East Norriton Township

Land Development & Construction Update

August, 2014

Bold text reflects recent changes to this document

NORTHWOOD FLEX DEVELOPMENT

This is a flex development on Germantown Pike between Northtown 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the construction of a 6,137 square foot Chili's Restaurant on one of the pad sites submitted plans but has since withdrawn their application.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.**

THE ENCLAVE AT WILLIAMSTADT

The Board of Supervisors granted conditional final approval in December of 2006 for a plan consisting of 66-unit retirement residential development at the intersection of DeKalb Pike and Johnson Highway. The developer, Philomeno & Salamone, submitted and subsequently withdrew a request for variances to allow the property to be developed as a non age-qualified development and a request to rezone the property from RR to CR. The Board of Supervisors adopted an amended conditional, final approval resolution for the development in May of 2008 permitting access on DeKalb Pike subject to the approval of a Pennsylvania Department of Transportation Highway Occupancy Permit. The developer appeared before the Board of Supervisors at the Board's July 22, 2008 monthly meeting to discuss eliminating the age-restricted status of the property and presented a proposed amendment to the Zoning Ordinance that would allow for non-age restricted development of the site to the Planning Commission on November 12, 2008. The Planning Commission unanimously recommended against the proposed text change. In May of 2009 the zoning of this property was changed from Retirement Residential to Age-Targeted Residential. In July of 2009 the Board of Supervisors granted conditional, final approval for the development. The land development plans have been recorded and the construction of most site improvements is nearly complete. Sample units opened to the public in April of 2010. We have issued all 66 building permits and all 66 Certificates of Occupancy for this project. The developer has called for final inspections of the site by the Township Engineer and the streets will be paved in the summer of 2013. The developer intends to complete remaining improvements, including street lights, in the spring of 2014. The Township Engineer continues to work with the developer to require that they complete remaining site improvements. The developer has been notified of the Township's intent to work with the Homeonwer's Association to complete some of the remaining improvements with the improvement escrow that the developer posted for the property. **The Board of Supervisors authorized a letter providing a deadline of September 15, 2014 to begin work to complete the improvements. In the event that work does not begin by September 15, 2014, the Township will take action to claim escrowed funds and have the improvements completed.**

317 / 325 WEST GERMANTOWN PIKE

Philomeno and Salamone have 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. In March of 2012 the Board of Supervisors waived the requirement for the developer to post a maintenance bond for the project. The developer has advised that they are considering selling the development.

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.

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. Plans for the elimination of the private sanitary sewer pump station are under review by the Township's Sewer Engineer.

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.

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.

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 stormwater management for the proposed office building while providing additional capacity to reduce the impact of existing stormwater 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 stormwater flow exiting the basin in order to benefit downstream property owners. The pad site for the building has been prepared and stabilized.

2000 OLD ARCH ROAD

Old Arch Road Associates, L.P. has submitted plans for improvements including a one-story 10,000 square foot building at 2000 Old Arch Road. The proposed building is to be located just south of the existing Montgomery County Records building that also occupies the property. In addition to the building, improvements to the parking lot, stormwater management facilities and lighting are proposed. The proposed use is a combination of warehouse and office space. Board of Supervisors granted a waiver of land development for this site on October 27, 2009. The Township Engineer is in the process of reviewing the plans that were submitted. The Developer purchased EDU and began site work in late October of 2013. Most of the site work has been completed and the developer intends to delay the installation of landscaping on the property until the fall planting season.

Submitted: Bryan Bortnichak