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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 10, 2025

Ms. Jayne Musonye
Director of Planning and Development
Municipality of Norristown
235 East Airy Street
Norristown, Pennsylvania 19401-5048

Re: MCPC #25-0214-001
Plan Name: The Lofts at East Airy - Conditional Use
(2 lots comprising 0.18 acres)
Situate: East Airy Street (north)/Church Street (west)
Municipality of Norristown

Dear Ms. Musonye:

We have reviewed the above-referenced conditional use application as you requested on October 7, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, DAJ Airy Street, LLC, seeks conditional use approval to redevelop two parcels in the Municipality's Town Center (TC) Zoning District, as required by Municipal Code Section 320-129.D, Conditional use regulations. The applicant proposes to consolidate two parcels identified as 11 and 17 East Airy Street; demolish the existing historic structures; and redevelop the site as a 7-story mixed-use development, with ground floor retail, office, and amenity space for residents, and 6 stories of 1- and 2-bedroom apartments (36 total). The proposed redevelopment is located within Zone A of the Central Norristown Historic District of the Municipality's Historic Architectural District.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, during our review we have identified the following issues that the applicant and the Municipality may wish to consider prior to conditional use approval of the master plan. Our comments are as follows:

REVIEW COMMENTS

HISTORICAL ARCHITECTURAL REVIEW BOARD (HARB)

A. Architectural and Site Design Standards. As noted the background section above, the proposed redevelopment is located within HARB Zone A of the Central Norristown Historic District. In explaining how the proposal meets the criteria for conditional use approval, Section VI.C.1) of the Addendum to Conditional Use Application (Addendum), the applicant references Section 320-132, Architectural and site design standards for the TC District, but does not acknowledge that the project is located within HARB Zone A, and is subject to the requirements identified in Chapter 31 of the Municipal Code, which regulate development activity within the HARB.

Additionally, Section 320-128, the "Purpose of the TC District" as encouraging the uses "that are compatible with the historic character of the downtown…" and that "new construction should utilize traditional building materials and accepted principles of urban design." The renderings provided in Exhibit E of the Addendum indicate that the front and side façades facing East Airy and Church Streets will feature predominantly a brick exterior. However, the proposed building feels more industrial than historic.

We strongly recommend that the Municipality requires the applicant to comply with all provisions of the Municipal Code's Chapter 31, which regulates all activities required by the Historical Architectural Review Board.

B. Updates to HARB Maps and/or Municipal Code. Ordinance No. 20-18, adopted December 1, 2020 amended the terms of the HARB Zone District Boundaries. This resulted in the elimination of HARB Zone B. There are two HARB Zone A districts remaining: the West Norriton Historic District and the Central Norristown Historic District. The descriptions of each district's geography are defined in Article III of the Municipal Code under Section 31-5.B.(1)(a) and (b).

There are multiple references to HARB Zone B that have not been updated to reflect this change, including the HARB map shown in Attachment C and located online at https://www.norristown.org/306/Historical-Architectural-Review-Board-HA. There are multiple references to HARB Zone B on the webpages linked to the Frequently Asked Questions webpage at https://www.norristown.org/Faq.aspx?QID=68, including the map shown in Attachment C.

The descriptions of the two districts identified as HARB Zone A in the Code's Section 31-5.B.(1) do not match the area identified on the HARB Zone maps identified above. We recommend that the Municipality update its maps identifying the HARB Zone(s) to align with the descriptions cited in the ordinance, or to redefine the descriptions in the ordinance to match what is shown on the HARB maps.

PLAN REVIEW – SPECIAL EXCEPTION OR CONDITIONAL USE

The applicant has submitted an application for conditional use approval as required by Section 320-129.D of the Municipal Zoning Code. Section 320-129 of the code, Use Regulations, designates uses that are permitted by Special Exception (320-129.B), which require Zoning Hearing Board approval, and Conditional Use (320-129.D), which requires approval by the Municipal Council.

