East Norriton Township

Land Development & Construction Update

September/ October 2016

Bold text reflects recent changes to this document

MEADOWBROOK ASSOCIATES

On December 22, 2015 Meadowbrook Associates 2016, L.P. submitted a petition for a text amendment to the Township's zoning ordinance and a map amendment to the Township's zoning map for the rezoning of three properties located at 2935, 2939 and 2941 Whitehall Road. The submission includes an application, plans and other accompanying documents that are available for public review. The petition requests that the properties be rezoned from AR – Residential to HR-1 – High Rise 1 Residential and a text amendment to the requirements of the HR-1 – Residential zoning district. The plans call for the construction of two three-story apartment buildings containing a total of 160 apartments. On February 23, 2016 the Board of Supervisors denied the applicant's request for a public hearing in regards to a proposal of an overlay district. **No new applications or updates have been received at this time.**

ADVANCED DISPOSAL

Advanced Disposal has submitted a land development application for the property at 2955 Felton Road. The application proposes the construction of a 3,600 square foot addition to the existing building to serve as two service bays for refuse and recycling collection vehicles and the installation of a lay down area measuring approximately 2 acres for the storage of dumpsters and containers associated with refuse and recycling collection. The Application was reviewed by the East Norriton Township Planning Commission on November 19, 2014 and the Planning Commission recommended approval of the Application. Revised plans were submitted in February 2015 and an onsite meeting was held to discuss the use of the facility in regard to EDU's. The Board of Supervisors granted conditional preliminary / final approval of Advanced Disposal's land development application on July 28, 2015. A grading permit for the site work and a building permit for the addition have been issued. Site work began in August of 2015 and the Township Engineer will be on site as work progresses to perform inspections and to ensure that the work complies with the approved plan set. Final Certificate of Occupancy was issued on February 17, 2016 for the addition. The parking lot will have final paving completed when the weather breaks. Township Engineer will continue to perform inspections until project is complete. The chain link fence has been installed and the paving has been completed and inspected. The final landscaping buffer is currently being planted and will be inspected when complete. Additionally, the Township staff is working with Advanced Disposal to rectify any neighbor complaints concerning the project. **The Township received a noise study and is currently evaluating the results and recommendations of the study.**

NORTHWOOD FLEX DEVELOPMENT

This is a flex development on Germantown Pike between Northtowne Plaza and Arch Road that is under development by Tornetta Realty. An age-restricted senior living facility (Brightview) and two banks have been constructed. Brightview Senior Living obtained a Certificates of Occupancy in February of 2008. Quality Dining, Inc., who proposed the construction of a 6,137 square foot Chili's Restaurant on one of the pad sites submitted plans but has since withdrawn their application. The remaining portions of the development which have not yet been constructed include a restaurant pad site next to the PNC Bank and three two-story office buildings near the center

of the site. The site plans for the office buildings have been reviewed and approved by the Township Engineer. Site work including parking lot paving and curb installation in the area of the office building pad sites has been completed. Stamped asphalt crosswalks have been installed in all locations throughout the development where crosswalks were required. In August of 2012, the Developer submitted plans proposing two buildings adjacent to the First Niagara Bank. The buildings are proposed to be 5,950 square feet and 7,033 square feet with the larger being occupied as a Patient First urgent care center and the smaller being occupied as retail or office space. The revised plans have been reviewed and approved by the Township Engineer and building permits for both buildings have been issued. An on-site preconstruction meeting was held in late November with representatives from the developer and their site contractor. The Patient First urgent care center opened in August of 2013. Construction of the office building next to Patient First is also complete and Plymouth Meeting Family Dental occupied the building at 350 E. Germantown Pike in August of 2014. In December of 2015 the applicant submitted a plan proposing the elimination of a restaurant pad site and the construction of two single-story building for office and retail space. The Township Engineer is in the process of reviewing the plan. The Township Engineer review letter has been received for Northwood Flex Plan Site proposing to develop a portion of the existing property by removing some existing parking lot and utilizing the stone ballast area to construct two (2) office/ retail buildings (8,400 square feet and 10, 800 square feet). The project also includes erosion control, landscaping, and lighting. All engineering concerns have been satisfied. **No new applications or updates have been received at this time.**

