

ORDINANCE NO. 382

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 CERTAIN TRACTS OF GROUND LOCATED ON PROPERTY IN THE TOWNSHIP OF EAST NORRITON FROM AR-RESIDENTIAL DISTRICT TO R-R - RETIREMENT 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 R-R - Retirement 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 as follows:

BEGINNING at an iron pin in the middle of Swede Street, (Forty feet in width) a corner of this and property formerly of Howard Matthias Estate; thence along the middle of Swede Street North Sixty-six degrees and fifty minutes East Five hundred and sixty-nine and seven-tenths feet, to an iron pin on the Westerly side of Troxel Avenue, as shown on Lot Plan of Washington Square Gardens (property of Henry Troxel); thence along the Westerly side of said Troxel Avenue, South Thirty-three degrees, Fifty minutes East Ten hundred and eighty-seven and eighteen hundredth's feet to a point on line with property of Frances G. Haines, of which this was a part; thence along the same, South Fifty-four degrees, West Five hundred fourteen and thirty-four hundredths feet to a point on line with property formerly of Howard Matthias Estate, said point being at a distance of Six hundred ninety-seven and eighty-eight hundredths feet on a course North Thirty-six degrees West from the center line of DeKalb Street Pike; thence along property formerly of Howard Matthias Estate North thirty-six degrees West Twelve hundred and thirteen and seventy-two hundredth's foot to the center line of Swede Street, the place of beginning.

BEING Parcel No. 33-00-09053-00-4, Block 014, Unit 009, of the Montgomery County Commissioners Registry. (Upper Eney property on Swede Street north of Bradlees Shopping Center).

BEGINNING at a stake on the Southwest side of Haines Road, fifty feet wide, which road is to be kept open for the use of this property and the properties abutting thereon, said point being at the distance of three hundred forty-eight feet Northwestwardly from the center line of DeKalb Street, a corner of land now or late of Andrew P. Haines, Jr.; thence along said land South fifty-four degrees West one hundred fifty feet to a stake on line with property now or late of the Howard Matthias Estate; thence along said land, North thirty-six degrees West three hundred feet to a point a corner of land now or late of Catherine Haines Cheatley; thence along said land North fifty-four degrees East one hundred fifty feet to a point on the Southwest side of Haines Road aforesaid; thence along the southwest side thereof thirty-six degrees East three hundred feet to the place of beginning.

BEING Parcel No. 33-00-03367-00-2, Block 014, Unit 007 and 010, of the Montgomery County Commissioners Registry.

BEGINNING at a point of intersection of the center line of Swede Road (Forty feet wide), with the Southwesterly side of Troxel Avenue (Fifty feet wide) not open, said point being located Southwestwardly Three hundred fifty-nine and seventy two-one-hundredths feet from a point of intersection of the center line of Swede Road, with the center line of Adams Avenue (Fifty feet wide); thence extending from said point of beginning along the Southwesterly side of Troxel Avenue, South thirty three degrees, forty-seven minutes, eighteen seconds East, One hundred eighty seven and nineteen one-hundredths feet to an iron pin at a corner of other land now or late of Ethel P. Care of which this was a part; thence extending along the same the two following courses and distances: (1) South sixty-seven degrees, four minutes, twenty seconds West, One hundred eighty five and ninety one-hundredths feet to an iron pin; and (2) North twenty two degrees, fifty five minutes, forty seconds West, One hundred eighty three and eighty-four one hundredth's feet recrossing the Southeasterly side of Swede Road to a point in the centerline of same; thence extending along the aforementioned center line of Swede Road, North sixty seven degrees, four minutes, twenty seconds East, One hundred fifty feet to the first mentioned point and place of beginning.

BEING Parcel No. 33-00-09052-00-5, Block 014, Unit 020, of the Montgomery County Commissioners Registry.

Premises "A"

BEGINNING at a point of intersection of the center line of DeKalb Pike (50 feet wide) and the Southwesterly side of Troxel Avenue (50 feet wide, not open to use); thence from said beginning point extending along the centerline of DeKalb Pike, South 36 degrees 05 minutes West 60 feet to a point, a corner in line of other lands of Andrew P. Haines, of which this was a part; thence along lands now or late of Andrew P. Haines, North 33 degrees 51 minutes West 249.21 feet to a point, a corner in line of lands now or late of C. Strouse; thence along lands now or late of C. Strouse, North 35 degrees 30 seconds East 60.19 feet to a concrete monument on the Southwesterly side of Troxel Avenue, aforesaid; thence along the Southwesterly side of Troxel Avenue, aforesaid, South 33 degrees 51 minutes East 249.77 feet to the place of beginning.

Premises "B"

BEGINNING at a stone, a corner on the Northwest side of a 20 feet wide alley and the Southwest side of Troxel Avenue (50 feet wide and not physically open), said point of beginning being at the distance of 249.27 feet measured North 33 degrees 51 minutes West along the Southwest side of Troxel Avenue, with its intersection with the centerline of DeKalb Pike (50 feet wide); thence from said stone Saith degrees 34 minutes West along the Northwest side of the 20 feet wide alley 276.69 feet to a point a corner of this and lands now or late of DeKalb Pike Corporation; thence along the same North 55 degrees 36 minutes West 1.36 feet to a point, a corner; thence still along the same, South 36 degrees 00 minutes West 98.29 feet to a point a corner of lands now or late of C. Bruce Priest on the Southwest side of Haines Road (50 feet wide and physically open as indicated by said plan); thence along the Southwest side of Haines Road, North 36 degrees 00 minutes West 400 feet to a point, a corner of this and lands now or late of the Harold W. Care Estate; thence along the same North 54 degrees 27 minutes East 367.03 feet to a point, a corner on the Troxel Avenue, South 33 degrees 51 minutes East 280.84 feet to the first mentioned point and place of beginning.

BEING Parcel No. 33-00-02050-00-5, Block 014, Unit 017 and 018, of the Montgomery County Commissioners Registry.

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 *1st* day of *April*, 1997

BOARD OF SUPERVISORS  
EAST NORRITON TOWNSHIP

By: *Joseph C. Ronan Jr.*  
Chairman



*Kenneth J. Buewald*