

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

**RESOLUTION NO. 20-74 of 2020**

**A RESOLUTION OF THE MUNICIPALITY OF NORRISTOWN, MONTGOMERY COUNTY, PENNSYLVANIA, GRANTING PRELIMINARY/ FINAL PLAN APPROVAL TO COUNTY OF MONTGOMERY FOR THE MONTGOMERY COUNTY JUSTICE CENTER AT 2 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;

**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**, County of Montgomery ("Applicant") has submitted Land Development Plans containing forty-three (43) sheets, an Erosion & Sediment Control Report and a Stormwater report, all of which was prepared by Skidmore, Owings & Merrill LLP, Architect, in collaboration with Langan Engineering dated November 1, 2019, last revised January 24, 2020 that proposes to demolish the existing parking garage structures, Wells Fargo Bank and the 1967 addition to the courthouse and to construction a new 57,180 square foot building footprint (288,365 gross square foot) Justice Center and renovation of the existing courthouse and annex buildings along with the renovation of Hancock Square; as well as the construction of a new underground parking garage with seventy (75) parking spaces and with ingress/egress along Main Street, and the construction of landscaping areas, retaining walls, memorial areas, lighting, stormwater management facility improvements, and other related improvements (hereafter referred to collectively as the "Plan"); and

**WHEREAS**, the Municipal Engineer, Pennoni Associates, Inc. reviewed the Plan and, based upon this review, issued various review letters with the last review letter dated February 28, 2020;

**WHEREAS**, the Norristown Planning Commission also reviewed the Plan at various public meetings, but due to a lack of quorum at such meetings was unable to issue a recommendation with regard to the Plans; and

**WHEREAS**, the Montgomery County Planning Commission also reviewed the Plan and previously provided a review letter dated December 9, 2019 stating support for the proposed project and further stating, "The MCPC has been involved in the design process for this county-owned project over the past few years, ... We feel that the current design reflects our input and achieved the design goals of the project;" and

**WHEREAS**, Applicant submitted a revised waiver request letter dated December 19, 2019 and Applicant also requested 2020 that its Plan be considered for preliminary and final approval by correspondence dated August 14; and

**WHEREAS**, Applicant now desires Council consider its land development submission and its Plans for preliminary/final 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 County of Montgomery and prepared by Skidmore, Owings & Merrill LLP, Architect, in collaboration with Langan Engineering dated November 1, 2019, last revised January 24, 2020 for the development of for the Montgomery County Justice Center at 2 East Airy Street, Norristown, PA 200 East Logan Street 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 February 28, 2020 unless otherwise waived as set forth below; and
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; and
3. The Applicant will provide a summary of the net change in onsite parking; and
4. The Applicant will provide a technical memorandum outlining the expected change in peak hour and daily vehicular and pedestrian traffic associated with the proposed expansion; and
5. The Applicant will evaluate the existing mid-block pedestrian crosswalk on Swede Street and determine if there are any recommended enhancements to the current configuration; and
6. Preparation and recordation of a Blanket Stormwater Drainage Easement and Stormwater Operations and Maintenance Agreement in a form acceptable to the Municipal Engineer and Municipal Solicitor; and
7. Execution of a Land Development Agreement as prepared by the Municipal Solicitor; and
8. Execution of a Financial Security Agreement as prepared by the Municipal Solicitor for the proposed improvements and in an amount to be approved by the Municipal Engineer; and
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.**

In addition, the following waivers from the Norristown Subdivision and Land Development Ordinance and Stormwater Management Ordinance are hereby approved or denied as indicated as follows:

**1. §282-304.4.B and §282-306.3.A and §276-11.B.(2)** - for relief from the requirement that the maximum sheet size of 24" x 36" for submitted plans and record plans when Applicant proposes to provide said plans on sheet size ARCH E, 36" x 48."

**APPROVED**  **DENIED**

**2. §282-433.2** - for relief from the requirement that a landscape/ planting buffer be provided along the eastern property line when Applicant's Plan has proposed the building to extend to the eastern property line and a planted buffer in this area would cause security concerns at the proposed secure garage entrance.

**APPROVED**  **DENIED**

**3. §282-433.3.B.(5)** - for relief from site landscaping to be selected from the Recommended Plant Material List when Applicant's proposed landscaping plan/ schedule on drawing L-160 includes several species that are known to be native to the region but that are not listed in Appendix A and when Applicant's planting design avoids non-native, invasive species that Applicant acknowledges would be detrimental to the ecosystem.

**APPROVED**  **DENIED**

**4. Chapter 276 Attachment 15 F-6.A.** - for relief to allow the use of 8" diameter HDPE pipe instead of the required 18" diameter reinforced concrete pipe (RCP).

**APPROVED**  **DENIED**

**5. §276-20 and §276-21** - for relief from the Groundwater Recharge and Water Quality requirements, respectively when Applicant's Plan: (a) meets PADEP's stormwater management requirements as identified in Chapter 102 of the PA Code (and as documented in the project NPDES worksheets); (b) provides water quality treatment through various means, including through reuse and a series of nonstructural best management practices and holistic design that "greens" the site; (c) provides water-quality hoods and sumps upstream of the subsurface detention basin (as documented on drawing C.2-104 and C.2-403); and (d) is in accord with the recommendation of the Montgomery County Conservation District (MCCD) that the design not include an infiltration basin, given the site geology and existing/proposed topography.

**APPROVED**  **DENIED**

6. **§282-433.3B.(1)** - for relief from the requirement that 33 street trees be planted when Applicant's Plan proposes 26 trees to be distributed along the entire frontage of the property.

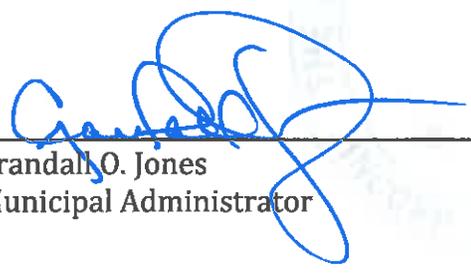
APPROVED  DENIED

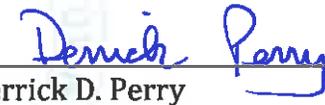
Further, this Resolution with approvals and conditions as contained herein does not and shall not authorize the construction of improvements or buildings exceeding those shown on the Plans and Applicant shall be required to obtain final land development approval prior to proceeding with development. Furthermore, this Resolution with approvals and conditions as contained herein shall be rescinded automatically upon Applicant's or Applicant's agent's failure to accept, in writing, all conditions herein imposed within seven (7) days of receipt of this Resolution, such acceptance to be evidenced by Applicant's or Applicant's agent's signature below.

ENACTED and ORDAINED this 1<sup>st</sup> day of September, 2020

Seal:

Municipality of Norristown  
Municipal Council

Attest   
Crandall O. Jones  
Municipal Administrator

By:   
Derrick D. Perry  
Council President

**THE UNDERSIGNED HEREBY REPRESENTS THAT HE/SHE IS AUTHORIZED ON BEHALF OF THE APPLICANT TO AGREE, AND HEREBY AGREES TO THE ABOVE PRELIMINARY LAND DEVELOPMENT PLAN APPROVAL RESOLUTION:**

**APPLICANT:** County of Montgomery

By: \_\_\_\_\_  
Name :  
Title :

Dated : \_\_\_\_\_