MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 4, 2025

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

Re: MCPC #25-0229-001
Plan Name: Poley Park Skate Park
(1 lot comprising 1.9 acres)
Situate: West Marshall Street (west)/Corson Street (south)
Municipality of Norristown

Dear Ms. Musonye:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as requested on October 27, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Municipality of Norristown, proposes to develop a skate park facility and two pavilions, including one that is ADA-accessible, in Poley Park, which is located within the R-2 Residential and LI-MU Limited Industrial-Mixed-Use zoning districts and is adjacent to Stony Creek. The site is predominantly wooded, except for a parking lot.

Per the submission letter from Cornerstone Consulting for the Preliminary/Final Land Development package dated October 17, 2025, the project is exempt from Chapter 320, Zoning, of the Municipal Code. A number of waivers pertaining to landscape plantings and streamside buffers are being requested.

COMPREHENSIVE PLAN COMPLIANCE

The Vision in 2009 Norristown Comprehensive Plan identifies “A vision with a far-reaching network of green space (parks, gardens, and tree-lined streets)” and states that Norristown is “a municipality that cherishes its green infrastructure and other environmental assets and embraces environmentally sustainable practices.” The waivers requested for landscape and buffer plantings are not consistent with the Parks and Recreational Areas goal of protecting, maintaining and reforesting existing parks and stream corridors.

The proposal meets the goal stated in Montgomery County’s comprehensive plan, *Montco 2040: A Shared Vision,* of providing more opportunities for residents to exercise and have healthy lifestyles. However, there is a

concern that the waivers requested for landscape plantings and creating a 100-foot buffer along Stony Creek are not consistent with Montco 2040's goals of supporting a resilient and green infrastructure network, conserving natural resources and environmentally sensitive areas, and enhancing community character by enhancing the tree canopy.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the Municipality's proposal; however, during our review we have identified the following issues that the Municipality should consider prior to preliminary/final plan approval. Our comments are as follows:

REVIEW COMMENTS

STORMWATER MANAGEMENT

A. Regulations. We ask the applicant to verify that the acreage of earth disturbance proposed is less than one acre. An NPDES permit is required for earth disturbance that is more than one acre. Due to the proximity to Stony Creek, it is essential for erosion and sedimentation controls to be in place and functioning during construction to reduce the amount of soil and other pollutants from reducing water quality.

   Also, recognizing that the Municipality is subject to Municipal Separate Storm Sewer System (MS4) regulations, we ask the Municipal Engineer to confirm that the proposed stormwater management basin will function in a capacity that meets the requirements of the stormwater management ordinance provisions in Chapter 276 of the Municipal Code, while also accommodating the weight of vehicles.

B. Riparian Buffer Waiver:

   1. Buffer Width - The plan indicates that trees will be removed to accommodate the stormwater basin adjacent to Stony Creek. The buffer is proposed to be reduced to 25 feet wide after the trees are removed. Riparian buffers are recognized by PADEP as an effective stormwater control measure (SCM) for enhancing water quality by filtering pollutants from runoff and for allowing runoff to infiltrate into the soil. We ask the Municipality to consider implementing underground infiltration or another type of SCM in this location that would facilitate the establishment of a wider buffer that is planted with shrubs and small trees.

      If an alternative type of SCM is not feasible, we recommend that the Municipality have vegetation – basin-compatible grasses and shrubs – incorporated into the basin's design.

   2. Relief Procedure - The last item listed in the waiver request letter, water quality requirements, references Section 276-21.G of the Municipal Code, under Chapter 276, Stormwater Management, not Chapter 282, Subdivision and Land Development. We recommend that the Municipality confirm with its solicitor as to how relief from this, or any of the other provisions under Chapter 276, should be requested.

C. Vegetated Parking Island. The asphalt parking lot represents an opportunity to incorporate a vegetated parking island along the length of the lot between the drive lanes. The island could be designed to capture runoff flowing downslope towards the creek, which would reduce the amount of runoff and filter pollutants

from captured runoff. A vegetated basin that contains small shrubs and grasses aids with infiltration of runoff while also reducing the heat island effect and enhancing site aesthetics. Montgomery County's Sustainable Parking Lots Guidebook, available online at https://www.montgomerycountypa.gov/2448/Model-Ordinances-and-Design-Guidebooks, provides numerous strategies to incorporate vegetation in support of providing environmental and aesthetic benefits.

SITE AMENITIES

A. Restroom Facility. The general notes state that no public restroom is proposed. We recognize that maintaining a restroom facility adds cost and puts additional demand on maintenance staff. However, we ask the Municipality to consider that a restroom would provide an important amenity to those who visit the park.

B. Trash Collection. We ask the Municipality to ensure that trash receptacles are provided at the site and are maintained regularly to promote a safe and clean environment and reduce the amount of debris that enters Stony Creek.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal, but we believe that our suggested revisions will better achieve Norristown's objectives for its parks and recreational facilities.

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.

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 #25-0229-001 on any plans submitted for final recording.

Sincerely,

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

c: Vince Poppa, Assistant Director of Planning and Development

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

.

