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Planning Commission

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Scott France, AICP
Executive Director

September 2, 2026

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

Re: MCPC #26-0200-01
Plan Name: AFM Buildings
(4 lots comprising 0.6 acres)
Parcel IDs: 13-00-31040-00-6, 13-00-31044-00-2, 13-00-31048-00-7, 13-00-31052-00-3
Situate: East Fornance Street (north)/Powell Street (west)
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 you requested on July 28, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, AFM Buildings, LLC, proposes to construct two sets of twin units on four vacant parcels located in the R-2 Residential District at the northeast corner of Powell Street and East Fornance Street. The four existing lots are currently configured to take access from Powell Street. The proposal would consolidate the four lots into one parcel and reconfigure the four twin units to face East Fornance Street. The proposed reconfiguration is generally consistent with the eight existing residential units that front East Fornance Street between Powell Street and Willow Street. No waivers or variances have been requested.

COMPREHENSIVE PLAN COMPLIANCE

This area is designated as Town Residential Area on the Future Land Use Map in *Montco 2040: A Shared Vision*. The proposed development is consistent with this use.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant‘s proposal; however, in the course of our review we have identified the following key issues that the applicant and Norristown should consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

PRELIMINARY PLAN REQUIREMENTS

The plans submitted appear to lack a substantial amount of the elements required for a preliminary plan submission that are identified in the Municipality’s Subdivision and Land Use Ordinance (SALDO) Section 282-304. Missing information includes a grading plan, utility plan, landscape plan and a stormwater management plan and associated detail sheets. We strongly recommend that the Municipality requires the applicant to provide a full set of land development plans that meet the requirements of the SALDO to better understand how the applicant proposes to comply with the existing Code.

In lieu of requiring compliance with the SALDO requirements, the applicant should request waivers for the applicable ordinance provisions. All waiver requests shall be included on the Record Plan, in accordance with Section 282-304.5.M.

No legend appears on the Site Plan on Sheet C-1. Adding a legend would help make the distinction between the proposed building footprints and concrete, asphalt, and grass areas. We encourage the Municipality to require the applicant include a legend for the Site Plan, in accordance with SALDO Section 282-304.5.P., Basic Information to be included on Preliminary Plans.

R-2 RESIDENTIAL DISTRICT REQUIREMENTS

A. Front Yard Dimensional Criteria. The Area & Bulk Requirements table on Sheet C-1 indicates that the required front yard is 20 feet. The 20-foot minimum front yard distance cited in the Zoning Code’s Section 320-42.A.(2), Dimensional Criteria for the Front Yard, is applicable specifically “For a property that is bordered on both the left and right by vacant property.” Neither the current property configuration nor the proposed lot reconfiguration are bordered by vacant property.

   Norristown’s zoning code is a form-based code that is intended to create consistency across all properties within a block for new development and redevelopment. We recommend that the Municipality require the applicant to adhere to the front yard regulations stated in Section 320-42.A: Distance shall be determined by measuring from the curbline of the street to the front facade of the principal building…immediately to the right or left. In this case, it would be the twin units to the right, located at 15 and 17 East Fornance Street. We ask the municipal solicitor to confirm this interpretation.

B. Rear and Side Yard Setbacks. We believe that the same comment cited above regarding the front yard dimensions apply to the rear and side yards per Section 320-42.B.(3) and (4). We ask the municipal solicitor to confirm this interpretation.

SIDESWALKS AND STREETSCAPE – EAST FORNANCE AND POWELL STREETS

Sidewalks are required to be included with land developments, per Section 320-263.A.(1). The sidewalk standards identified in the SALDO's Section 282-414 requires sidewalks and border areas to be located within the ultimate right-of-way. The proposed plan indicates that a 5-foot sidewalk will be constructed along East Fornance Street, but it does not extend to the intersection or continue along Powell Street.

Although a sidewalk exists along Powell Street, an aerial view indicates that it is in poor condition, and the sidewalk does not include ADA-compliant curb cuts with the tactile warning bumps at the intersection. We strongly recommend that the Municipality requires sidewalk upgrades as part of this land development to create a safer pedestrian network at this frequently used pedestrian crossing. We also ask that the Municipality require the applicant to continue the streetscape greenery proposed for East Fornance Street along Powell Street at a minimum. Requiring street tree plantings along both streets would further enhance the walkway by providing shade and aiding with reducing stormwater runoff.

Relief from either of the provisions identified above in the Zoning Code's Section 320-263.A.(1), Sidewalks, would require review and approval by the Municipal Zoning Hearing Board.