317 / 325 WEST GERMANTOWN PIKE

Philomeno and Salamone submitted plans for the development of the property at 317 West Germantown Pike. The plan proposes two new 33,000+ sq. ft. office buildings. This development received conditional approval from the Board of Supervisors. The applicant has obtained an easement through the Saint Titus Church property to provide an emergency access road from the rear of the site. The developer has paid for all EDU's for this project. The installation of most site improvements is complete. Disturbed areas of the property have been stabilized to prevent erosion. Demolition of the existing office building has been completed and construction of the rear building is complete. A medical office tenant has occupied most of the first floor. The Board of Supervisors approved a request by the developer to eliminate the prohibition on left turns into and out of the development except during the peak hours of 7A to 9A and from 4P to 7P. This restriction on left turns is consistent with that at the intersection of Scenic Road and Germantown Pike. The updated sign was installed in July of 2010. A second office building is still to be constructed toward the front of the site. Township staff met with the property manager for this site on Monday, May 16th, 2016. The property owners have requested a right to know to review the SALDO and property files to better understand what was approved and recorded. The property owner has been provided the files requested to understand the history of the property. **No new applications or updates have been received at this time.**

TONE 2000 SUBDIVISION

This 8-lot subdivision of 2935 Whitehall Road has received conditional final approval and Zoning Hearing Board relief. 7 EDU's were purchased for this site. The EDU's were allocated in August of 2007. The property is currently for sale. The applicant received an extension of their subdivision approval from the Board of Supervisors in April of 2015 that will be valid through August 23, 2020. **No new applications or updates have been received at this time.**

MORELAND DEVELOPMENT

This commercial development consists of three pad sites. Two of the pad sites have been constructed and are currently occupied by a McDonalds and a Walgreen's pharmacy. The construction of a building on a pad site to the rear of the Walgreen's pharmacy is part of the approved development plan. The pad site would allow for the construction of a building with a footprint of approximately 5000 square feet. Construction on this last pad site would complete the development. The property owner has approached the Township about eliminating the private sanitary sewer pump station that exists on the property and connecting directly to a public sewer main on the Einstein site. The property owner abandoned plans to eliminate the pump station in February of 2015 and has since installed new pumps in the wet well. **No new applications or updates have been received at this time.**

ALTEMOSE PROPERTY

Plans have been submitted for the former Altemose property at 1040 West Germantown Pike proposing approximately 40,250 square feet of heavy commercial use along the Germantown Pike frontage and approximately 144,750 square feet of self-storage space on the remainder of the property. Township staff met with the property owner regarding some of the flood plain related concerns. The applicant has obtained the variances necessary to apply to FEMA for a flood plain map amendment and continues to pursue land development approval. All work related to the development has ceased and the property is currently advertised for sale. The new owner of record of the property is "Wnip Phase Ii Lp" located at 1030 W Germantown Pike which is also known as Gambone Development Company. Gambone Development Company has owned the property since 1992. The property, per MLS records, is not currently listed for sale. **No new applications or updates have been received at this time.**

NORRITON BUSINESS CAMPUS

This development was approved in the 1990's as a flex plan. Lots 2 and 14, which are located at the corner of Germantown Pike and Burnside Avenue, remain to be developed. The plan calls for two buildings to be constructed on the sites; however, as part of the flex plan approval, the buildings may be consolidated if other site requirements are met. The pad sites on lots 2 and 14 have been graded and infrastructure improvements including sewer, storm piping, inlets and curbing have been installed. **No new applications or updates have been received at this time.**

HILLCREST OFFICE BUILDING

This is a proposed 3-story office building to be constructed on the open lot on Hillcrest Avenue behind the Hillcrest shopping center. The applicant received land development approval in 1989 and received an extension of the approval in 2008. Township staff met with the developer to discuss proposed alterations to the basin which will provide for storm water management for the proposed office building while providing additional capacity to reduce the impact of existing storm water runoff to downstream property owners. Improvements to the basin behind Hillcrest Plaza were completed in June of 2011, these improvements have provided for additional retention basin volume while reducing the rate of storm water flow exiting the basin in order to benefit downstream property owners. The pad site for the building has been prepared and stabilized. **No new applications or updates have been received at this time.**

FREDERICK SUBDIVISION

This is a proposed five-lot subdivision plan was filed by the owners of three properties (3016 Butchers Lane, 3100 Butchers Lane and 3111 Hannah Avenue) in June of 2008. The application was reviewed by the East Norriton Township Planning Commission on June 18, 2008 and the Planning Commission recommended approval of the subdivision. Several revised copies of the subdivision plan have since been submitted for review including the most recent copy that was submitted on April 24, 2014. **No new applications or updates have been received at this time.**

