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PLANNING COMMISSION
MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722 • FAX: 610-278-3941
WWW.MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 30, 2024

Ms. Carol Nowakowski, Zoning Clerk
East Norriton Township
2501 Stanbridge Street
East Norriton, PA 19401-1616

Re: MCPC # 23-0218-002
Plan Name: J&L Building Materials Storage Lot Extension
Situate: 1044 West Germantown Pike
(3 lots comprised of 18.2 acres)
East Norriton Township

Dear Ms. Nowakowski:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 16, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, J&L Building Materials, Inc., had previously proposed to reconfigure and reduce three (3) existing lots into two (2) lots. The proposal has been revised to reconfigure the existing lot lines while still maintaining three (3) lots.

As part of the revised proposal, tax parcel number 33-00-10069-005 would be joined with a portion of tax parcel number 33-00-02902-00-8 to form Lot 1. This new Lot 1 would be partially situated in East Norriton Township and zoned partially as Industrial District and partially as Commercial District in that portion; and partially situated in West Norriton Township and zoned as Limited Commercial & Industrial District in that portion. A portion of tax parcel number 33-00-02902-00-8 would be joined with tax parcel number 33-00-02899-00-2 to form Lot 2. This new Lot 2 would be entirely situated in East Norriton Township and zoned as Industrial District. The remaining portion of tax parcel number 33-00-02902-00-8 would form Lot 3. Lot 3 would be partially situated in East Norriton Township and zoned as Industrial District in that portion; and partially situated in West Norriton Township and zoned as Limited Commercial & Industrial District in that portion.

Lot 1 would front onto North Trooper Road and Lots 2 and 3 would front onto West Germantown Pike. Tributaries to the West Branch of Stony Creek cross a portion of the proposed three lots. The plans note that several waivers have been granted. The plans further state: "The use for Lot #2 is yards for storage, sale and distribution of building materials based on Section 205-72.A.(11) and no use is proposed at this time for Lot#1 and Lot#3."

RECOMMENDATION

The MCPC generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and East Norriton Township may wish to consider prior to final approval. We are reiterating some of our comments shared in our initial November 21, 2023 review letter. Our comments are as follows:

REVIEW COMMENTS

ENVIRONMENTAL FEATURES

A. We understand from the plans that the proposed lot configurations are being planned to accommodate additional yard space on proposed Lot 2 for the storage, sale and distribution of building materials. With that in mind, we note that the site contains sensitive environmental features, such as woodlands, floodplain, and soils with hydric components that could indicate wetlands. We encourage the applicant to provide buffers for these features as development plans are drafted, in order to minimize the impact of development to these resources. While we understand that no uses are proposed at this time for Lots 1 and 3, we similarly encourage the applicant to consider potential impacts to these resources if future development plans are contemplated for these lots.

LOTS LOCATED IN BOTH EAST NORRITON AND WEST NORRITION TOWNSHIPS

A. As noted in the Background section above, a portion of the lots fall within East Norriton Township and a portion of the lots fall within West Norriton Township. We recommend that the applicant seek guidance and approval from West Norriton Township and coordinate with both municipalities to determine taxes.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal. Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Please print the assigned MCPC number 23-0218-002 on any plans submitted for final recording.

Sincerely,



Ellen Miramontes, PLA, Senior Trails and Open Space Planner
ellen.miramontes@montgomerycountypa.gov – 610-278-3486

c: J&L Building Materials, Inc., Applicant
Chad Laukhuff, Applicant's Representative
Robert R. Hart, East Norriton Township Manager
James C. Sullivan, PE, East Norriton Township Director of Engineering Services
Kandy Heckman, Chair, East Norriton Planning Commission
Michael Valyo, West Norriton Director of Planning and Public Works