Special exception use subsection 320-129.B.(1) applies to "Apartments, provided that they are above a nonresidential use." The term Apartment is defined as "A single dwelling unit in a multifamily dwelling or a two-family detached dwelling." This definition references multifamily dwellings as well as two-family detached

dwellings. It is noted that The Lofts at East Airy Street, as mentioned above in the comments for Section VI.B, would be considered a high-rise apartment building per the definition of high-rise apartment, a type of multifamily dwelling per Section 320-11, Definitions, under the term 'Dwelling', Section B.(5)(c), which defines a high-rise apartment as "An apartment building exceeding six stories and 72 feet in height but not exceeding 10 stories and 120 feet in height."

Conditional use subsection 320-129.D.(2) applies to "High-rise apartment houses, provided all dwelling units are located on the second floor and above." The term "apartment house" is referenced in several sections of the Municipal Code but is not defined in Section 320-11, Definitions. We suggest that this term be added to the definitions identified in Section 320-11 at a future update to the Zoning Code.

It is unclear as to which body is the appropriate authority to grant approval. We believe that conditional use review by the Municipal Council has been determined by the Municipal Zoning Officer; we ask the Municipal Solicitor to confirm.

ADJACENT PROPERTY AT 21 EAST AIRY STREET

Pages 4 and 5 of Exhibit D to the Addendum (Sheets a-1.3 and a-1.4) feature the building elevations for the proposed multi-use structure. The three-story twin unit at 21 East Airy Street that shares a party wall with 17 East Airy Street has no connection with adjacent buildings architecturally and looks incongruent.

It is noted that 17 and 21 East Airy Street were originally constructed as twin units and remained under ownership until 1884, when the unit currently assigned as 21 East Airy Street was subdivided per the legal description in the deed recorded in the Montgomery County Recorder of Deeds (ROD) in Deed Book 284 Page 270.

The county ROD's records database identifies 17 East Airy as being previously addressed as 15 East Airy, and the property that is now 21 East Airy had been addressed as 17 East Airy. The information associated with Parcel Number 13-00-00232-00-7 in the ROD database, specifically Deed Book 4685 PG 1730, identifies this parcel as "15-17 E Airy Street" in the Parcel ID column. Both properties were identified under this one parcel number until 2022, when the lease assignment with Signature Capital Advisors was recorded and created Parcel Number 13-00-00228-00-2, which is assigned to 11 East Airy Street.

In support of creating a more cohesive-looking streetscape for this prominent location, we ask the Municipality to confirm whether the applicant would consider acquiring Parcel Number 13-00-00236-00-3 and expand the development across the three parcels. We also recommend that the applicant coordinate with the Montgomery County Recorder of Deeds to ensure that the deeds are indexed correctly for future title research.

ADDENDUM TO CONDITIONAL USE APPLICATION

A. Exhibit A – Legal Descriptions of Properties. The documents submitted to the Montgomery County Planning Commission (MCPC) for conditional use review did not include Exhibit A to the Addendum, which are identified as the deeds to 11 and 17 East Airy Street. The deeds to these properties include the legal description clause that permanently preserves the eight-foot-wide alley that extends from Church Street behind the structures that are shown on the survey plan and the conditional use exhibit. We ask the Municipality to confirm that it has received the legal descriptions for these properties to review.

B. Exhibit D – Concept Plans. The plan sheet description on page 2 (sheet a-1.1) of Exhibit D to the Addendum, is labeled "first floor plan", but the sheet features the floor plan configuration of residential floors two

through seven. The description for the building elevations featured on pages 4 and 5 (Sheets a-1.3 and a-1.4) are labeled as “second floor plan”. We ask the applicant to correct the title of the plan sheet.

STORMWATER MANAGEMENT

The Building Plans on page 8 of Exhibit E to the Addendum features a green roof to be installed over the majority of the building’s roof. We ask the Municipal Engineer to ensure that the green roof is designed properly to manage rooftop runoff and to be structurally sound. Recognizing that the Municipality is subject to Municipal Separate Storm Sewer System (MS4) regulations, we ask the Municipal Engineer to confirm that all proposed stormwater management control measures will function in a capacity that meets the requirements of the stormwater management ordinance provisions in Chapter 276 of the Municipal Code.

