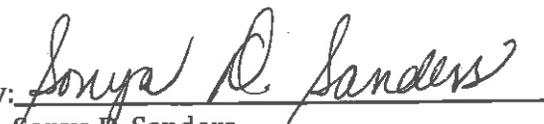
**Municipality of Norristown
Municipal Council**

Attest


Crandall O. Jones

Municipal Administrator

By:


Sonya B. Sanders
Council President