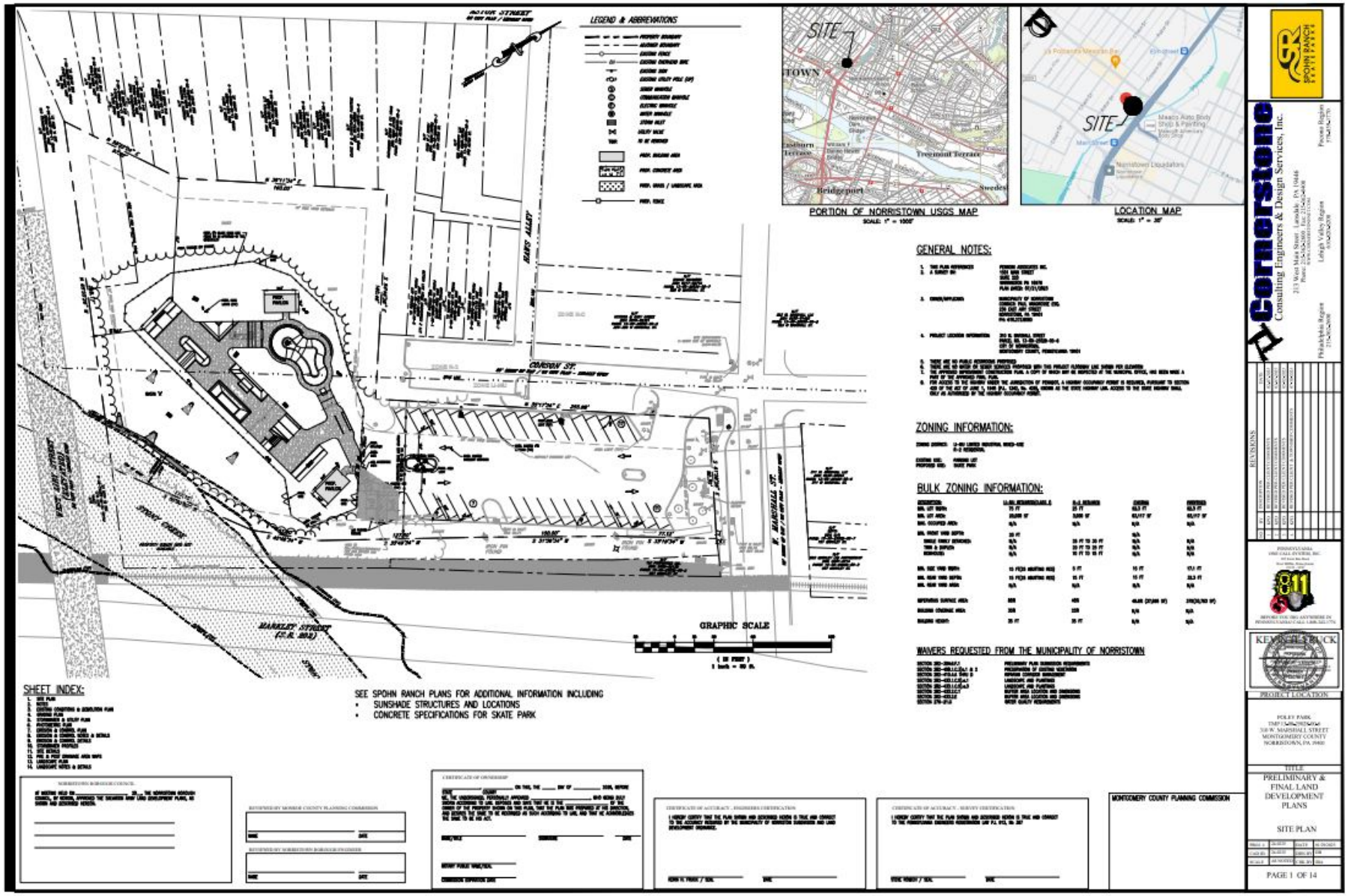


Poley Park Skate Park
MCPC#250229001

Montgomery County Planning Commission
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

0 50 100 200 Feet

N


LEGEND & ABBREVIATIONS
SITE
TOWN
PORTION OF NORRISTOWN USGS MAP
SCALE: 1" = 1000'
SITE
LOCATION MAP
SCALE: 1" = 30'
GENERAL NOTES:
ZONING INFORMATION:
BULK ZONING INFORMATION:
WAIVERS REQUESTED FROM THE MUNICIPALITY OF NORRISTOWN
GRAPHIC SCALE
SHEET INDEX:
SEE SPOHN RANCH PLANS FOR ADDITIONAL INFORMATION INCLUDING
• SUNSHADE STRUCTURES AND LOCATIONS
• CONCRETE SPECIFICATIONS FOR SKATE PARK
MONTGOMERY COUNTY PLANNING COMMISSION
Comerstone
Consulting Engineers & Design Services, Inc.
PROJECT LOCATION
TITLE
PRELIMINARY & FINAL LAND DEVELOPMENT PLANS
SITE PLAN
PAGE 1 OF 14