CONCLUSION

We wish to reiterate that MCPC supports the applicant’s proposal for redeveloping this property as a mixed-use development with ground floor services and retail, but we believe that our suggested revisions will better achieve Norristown’s objectives for this location.

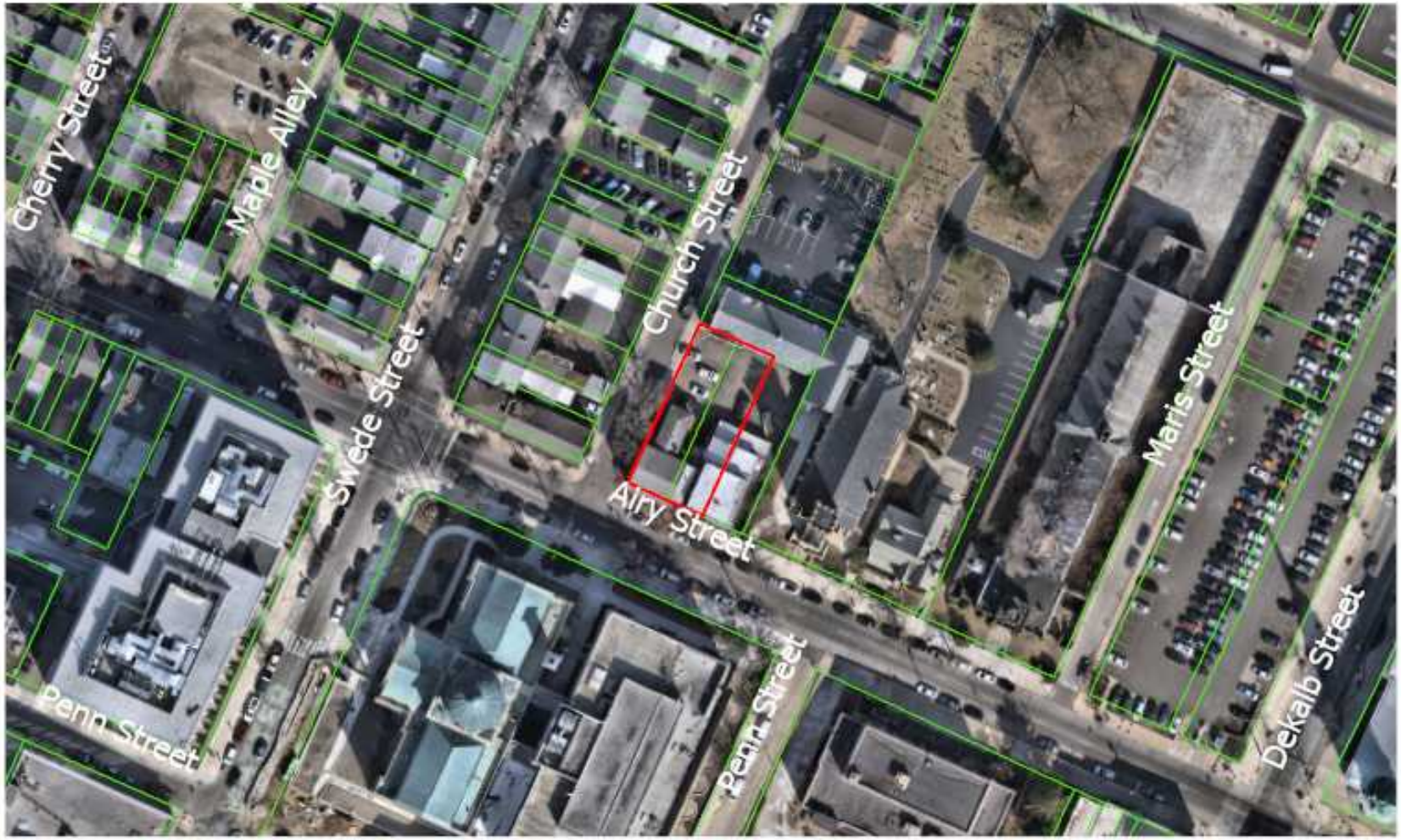
Please note that the review comments and recommendations contained within are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Sincerely,