ST. TITUS CHURCH

The Archdiocese of Philadelphia submitted a subdivision application proposing a two-lot subdivision of the St. Titus Church property at 3000 Keenwood Road in May of 2015. The application proposes the subdivision of a 2.9284 acre lot with frontage along Keenwood Road on the north side of the site that includes the current rectory. The subdivision plan proposes a shared parking arrangement and requires a special exception for the shared parking from the Zoning Hearing Board. Laurel House, an organization that provides temporary housing for victims of domestic violence, has also submitted a use variance application to the Zoning Hearing Board. Laurel House intends to occupy the current Rectory for use as both administrative office space and temporary housing for victims of domestic violence. Both the subdivision application and the zoning relief requests were reviewed by the Planning Commission on June 17, 2015. The Planning Commission recommended approval of the subdivision but recommended denying the requested zoning relief. The Zoning Hearing Board met several times to hear Laurel House's appeal for zoning relief voted unanimously to approve of the zoning relief on December 16, 2015. An appeal of the Zoning Hearing Board's decision was filed by Joseph Kuhls, Esq. on January 14, 2016. On February 12, 2016, Laurel House submitted a substantive validity challenge to the East Norriton Township Ordinance regarding the unlawful exclusion of domestic abuse shelters from permitted uses within the Township. The challenge will be reviewed at the Zoning Hearing Board on April 12, 2016. The Zoning Hearing Board continued this matter to litigate the matter of appointing a special master and did not review the Validity Challenge at the 4/12/2016 meeting. The rescheduled hearing and/ or decision regarding the appointment of a special master has yet to be announced. Judge Del Ricci denied the petition as moot and an appeal was not filed regarding appointing a special master. The only appeal left on the table is the neighbor's appeal of the Zoning Hearing Board Decision. Neither of the parties at this point in time have petitioned the court for a briefing schedule. Laurel House did not file an appeal to Judge Del Ricci's decision. The neighbors' appeal of the ZHB's December decision is remaining. Additionally, a preliminary opinion request has been received by the Township. Township staff is working with Township Council to respond accordingly to the preliminary opinion request. **It is the Township's understanding the Laurel House is no longer seeking a preliminary opinion request per Township Council.**

NORRISTOWN FARM PARK

The Norristown Farm Park has proposed a12' wide ¾ mile long multi-use trail that will connect the signalized intersection in front of Einstein Medical Center Montgomery on Germantown Pike to other trails in the Farm Park and the existing sidewalk at 502 West Germantown Pike. A grading permit was issued to complete the work following a presentation that representatives of the Farm Park made to the Board of Supervisors on June 25, 2015. Representatives from the Farm Park anticipate that construction of the trail to be delayed until the spring of 2016. The project is currently being bid. The Farm Park meeting is scheduled for May 20th, 2016 to further discuss this matter in detail. Information forthcoming. The County has selected a contractor and will be scheduling a pre-construction meeting followed by the actual construction. Due to budgetary constraints, (and the overall cost of the project), the County will be building the trail in two phases over a two-year period. The first section to be built will

be the ½ mile stretch that runs parallel to Germantown Pike. Einstein donated $200k towards the project with the County having to pay the remaining costs/ amount for the trail to be built. $12,000 was spent on the Engineering of the trail thus far and there is $188k remaining being stored in an escrow account.

The bid for the project totals $422,578.20. The reason why the trail has to be built over 2 years is because how long it has taken to get approvals/ funding to actually build the trail. It never was projected to be this expensive to construct the trail, hence the 2 phases have been created to build the trail to manage costs. The master plan for this trail has been around since the 1980's and it was supposed to be built quite some time ago, however there hasn't been funding until now. Site construction for the trail began on 6/23 at 7am by Floyd & Hersh contracting. Construction will take approximately 60 days to complete the project. The Germantown Pike portion of the trail is being built this year and the Farm Park Road portion of the trail is being built next year. **The trail has been completed and all final inspections are currently underway.**

