

ORDINANCE NO. 452

EAST NORRITON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE CODE OF EAST NORRITON TOWNSHIP BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN TRACTS OF GROUND LOCATED IN THE TOWNSHIP OF EAST NORRITON FROM RP-RESIDENTIAL/PROFESSIONAL DISTRICT, FROM AR- RESIDENTIAL DISTRICT AND FROM SC-SHOPPING CENTER DISTRICT TO THE EC II - CAMPUS DISTRICT

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

SECTION 1. The Zoning Map of East Norriton Township is hereby amended by changing the zoning classification of the property described below to the EC II -Campus 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:

FROM RP-RESIDENTIAL PROFESSIONAL TO EXECUTIVE CAMPUS 2

1. 50 E. Germantown Pike, Parcel ID# 330003085005- Block 27D Unit 005
Parcel ID#330003088002 - Block 27D Unit 004
2. 56 E. Germantown Pike, Parcel ID# 330003094005 - Block 27C Unit 025
3. 60 E. Germantown Pike, Parcel ID# 330003097002 - Block 27C Unit 024
4. 62 E. Germantown Pike, Parcel ID# 330003103005 - Block 27C Unit 023
4. 64 E. Germantown Pike, Parcel ID# 330003106002 - Block 27C Unit 022
5. 68 E. Germantown Pike, Parcel ID# 330003109008 - Block 27C Unit 021 & 020
6. 72 E. Germantown Pike, Parcel ID# 330003112005 - Block 27C Unit 019

FROM AR-RESIDENTIAL TO EXECUTIVE CAMPUS 2

1. 50 E. Germantown Pike, Parcel ID# 330003091008 - Block 27D Unit 012
2. 64 E. Germantown Pike, Parcel ID# 330003100008 - Block 27C Unit 026
3. 2315 Old Arch Road, Parcel ID# 330000136002 - Block 27C Unit 002
4. 2317 Old Arch Road, Parcel ID# 330000139008 - Block 27C Unit 003
5. 2323 Old Arch Road, Parcel ID# 330000142005 - Block 27C Unit 004
6. 2327 Old Arch Road, Parcel ID# 330000145002 - Block 27C Unit 005
7. 2333 Old Arch Road, Parcel ID# 330000148008 - Block 27C Unit 006 & 015
8. 2626 DeKalb Pike, Parcel ID# 330001954002 - Block 27E Unit 001

And a small amount of the rear portion of Parcel No. 33-00-01951-00-5 (exhibit attached) from SC-Shopping Center to EC-II Executive Campus District.

Legal Description of Lands to be conveyed:

ALL THAT CERTAIN tract of land situate in the Township of East Norriton, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to an exhibit prepared by Woodrow & Associates, Inc. North Wales, PA dated 16 May, 2000 (last revised 12 February, 2003) as follows, to wit:

Commencing at the Point of Beginning being North 43 deg 52 min 00 sec West, a distance of 1073.62 feet from the intersection of a common line between tax parcels 33-00-01951-005 (Block 27-D Unit 3) & 33-00-01854-002 (Block 27-E Unit 1) and the centerline of DeKalb Pike (S.R.202):

Thence North 60 deg 04 min 40 sec East, a distance of 170.31 feet to a point;

Thence running parallel to and 93.80 feet east of an existing commercial building (now/formerly K-Mart), North 35 deg 50 min 07 sec East, a distance of 285.00 feet to a point;

Thence North 29 deg 19 min 40 sec East, a distance of 150.00 feet to a point;

Thence again parallel to and 76.94 feet east of the same existing commercial building (now/formerly K-Mart), North 35 deg 50 min 07 sec East, a distance of 205.00 feet to a point on the dividing line between tax parcels 33-00-01951-005 (Block 27-D Unit 3) & 33-00-03082-008 (Block 27-D Unit 6);

Thence along said dividing line, South 54 deg 38 min 23 sec East, a distance of 158.00 feet to a common point of lands of tax parcels 33-00-01951-005 (Block 27-D Unit 3), 33-00-03082-008 (Block 27-D Unit 6) & 33-00-03091-008 (Block 27-D Unit 12);

Thence along a common line between tax parcels 33-00-03091-008 (Block 27-D Unit 12) & 33-00-01951-005 (Block 27-D Unit 3) South 35 deg 12 min 08 sec West, a distance of 91.14 feet to a point;

Thence along same common dividing line, South 49 deg 18 min 36 sec West, a distance of 123.37 feet to a common point of lands of tax parcels 33-00-01951-005 (Block 27-D Unit 3), 33-00-03091-008 (Block 27-D Unit 12) & 33-00-00145-002 (Block 27-C Unit 5);

Thence along a common line between tax parcels 33-00-00145-002 (Block 27-C Unit 5) & 33-00-01951-005 (Block 27-D Unit 3) and being approximately parallel to and 359 feet +/- east of the above mentioned existing commercial building (now/formerly K-Mart); South 35 deg 46 min 32 sec West, a distance of 698.01 feet to a common point of lands of tax parcels 33-00-00133-005 (Block 27-C Unit 1), 33-00-01854-002 (Block 27-E Unit 1) & 33 -00-01951-005 (Block 27-D Unit 3);

Thence along a common line between tax parcels 33-00-01854-002 (Block 27-E Unit 1) & 33-00-01951-005 (Block 27-D Unit 3), North 53 deg 29 min 23 sec West, a distance of 335.61 feet to the Point and Place of Beginning.

Containing in area 209,908.69 Sq. Ft. or 4.8188 Acres, more or less.

SECTION 3. Severability.

In the event that any section, subsection, sentence, clause, phrase or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose enforcement of any of the remaining portions of this Ordinance.

SECTION 4. Ratification.

All ordinances or parts of ordinances inconsistent or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

ENACTED AND ORDAINED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, this 25th day of March, 2003.



BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

BY: Lewis K McQuirns
Lewis K. McQuirns, Chairman

Helmut J. K. Buewald
Secretary