SITE PLAN AND ELEVATIONS

A. Ground Floor (Interior and Exterior):

1. Garage - The Site Plan on Sheet C-1 shows that the ground level floor will be used for a garage. However, the driveway does not align with the interior area labeled "Garage". The dark stippling pattern on the Site Plan represents grass areas. As shown on the Site Plan, it appears that for all four units proposed, vehicles would drive over the grass when entering and exiting the garage, while the asphalt driveway leads to a standard size door. We recommend that the plan be revised prior to final adoption to reconfigure these elements.

   Aside from providing vehicle parking, it is unclear what the remaining area on the ground floor is being used for (storage area, etc.). The Municipality may want to have the applicant provide more information about how the rest of the ground floor space will be used. It could serve as a separate room; however, the Site Plan does not feature any interior walls that would separate this area from the area for vehicles to park.

2. Walkway - There is a 45-foot-long walkway proposed for each set of twin dwellings that appears to be intended to function as a shared walkway. The Site Plan on Sheet C-1 does not identify the width of the proposed walkway. Since the walkway does not lead directly to an entrance to the units, we suggest that this area be planted with small shrubs in order to reduce the amount of impervious surface for the site.

   Additionally, the Site Plan on Sheet C-1 does not match the layout shown on the rear elevation on Sheet A-1. We recommend that the plan or the elevation be revised to be consistent with each other prior to final adoption.

3. Fence – A 4-foot-tall fence is proposed to be placed around the perimeter of the asphalt parking area in the rear of the property. The plan indicates that the grassed area will be located outside the fence and extend to the boundaries to the north and east sides of the property. Putting the fence in the location proposed on the plan will make it more difficult to access the grass areas for maintenance.

   We encourage the Municipality to require that the applicant locate the fence along the property lines and provide a row of evergreen shrubs along the rear property line to screen the view of the parking area from the neighboring property to the north. SALDO Section 282-433.D.2. provides guidance for a "limited area buffer", consisting of a row of evergreen shrubs, that is suitable for areas where space for planting is severely restricted.

B. Front Yards along East Fornance and Powell Streets. There appears to be a discrepancy between the Front, Left Side and Right Side Elevations shown on Sheets A-1 and A-2 and the Site Plan on Sheet C-1. The elevations show what appears to be second-floor windows for each unit that projects from the building's facade. The windows are located adjacent to the shared party walls between the units. The Site Plan does not identify where the windows extend beyond the front wall, but this may be because they are accessory to the main footprint of the structures. We ask the municipal engineer to determine whether the Site Plan should be revised prior to final plan approval.

HOMEOWNERS ASSOCIATION (HOA)

The plan notes that these units would be condominium ownership with an HOA. We suggest that the Municipality requires the applicant to confirm how the HOA will be managed: either by a property management company or other entity, the functions the HOA will be responsible for – including whether the property will be titled to the HOA – and whether the tenants will be members of the HOA.

STORMWATER MANAGEMENT

A. Impervious Surface Calculations. The Area & Bulk Requirements Table on Sheet C-1 indicates that the maximum impervious coverage permitted for twin units in the R-2 Residential District is 80%. The proposed lot consolidation will result in the lot being approximately 26,000 square feet. We believe that the maximum impervious coverage permitted for this site should be 70% per the Impervious Coverage Table in Section 320-42.B.(7) for twin units on lots greater than 5,001 square feet.

   The table indicates that both the proposed and existing amounts of impervious coverage are 75% existing and 60.81%, respectively, which indicates that the proposed development will reduce the amount of impervious pavement that currently exists on the site. We note that half of the site appears to be a grass lot with a tree growing on it. We ask the municipal engineer to verify that the calculations shown in the table are accurate.

B. Stormwater Control Measures. As mentioned above, no stormwater management plans were submitted for review. The plan sheets submitted do not identify any stormwater control measures to offset the increase in impervious surface. We ask the municipal engineer to ensure that the final plans meet the requirements of the Municipality's MS4 permit requirements.

MISCELLANEOUS EDITS

General Plan Note 6 on Sheet C-1 states, "The applicant proposes to add 4 new *duplex* residential homes…" Per Section 320-41.A.(3), unless the units were originally constructed as duplex units, they are not permitted. We suggest that the applicant update the note to reference *twin units* to be consistent with the description in the documents submitted as part of the application package.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Norristown's planning objectives to provide market-rate housing through redevelopment.

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 #26-200-001, on any plans submitted for final recording.

