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www.eastnorritontwp.org

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Comprehensive Plan

The Comprehensive Plan consists of maps, charts and text which is a general policy guide for the future land use and character of development in East Norriton Township. The Comprehensive Plan also provides a report on existing conditions and a presentation of socio-economic and demographic characteristics of the resident population. The Comprehensive Plan Update incorporates information and exhibits from the following additional planning documents:

1. The East Norriton Township Comprehensive Plan 1994.
2. The East Norriton Township Comprehensive Plan Updates 2000.
3. The East Norriton Township Open Space Preservation Plan, 2005 Update.
4. Vision Plan – Shaping Our Future, A Comprehensive Plan for Montgomery County, September 2004; and Transportation Plan Element of the Montgomery County Comprehensive Plan, January 2004.

The Comprehensive Plan is an advisory document that provides an important template for future decisions dealing with the Township Zoning Ordinance and Zoning Map, historic protection districts, future revitalization plans, future decisions for open space acquisition, preservation and park and recreation improvements and the manner in which the Township budget should focus on future expenditures and capital improvements.

Comprehensive Plan Update 2008

East Norriton Township Officials 2008

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Derek Bell
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Joan Morello
Lloyd Young
Robert Schmidt
Colleen Henderson
Joseph Rothwein (resigned August 2007)

Township Solicitor

Christen G. Pionzio, Esq.
Township Engineer
Robert E. Blue, P.E.

Consultants

E. Van Rieker, AICP
Katfish Design

East Norriton Township



Comprehensive Plan Update 2008

Housing

The Township's housing stock, standing at 5,310 units in 2000, grew at a greater rate in the 1980s than the 1990s, 17.1% and 2.1% increases for each decade respectively. Looking at the 1980s, the Township grew faster than the immediate subregion and the County. In the 1990s this pattern reversed itself and the County and adjacent subregion grew at rates that outpaced East Norriton's. However, since 2000 there has been a significant increase in new residential development of all land use categories. Between January 2000 and October 2007, 353 new housing units have been built and occupied in East Norriton Township. The more recent trend in new homes is in the form of attached dwelling units – mostly townhouses and carriage style (triplex) type dwelling units, and many of these have been for age qualified residential (at least one principal resident age 55 years or older). Until recently, East Norriton's housing stock has been dominated by single-family detached units. In fact, the Township's proportion of single-family detached units exceeds that of the immediate subregion and Montgomery County.

Residential Development Patterns

Standard single-family detached dwellings situated principally either in the small developments along North Whitehall Road such as Heatherwood Estates which is a 28 lot subdivision currently under construction in the AR-C Residential District, the Pimlico Farm community of 46 lots at the intersection of Potshop Road and Germantown Pike, and the recently completed Autumn Ridge development consisting of 52 lots between Cole Manor School and DeKalb Pike.

Residential – retirement independent housing such as the units associated with Stuart's Keep (153 dwelling units) and Jefferson Crossing (84 dwelling units) represent a significant new and emerging housing trend for "older persons – age 55 or older" who desire to remain within the community and live in attractive new independent style housing. In addition, there are at least two future developments which have recently been approved but not yet started. These are: Village of Caralea consisting of 54 age-restricted townhouse units at the intersection of Potshop Road and Germantown Pike (adjacent to the Paul Fly Elementary School) and Williamstadt (approximately 66 units) at the corner of Johnson Highway and DeKalb Pike.

Additionally, the Reserve at Penn Crossing situate Old Arch Road has recently completed the construction of 78 upscale carriage house (triplex) units on approximately 22 acres. This community is a part of the EC-II mixed use concept for vacant and infill ground south of Germantown Pike and east of the existing shopping centers.

Finally, the Township has recently approved the re-zoning of the Provident Indemnity property on DeKalb Pike which was re-zoned from BP-Business Professional to HR-1-High Rise Residential-1 to permit plans to go forward for the construction of an upscale condominium high rise consisting of approximately 300 dwelling units.



Hidden Ridge/Green Ridge Subdivision

Housing Characteristics

The popularity of East Norriton for a quality residential community due to its proximity to a major highway network, employment, shopping, schools and parks has experienced and will continue to experience a growth spurt for the foreseeable future. Consistent with its high percentage of single-family detached and single-family attached units, East Norriton experienced a 76.9% of total dwelling units as owner/occupied units. This exceeds the County average of 73.5% in the year 2000. In 2000, the overall vacancy rate for East Norriton was 2.9%, which represents a 1.4% decrease in vacancy rate over the previous ten year period. East Norriton's vacancy rate was the second lowest in the immediate subregion (only Plymouth Township was less at 2.8%) and significantly less than the County average of 3.8%.

More than half (56%) of the housing stock in the Township was constructed before 1970 (based on the Year 2000 Census). Previously, the decade with the single greatest proportion of housing constructed was the 1950s, where 22.3% of the housing was built. However, given the pace of new dwelling units either constructed or recently proposed it is quite likely the median age of overall housing will become much younger.

At \$60,536 the median household income in 1999 was the fourth highest in the subregion and basically equal to that of Montgomery County's. The family income is higher than household income, which is generally a function of single person households which is one wage earner versus family income as the census defines them which are two or more related individuals. The family income for East Norriton Township was \$70,162 in 1999 and it is interesting to point out the peak income range of between \$75,000 to \$99,999 was the same for all three study areas: East Norriton Township, East Norriton Subregion and Montgomery County. It should be noted from 1989 to 1999 the rate of increase of family income rose by 42.1% for the nation as a whole, which exceeded those found in both East Norriton and Montgomery County. (The change in family income for East Norriton was 32.5% and 40.6% for Montgomery County during the same period.)

Within the region, East Norriton Township's median value was greater than the County's and ranked as fifth highest among the seven municipalities in the subregion for owner - occupied housing value. East Norriton's median contract rent – at \$808 – ranks as the second most expensive in the subregion and is approximately 20% more expensive than the Montgomery County median.

Municipal Complex-Germantown Pike in Foreground