Donna Fabry, CFM, Principal Open Space Planner
dfabry@montcopa.org – 610-278-3445

c: Anthony Maras, Applicant’s Representative
Adam Lang, Chair, Municipal Planning Commission
Khaled Hassan, PE, Municipal Engineer

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant’s Proposed Site Plan
Attachment C: Site Rendering Plan
Attachment D: Building Renderings



The Lofts at East Airy
MCPC#250214001

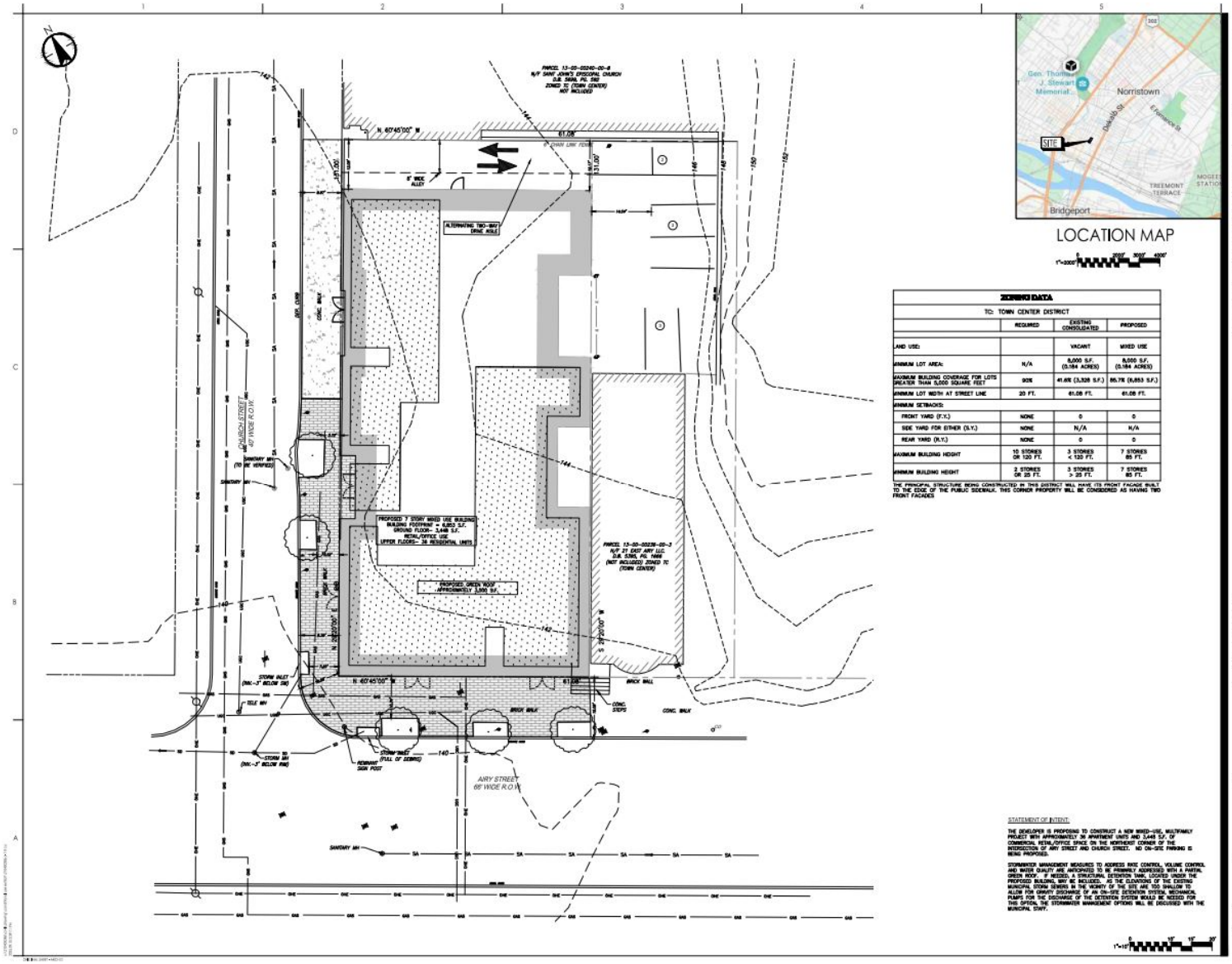
Montgomery County Planning Commission

0 50 100 200 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/planning

Aerial photography provided by Nearmap



LOCATION MAP

1"=2000'

