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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

May 6, 2026

Ms. Carol Nowakowski, Zoning Officer
East Norriton Township
2501 Stanbridge Street
East Norriton, Pennsylvania 19401-1616

Re: MCPC #26-0109-001
Plan Name: Cole Manor Elementary School Expansion
(1 lot comprising 10.266 acres)
Parcel ID: 33-00-08107-05-9
Situate: 2350 Springview Road
East Norriton Township

Dear Ms. Nowakowski:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 23, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Norristown Area School District, proposes to construct a one-story modular addition to an existing building at Cole Manor Elementary School. The property is 10.266 acres in size and the proposed improvements would impact approximately 0.837 acres. The building addition would cover 11,615 square feet. Additional improvements would include new paved walkways and stormwater management facilities. The property is located in the township's IN - Institutional Zoning District and is surrounded by residential zoning districts with single-family residential properties. No special exceptions or variances have been granted. Two waivers have been requested.

COMPREHENSIVE PLAN COMPLIANCE

While the proposal is generally consistent with the 2019 East Norriton Comprehensive Plan, the Montgomery County Planning Commission (MCPC) recommends following our comments below in order to improve the proposal's consistency with Goal 7 Natural Environment.

The proposal is also generally consistent with the county's comprehensive plan, *Montco 2020: A Shared Vision*, which promotes the following three main themes: connected communities, sustainable places, and vibrant economy. By following the recommendations below, the proposed project would better respond to the goals detailed in the plan for "sustainable places."

RECOMMENDATION

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 plan approval. Our review comments are as follows:

REVIEW COMMENTS

STORMWATER MANAGEMENT

A. Planting Plan. We recommend that the applicant develop a planting plan for the proposed stormwater basin and submit this to the township for review. The intent of the planting should be to naturalize the basin. As we had previously recommended in our May 22, 2024 review letter regarding the stormwater basin associated with a kitchen addition, we continue to recommend that basin also be naturalized. The *Pennsylvania Stormwater Best Management Practices Manual* contains a useful *Pennsylvania Native Plant List* in Appendix B, which can be utilized to develop planting plans for the two basins. Appendix B can be found here: Appendix B - Pennsylvania Native Plant List

B. Opportunity to Integrate Stormwater Basins into Curriculum. The presence of the two large stormwater basins on the elementary school’s campus offers an opportunity to incorporate observations of plant and animal life in the basins into the school curriculum through outdoor class lessons and interpretive signage.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal; however, we believe that our suggested revisions will better achieve East Norriton Township’s planning objectives.

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 #26-0109-001 on any plans submitted for final recording.

Sincerely,



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

c: Jeffrey D. Cardwell, Norristown Area School District, Applicant
Jeffrey Winterbottom, Assistant Township Manager
Krista Heinrich, Township Engineer
Kenneth Grimes, Chair, Township Planning Commission

Attachments: A. Aerial Image of Site
B. Reduced Copy of Applicant’s Proposed Site Plan



Cole Manor Elementary School Expansion
MCPC#260109001

Montgomery County Planning Commission

0 100 200 400 Feet

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www.montcopa.org/planning

Aerial photography provided by Nearmap


SITE PLAN
SITE
SCALE: 1" = 50'
SCALE: 1" = 500'
SPRINGVIEW ROAD (50' R.O.W.)
CRIMSON DRIVE (50' R.O.W.)
TOWNSHIP ZONING DISTRICT: IN INSTITUTIONAL DISTRICT
EXISTING LOT DATA - 2350 SPRINGVIEW ROAD:
EXISTING IMPERVIOUS SURFACES:
EXISTING IMPERVIOUS SURFACES TO BE REMOVED:
IMPERVIOUS COVERAGE TO BE ADDED:
PROPOSED IMPERVIOUS SURFACES:
POST CONSTRUCTION STORMWATER MANAGEMENT CALCULATIONS:
EXISTING FEATURES LINETYPE LEGEND
SYMBOL LEGEND
PROPOSED LEGEND
GENERAL NOTES:
SCHOCK GROUP
BRIAN D. MADSEN
COLE MANOR ELEMENTARY SCHOOL
EAST NORRITON * MONTGOMERY COUNTY * PENNSYLVANIA
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
SITE PLAN
NORRISTOWN AREA SCHOOL DISTRICT
2350 SPRINGVIEW ROAD
NORRISTOWN, PA 19401
APRIL 15, 2026
2250
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