RAHWAY AVENUE LOTS

In October of 2015 Michael Organski submitted a plan proposing the construction of a low pressure sanitary sewer force main system that would serve eight lots on Bristol Avenue, Shamokin Avenue and Hazelton Street between Rahway Avenue and the Sawmill Run. The plan calls for the construction of eight single family dwellings that would connect to the low pressure force main system via individual grinder pumps. The plan has been submitted to the Township's Sanitary Sewer Engineer for review and comment. The Township Engineer's review of the grading plan was received on May 3rd, 2016 requesting that numerous items be addressed. The revised plans were received May 16th, 2016 and have been distributed to the Township Engineer for review. Additionally, the revised sanitary sewer plans were submitted to the Sanitary Sewer Engineer on May 5th, 2016 for review. On 6/24/2016 RVB submitted their second review regarding clearing brush and trees from the roadway right of way and the adjacent lots in order to grade an extension of Shamokin Avenue and install utilities within the thirty (30) foot wide right-of-way. There are numerous revisions that need to be made to the plan to obtain approval. The revised grading and sanitary sewer plans are forthcoming. The revised sanitary sewer plans have been received as of August 5th, 2016. Revised grading plans are forthcoming. **The final reviews were received on September 9th, 2016 authorizing the Developer to move forward with the grading portion of the project. A grading permit has been issued for the clearing of the land and utility trenching. Construction of the force main regarding the sewer portion of the project has not yet been finalized due to Act 537 approval being needed.**

GILL QUARRY

Located near the intersection of Township Line Road and Trooper Road. The parcels that make up the property include 33-00-07655-03-4; 33-00-07655-04-03; 33-00-07655-02-5; 33-00-10009-00-2; 33-00-09742-00-8; 33-00-09748-00-2; and 33-00-09742-01-7. The applicant is petitioning to rezone the Property from AR, Residential to ATR, Age Targeted Residential and to amend Sections 205-172.C and 205-173.G of the ATR District provisions. The Planning Commission reviewed this matter on May 18th, 2016 and recommended approval to the Board of Supervisors for both the Zoning Map and Text Amendment(s) contingent that the application be amended to reflect that sites larger than 10 acres allow no more than 4 units to an acre. The motion for the recommendation passed 5-3. The Developer/ Applicant is currently in the process of revising the proposed plan due to the comments received this far. Information and revised plan forthcoming. Revised text amendment received to incorporate the MCPC and East Norriton Township Planning Commission's recommendations made 5/18/2016. The Board of Supervisors authorized advertisement of the revised text amendment and zoning map change at their 6/28/2016 meeting. The hearing will be scheduled at the Board's discretion and announced accordingly. The hearing has been postponed until October 2016 due to pending litigation that the property owner is currently addressing regarding ownership of the property. **The hearing has been postponed until December 19, 2016 due to pending litigation that the property owner is currently addressing regarding ownership of the property.**

East Norriton Township

2208 OLD ARCH ROAD

Township staff met the Applicant (MEH Investments) and their Attorney (Christen Pionzio, Esq.) to discuss the timeline/ process regarding 2208 Old Arch Road (A.K.A Butchers Shop) submitting a Zoning Map and Text Amendment to change the zoning from AR to CR. There are approximately 23 townhomes being proposed at price point of $240k to $270k at 2,000 square feet per home. The formal application was submitted on May 2nd, 2016. An informational session was held at the property for residents and Township Officials on May 11th, 2016. Township staff met with the developer and consultants on May 18th, 2016 requesting that the relief be revised due to the burden placed on the overall comprehensive plan of the Township. The Developer is in agreement and is currently in the process of amending their application. Information forthcoming. The Applicant submitted the revised Zoning Map and Text Amendment on June 3rd, 2016. The matter was scheduled for cursory review by the Planning Commission at their June 15th, 2016 meeting, however the application was withdrawn. The revised text amendment and zoning change application was resubmitted formally and officially scheduled for review by the Planning Commission at their July 20th, 2016 meeting. Additionally, reviews of the project will be provided by the Montgomery County Planning Commission and T&M Associates (Township Planning Consultant) for discussion at the July 20th, 2016 Planning Commission meeting. The Planning Commission recommended denial to the Board of Supervisors of the proposed text and zoning amendments at their July 20th, 2016 meeting. **The applicant submitted a revised plan and zoning text amendment proposing 14 Townhomes. The Planning Commission is scheduled to review the revised application submission at their November 16th, 2016 meeting.**

CAPONE

The Township Engineer review letter has been received for the Capone parking improvements located at 230 W. Germantown Pike. The applicant is proposing to enlarge the existing parking lot and direct storm runoff to the previously approved underground stormwater management infiltration bed which was enlarged. All engineering concerns have been satisfied. A portion of the paving has been complete. **Final inspections have occurred and the project has been completed.**

Submitted: Tiffany M. Loomis