ZONING DATA

TC: TOWN CENTER DISTRICT

	REQUIRED	EXISTING CONSOLIDATED	PROPOSED
LAND USE:		VACANT	MIXED USE
MINIMUM LOT AREA:	N/A	8,000 S.F. (0.184 ACRES)	8,000 S.F. (0.184 ACRES)
MAXIMUM BUILDING COVERAGE FOR LOTS GREATER THAN 5,000 SQUARE FEET	90%	41.6% (3,328 S.F.)	85.7% (6,853 S.F.)
MINIMUM LOT WIDTH AT STREET LINE	20 FT.	61.08 FT.	61.08 FT.
MINIMUM SETBACKS:			
FRONT YARD (F.Y.)	NONE	0	0
SIDE YARD FOR EITHER (S.Y.)	NONE	N/A	N/A
REAR YARD (R.Y.)	NONE	0	0
MAXIMUM BUILDING HEIGHT	10 STORIES OR 120 FT.	3 STORIES < 120 FT.	7 STORIES 85 FT.
MINIMUM BUILDING HEIGHT	2 STORIES OR 25 FT.	3 STORIES > 25 FT.	7 STORIES 85 FT.

THE PRINCIPAL STRUCTURE BEING CONSTRUCTED IN THIS DISTRICT WILL HAVE ITS FRONT FACADE BUILT TO THE EDGE OF THE PUBLIC SIDEWALK. THIS CORNER PROPERTY WILL BE CONSIDERED AS HAVING TWO FRONT FACADES

STATEMENT OF INTENT:

THE DEVELOPER IS PROPOSING TO CONSTRUCT A NEW MIXED-USE, MULTIFAMILY PROJECT WITH APPROXIMATELY 36 APARTMENT UNITS AND 3,448 S.F. OF COMMERCIAL RETAIL/OFFICE SPACE ON THE NORTHWEST CORNER OF THE INTERSECTION OF AIRY STREET AND CHURCH STREET. NO ON-SITE PARKING IS BEING PROPOSED.

STORMWATER MANAGEMENT MEASURES TO ADDRESS RATE CONTROL, VOLUME CONTROL AND WATER QUALITY ARE ANTICIPATED TO BE PRIMARILY ADDRESSED WITH A PARTIAL GREEN ROOF. IF NEEDED, A STRUCTURAL DETENTION TANK, LOCATED UNDER THE PROPOSED BUILDING, MAY BE INCLUDED. AS THE ELEVATIONS OF THE EXISTING MUNICIPAL STORM SEWERS IN THE VICINITY OF THE SITE ARE TOO SHALLOW TO ALLOW FOR GRAVITY DISCHARGE OF AN ON-SITE DETENTION SYSTEM, MECHANICAL PUMPS FOR THE DISCHARGE OF THE DETENTION SYSTEM WOULD BE NEEDED FOR THIS OPTION. THE STORMWATER MANAGEMENT OPTIONS WILL BE DISCUSSED WITH THE MUNICIPAL STAFF.