Sincerely,

Donna Fabry, CFM, Principal Open Space Planner
donna.fabry@montgomerycountypa.gov – 610-278-3445

c: AFM Buildings LLC, Applicant
Alvina Hamme, Chair, Municipal Planning Commission
Vince Poppa, Assistant Director of Planning and Municipal Development, Municipality of Norristown
Stivens Shehu, Planner, Municipality of Norristown

Attachments: A. Site Aerial
B. Site Plan



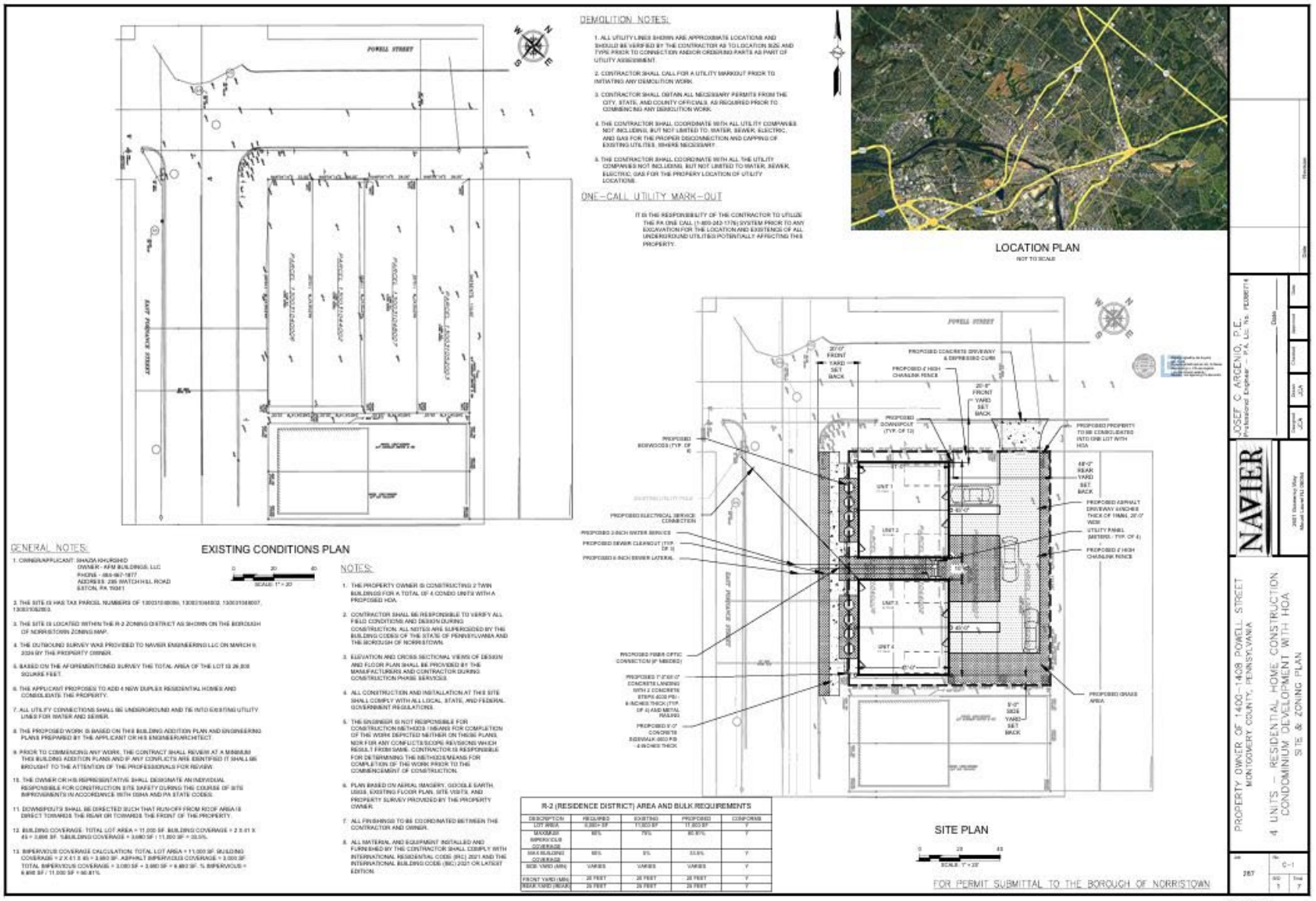
AFM Building
MCPC#260200001

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


DEMOLITION NOTES:
1. ALL UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE VERIFIED BY THE CONTRACTOR AS TO LOCATION SIZE AND TYPE PRIOR TO CONNECTION AND/OR ORDERING PARTS AS PART OF UTILITY ASSESSMENT.
2. CONTRACTOR SHALL CALL FOR A UTILITY MARKOUT PRIOR TO INITIATING ANY DEMOLITION WORK.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY, STATE, AND COUNTY OFFICIALS, AS REQUIRED PRIOR TO COMMENCING ANY DEMOLITION WORK.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES NOT INCLUDING, BUT NOT LIMITED TO: WATER, SEWER, ELECTRIC, AND GAS FOR THE PROPER DISCONNECTION AND CAPPING OF EXISTING UTILITIES, WHERE NECESSARY.
5. THE CONTRACTOR SHALL COORDINATE WITH ALL THE UTILITY COMPANIES NOT INCLUDING, BUT NOT LIMITED TO WATER, SEWER, ELECTRIC, GAS FOR THE PROPERLY LOCATION OF UTILITY LOCATIONS.
ONE-CALL UTILITY MARK-OUT
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE PA ONE CALL (1-800-242-1776) SYSTEM PRIOR TO ANY EXCAVATION FOR THE LOCATION AND EXISTENCE OF ALL UNDERGROUND UTILITIES POTENTIALLY AFFECTING THIS PROPERTY.
LOCATION PLAN
NOT TO SCALE
POWELL STREET
EAST PARKWAY STREET
EXISTING CONDITIONS PLAN
SCALE: 1" = 20'
GENERAL NOTES:
1. OWNER/APPLICANT: SHAZIA KHURSHID
OWNER - APM BUILDINGS, LLC
PHONE - 484-967-1877
ADDRESS: 286 WATCH HILL ROAD
EATON, PA 19341
2. THE SITE IS HAS TAX PARCEL NUMBERS OF 13031049086, 13031049402, 13031049807, 13031052803.
3. THE SITE IS LOCATED WITHIN THE R-2 ZONING DISTRICT AS SHOWN ON THE BOROUGH OF NORRISTOWN ZONING MAP.
4. THE OUTBOUND SURVEY WAS PROVIDED TO NAVIER ENGINEERING LLC ON MARCH 9, 2026 BY THE PROPERTY OWNER.