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan



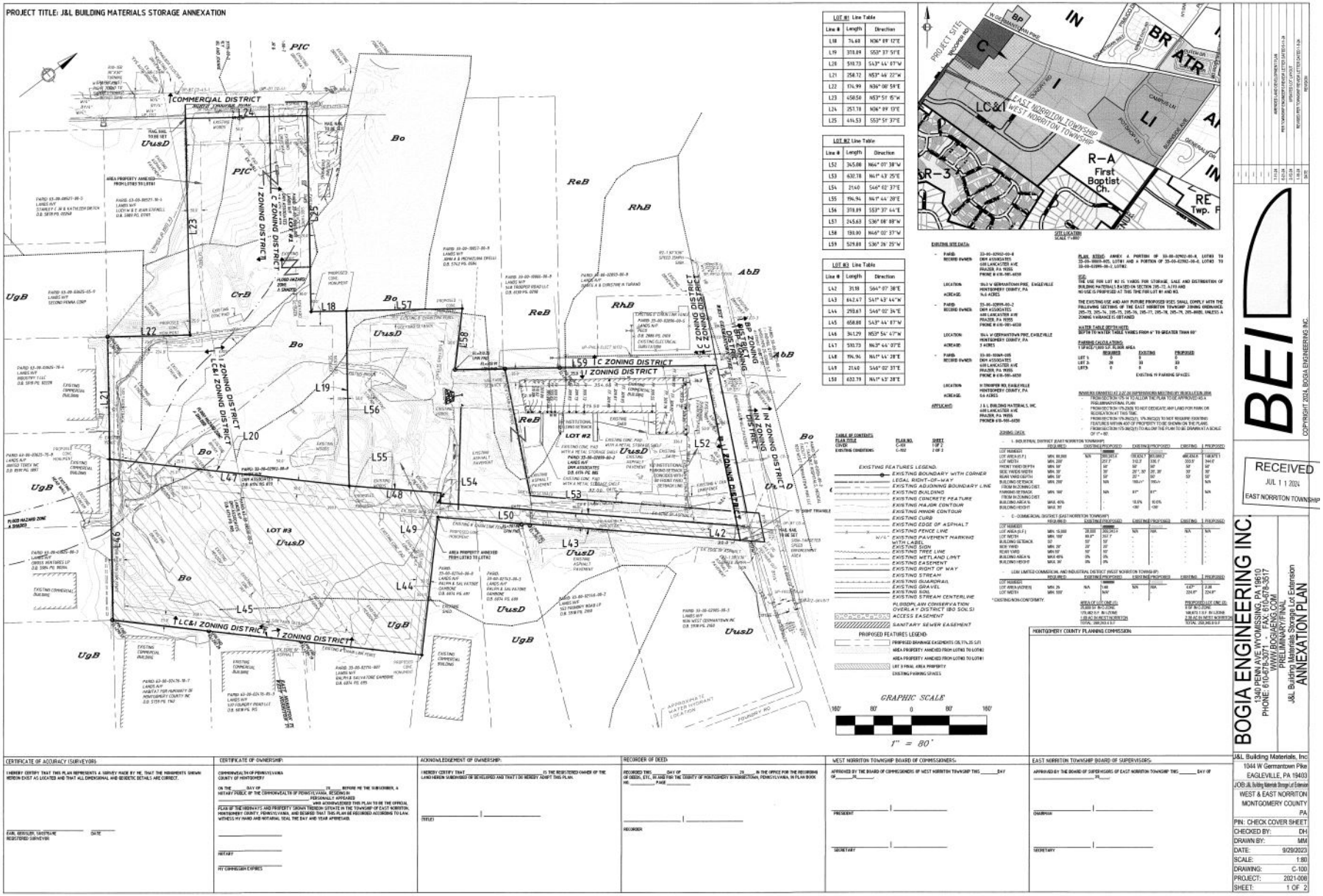
J & L Building
MCPC#230218002

Montgomery County Planning Commission

0 100 200 400 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap


PROJECT TITLE: J&L BUILDING MATERIALS STORAGE ANNEXATION
COMMERCIAL DISTRICT
I ZONING DISTRICT
C ZONING DISTRICT
LC&I ZONING DISTRICT
R-A ZONING DISTRICT
LOT #1
LOT #2
LOT #3
PROJECT SITE
EAST NORRITON TOWNSHIP
WEST NORRITON TOWNSHIP
R-A First Baptist Ch.
SITE LOCATION MAP SCALE: 1"=800'
EXISTING FEATURES LEGEND
EXISTING BOUNDARY WITH CORNER
LEGAL RIGHT-OF-WAY
EXISTING ADJOINING BOUNDARY LINE
EXISTING BUILDING
EXISTING CONCRETE FEATURE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING CURB
EXISTING EDGE OF ASPHALT
EXISTING FENCE LINE
EXISTING PAVEMENT MARKING
EXISTING SIGN WITH LABEL
EXISTING TREE LINE
EXISTING WETLAND LIMIT
EXISTING EASEMENT
EXISTING RIGHT OF WAY
EXISTING STREAM
EXISTING GUARDRAIL
EXISTING GRAVEL
EXISTING SOILS
EXISTING STREAM CENTERLINE
FLOODPLAIN CONSERVATION OVERLAY DISTRICT (BO SOILS)
ACCESS EASEMENT
SANITARY SEWER EASEMENT
PROPOSED FEATURES LEGEND
PROPOSED DRAINAGE EASEMENTS
AREA PROPERTY ANNEXED FROM LOT#1 TO LOT#2
AREA PROPERTY ANNEXED FROM LOT#3 TO LOT#1
LOT 3 FINAL AREA PROPERTY
EXISTING PARKING SPACES
GRAPHIC SCALE
1" = 80'
TABLE OF CONTENTS
PLAN TITLE
COVER
EXISTING CONDITIONS
PLAN NO.
C-001
C-100
SHEET
1 OF 2
2 OF 2
BOGIA ENGINEERING INC.
1340 PENN AVE. WYOMISSING, PA 19610
PHONE: (610) 678-3671 FAX: (610) 678-3677
WWW.BOGIAENG.COM
PRELIMINARY/FINAL
J&L Building Materials Storage Lot Extension
ANNEXATION PLAN
COPYRIGHT 2024, BOGIA ENGINEERING INC.
RECEIVED
JUL 1 1 2024
EAST NORRITON TOWNSHIP
CERTIFICATE OF ACCURACY (SURVEYOR):
CERTIFICATE OF OWNERSHIP:
ACKNOWLEDGEMENT OF OWNERSHIP:
RECORDER OF DEED:
WEST NORRITON TOWNSHIP BOARD OF COMMISSIONERS:
EAST NORRITON TOWNSHIP BOARD OF SUPERVISORS:
MONTGOMERY COUNTY PLANNING COMMISSION
J&L Building Materials, Inc.
1044 W Germantown Pike
EAGLEVILLE, PA 19403
JOB: J&L Building Materials Storage Lot Extension
WEST & EAST NORRITON
MONTGOMERY COUNTY
PA
PIN: CHECK COVER SHEET
CHECKED BY: DH
DRAWN BY: MM
DATE: 9/29/2023
SCALE: 1:80
DRAWING: C-100
PROJECT: 2021-008
SHEET: 1 OF 2