1"=10'

Stantec

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West Chester PA 19380-5602
Tel (610) 840-0200
www.stantec.com

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Notes

1. THIS PLAN IS NOT TO BE USED FOR TITLE OR CONVEYANCE PURPOSES. SE LOT CONSOLIDATION PLAN PREPARED BY SHAWEED A. SMITH GEOSPACIAL, LLC. DATED 9/22/23, LAST REVISED 10/4/23.
2. THIS CONDITIONAL USE EXHIBIT PLAN IS BASED ALTA/NSPS LAND TITLE SURVEY PLAN PREPARED BY SHAWEED A. SMITH GEOSPACIAL, LLC. DATED 3/3/22, NO REVISIONS.
3. THE TOPOGRAPHICALLY CONTOURS SHOWN ON THIS PLAN ARE NOT FROM A FIELD SURVEY. THE CONTOURS ARE PASDA LIDAR CONTOURS BASED ON PENNSYLVANIA STATE PLANE SOUTH (DATUMMADE) FROM PASDA PENNSYLVANIA IMAGERY NAVIGATOR WEBSITE https://mapservices.pasda.psu.edu/ImageryNavigator/. REFERENCE MAP TILE NUMBER IS 39DD08AENW. A TOPOGRAPHIC SURVEY WILL BE PROVIDED AS PART OF LAND DEVELOPMENT DESIGN.
4. ATTENTION IS CALLED TO THE MUNICIPALITY OF NORRISTOWN ZONING CODE A AMENDED. PROPERTY IS ZONED TC (TOWN CENTER).
5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X, (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 42091C0352G, WHICH BEARS AN EFFECTIVE DA OF 03/02/2016.
6. UTILITY INFORMATION FROM SURFACE EVIDENCE INDICATES ON THE ALTA/NSP PLAN TOGETHER WITH INFORMATION PROVIDED BY PA 1 CALL (20232320074) DATE July 22, 2025.
7. THE LOCATION OF ALL FEATURES AND APPURTENANCES SHOWN HEREON ARE GRAPHIC REPRESENTATION OF THE SITE. NO COORDINATE VALUES HAVE BEEN CREATED FOR THESE FEATURES. THE USER OF THESE PLANS ASSUMES ALL RESPONSIBILITY FOR THE PLACEMENT AND/OR CONSTRUCTION OF THE SAME.

7.1.1.SITE OWNER: N/F DAJ AIRY STREET LLC.
13-00-00228-00-3.
SITE ADDRESS: 11 EAST AIRY STREET,
PARCEL NUMBERS INCLUDED IN D.B. 4908, PG. 701.

7.1.2.SITE OWNER: N/F DAJ AIRY STREET LLC.
13-00-00232-00-7.
SITE ADDRESS: 17 EAST AIRY STREET,
PARCEL NUMBERS INCLUDED IN D.B. 4885, PG. 1730.

8. SOILS DELINEATION: UpB URBAN LAND, 0 TO 8 PERCENT SLOPES

LEGEND

EXISTING	PROPOSED
CONCRETE CURB	
BUILDING	
CONC. SIDEWALK	
BRICK SIDEWALK	
GREEN ROOF AREA	
PROPERTY LINE	
LIGHT POLE	
STREET TREE	

