

ORDINANCE NO. 405

EAST NORRITON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE CODE OF EAST NORRITON TOWNSHIP, SPECIFICALLY, CHAPTER 205, KNOWN AS THE EAST NORRITON TOWNSHIP ZONING ORDINANCE, AND THE ZONING MAP ATTACHED THERETO, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF GROUND LOCATED IN THE TOWNSHIP OF EAST NORRITON FROM AR-RESIDENTIAL DISTRICT TO BR-RESIDENTIAL DISTRICT.

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, under and by virtue of authority granted by the Second Class Township Code and the Municipalities Planning Code, do hereby enact and ordain:

SECTION 1. The Code of East Norriton Township, specifically, Chapter 205, known as the East Norriton Township Zoning Ordinance, and the zoning map attached thereto, is hereby amended by changing the zoning classification of the area described below from AR-Residential to BR-Residential District.

SECTION 2. The area of the zoning map changed by this Ordinance shall be as follows:

ALL THAT CERTAIN tract or piece of land, with the buildings, and improvements thereon erected, Situate in the Township of East Norriton, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Will D. Hiltner, Registered Surveyor, Norristown, Pa., on May 25, 1949, as follows, to wit:---

BEGINNING at a point in the middle of DeKalb Pike, said point being at the distance of 212.21 feet Northeasterly from the centerline of Montgomery Avenue (50.00 feet wide), a corner of this and land now or late of John Schall; thence along the said property now or late of John Schall and others, North 55 degrees 29 minutes 00 seconds West, the distance of 1865.63 feet to a stake, a corner of this and property now or late of the Marvel Coles Company; thence along the same, North 43 degrees 08 minutes 00 seconds East, the distance of 737.16 feet to a stake; thence extending North 43 degrees 41 minutes 00 seconds East, the distance of 56.71 feet to a stake, a corner of this and property now or late of Merri C. Mollier; thence along the same, South 55 degrees 30 minutes 00 seconds East, the distance of 1726.53 feet to a point in the middle of DeKalb Pike; thence along the middle of DeKalb Pike, south 33 degrees 05 minutes 00 seconds West, the distance of 785.63 feet to the first mentioned point and place of beginning.

CONTAINING 32.365 Acres of land, more or less.

BEING the same premises which Marion Alker, single woman, by Indenture bearing date the 10th day of October, A.D., 1949, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 2030 page 232 &c., granted and conveyed unto Russell B. Hunsberger and Jeannette B. Hunsberger, his wife, in fee.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM that certain hereinafter described portion of the above described premises which was duly conveyed by Russell B. Hunsberger and Jeannette B. Hunsberger, his wife, to School District of the Township of East Norriton, by Deed dated March 18, 1955, recorded as aforesaid, in Deed Book 2556 page 256, as follows, viz:---

ALL THAT CERTAIN Tract or piece of land, Situate in the Township of East Norriton, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Survey and Plan thereof made by Donald H. Schurr, Registered Surveyor, Norristown, Pennsylvania, on March 12, 1955, as follows, to wit:---

BEGINNING at a point on the line dividing the land herein described and land laid out in building lots on a Plan called "Grandview Heights", at the distance of 1140.02 feet measured Northwestwardly along the line of said plan of lots from the centerline of DeKalb Pike; thence continuing along said dividing line of said plan of lots, North 55 degrees 29 minutes 00 seconds West, the distance of 725.61 feet to a point; thence by land of Marvel-Coles Company, the two following courses and distances: (1) extending North 43 degrees 08 minutes 00 seconds East, the distance of 737.16 feet to a point; and (2) thence extending North 43 degrees 41 minutes 00 seconds East, the distance of 56.71 feet to a point; a corner of land now or late of Merri C. Mellier; thence along said land, South 55 degrees 30 minutes 00 seconds East, the distance of 151.95 feet to a point on the centerline of Springview Road (50.00 feet wide), as laid out over the adjoining land now or late of Merri C. Mellier; thence by the same course continued by land now or late of Merri C. Mellier, the distance of 453.95 feet to a point; thence by other land of Russell B. Hunsberger and Jeannette B., his wife, of which this was part, South 34 degrees 30 minutes 00 seconds West, the distance of 784.97 feet to the first mentioned point and place of beginning.

CONTAINING 12 Acres of land, more or less.

BEING Parcel No. 33-00-02104-00-5 of the Montgomery County Commissioners Registry.

AND the said Jeannette B. Hunsberger departed this life on the 28th day of March, A. D., 1994, whereby title to the above described premises vested in Russell B. Hunsberger, his heirs and assigns, in fee.

AND the said Russell B. Hunsberger being so thereof seized in fee, departed this life on the 19th day of February, A. D., 1996, having first made and published his Last Will and Testament, in writing, bearing date the 8th day of June, A. D., 1995, and since his decease being duly proven and registered in the Register of Wills Office, in and for the County of Montgomery, at Norristown, Pennsylvania, as of Will No. 46-96-687, wherein and whereby the said testator did nominate, constitute and appoint Russell B. Hunsberger, Jr., William B. Hunsberger and Susan H. Keller to be the Co-Executors of his Estate, to whom Letters Testamentary were duly granted by the aforesaid Register of Wills on the 29th day of February, A. D., 1996.

SECTION 3. Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be separate, distinct, and independent and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. Ratification.

This Ordinance shall in no other way affect, amend, or modify the said Zoning Ordinance contained in chapter 205 of the Code of East Norriton Township.

ENACTED AND ORDAINED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, this *9th* day of *March*, 1999.

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

BY:

Joseph C. Ronca Jr.
Chairman

ATTEST:

Helmut J. K. Barwald
Secretary