Revision

No.	Issued	YYYY.MM.DD
0	Issued	2025.09.15

Dsn. Dsgn. Chkd. YYYY.MM.DD

Permit/Seal

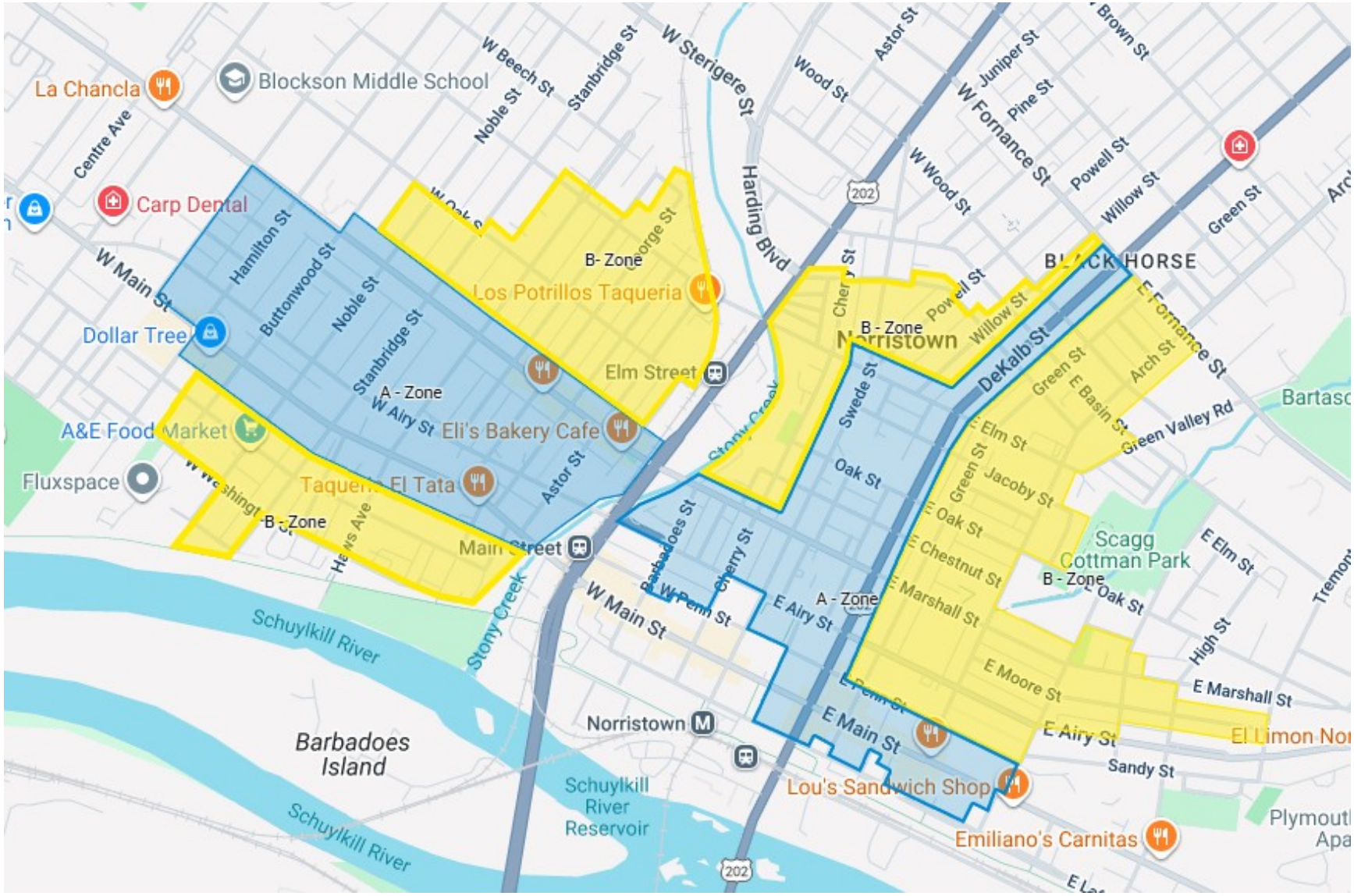
Client/Project
DAJ AIRY STREET, LLC

11-17 E. AIRY STREET NORRISTOWN

MUNICIPALITY OF NORRISTOWN MONTGOMERY COUNTY, PA

Title
CONDITIONAL USE EXHIBIT

Project No. 210400286
Scale 1"=10'
Revision 0
Sheet 1 of 1
Drawing No. C-111


La Chancla
Blockson Middle School
Carp Dental
Dollar Tree
A&E Food Market
Fluxspace
Eli's Bakery Cafe
Los Potrillos Taqueria
Elm Street
Norristown
Main Street
Norristown
Lou's Sandwich Shop
Emiliano's Carnitas
Scagg Cottman Park
Barbadoes Island
Schuylkill River
Schuylkill River Reservoir
Stony Creek
A - Zone
B- Zone
B - Zone
B - Zone
W Main St
E Main St
W Airy St
E Airy St
Hamilton St
Buttonwood St
Noble St
Stanbridge St
Harding Blvd
DeKalb St
Swede St
Oak St
Cherry St
Barbadoes St
W Penn St
E Penn St
E Chestnut St
E Marshall St
E Moore St
Sandy St
Green Valley Rd
Jacoby St
High St
202



Sheet a-1.3: East Airy Street Elevation



Sheet a-1.4: Rear Elevation and Alley Elevation