5. BASED ON THE AFOREMENTIONED SURVEY THE TOTAL AREA OF THE LOT IS 26,808 SQUARE FEET.
6. THE APPLICANT PROPOSES TO ADD 4 NEW DUPLEX RESIDENTIAL HOMES AND CONSOLIDATE THE PROPERTY.
7. ALL UTILITY CONNECTIONS SHALL BE UNDERGROUND AND TIE INTO EXISTING UTILITY LINES FOR WATER AND SEWER.
8. THE PROPOSED WORK IS BASED ON THIS BUILDING ADDITION PLAN AND ENGINEERING PLANS PREPARED BY THE APPLICANT OR HIS ENGINEER/ARCHITECT.
9. PRIOR TO COMMENCING ANY WORK, THE CONTRACT SHALL REVIEW AT A MINIMUM THIS BUILDING ADDITION PLANS AND IF ANY CONFLICTS ARE IDENTIFIED IT SHALL BE BROUGHT TO THE ATTENTION OF THE PROFESSIONALS FOR REVIEW.
10. THE OWNER OR HIS REPRESENTATIVE SHALL DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS IN ACCORDANCE WITH OSHA AND PA STATE CODES.
11. DOWNSPOUTS SHALL BE DIRECTED SUCH THAT RUN-OFF FROM ROOF AREAS IS DIRECT TOWARDS THE REAR OR TOWARDS THE FRONT OF THE PROPERTY.
12. BUILDING COVERAGE: TOTAL LOT AREA = 11,000 SF, BUILDING COVERAGE = 2.5 X 41.5 X 65 = 3,660 SF, %BUILDING COVERAGE = 3,660 SF / 11,000 SF = 33.5%.
13. IMPERVIOUS COVERAGE CALCULATION: TOTAL LOT AREA = 11,000 SF, BUILDING COVERAGE = 2 X 41.5 X 65 = 3,660 SF, ASPHALT IMPERVIOUS COVERAGE = 3,000 SF TOTAL IMPERVIOUS COVERAGE = 3,000 SF + 3,660 SF = 6,660 SF, % IMPERVIOUS = 6,660 SF / 11,000 SF = 60.81%
NOTES:
1. THE PROPERTY OWNER IS CONSTRUCTING 2 TWIN BUILDINGS FOR A TOTAL OF 4 CONDO UNITS WITH A PROPOSED HOA.
2. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL FIELD CONDITIONS AND DESIGN DURING CONSTRUCTION. ALL NOTES ARE SUPERSEDED BY THE BUILDING CODES OF THE STATE OF PENNSYLVANIA AND THE BOROUGH OF NORRISTOWN.
3. ELEVATION AND CROSS SECTIONAL VIEWS OF DESIGN AND FLOOR PLAN SHALL BE PROVIDED BY THE MANUFACTURERS AND CONTRACTOR DURING CONSTRUCTION PHASE SERVICES.
4. ALL CONSTRUCTION AND INSTALLATION AT THIS SITE SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL GOVERNMENT REGULATIONS.
5. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED NEITHER ON THESE PLANS, NOR FOR ANY CONFLICTS SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
6. PLAN BASED ON AERIAL IMAGERY, GOOGLE EARTH, USGS, EXISTING FLOOR PLAN, SITE VISITS, AND PROPERTY SURVEY PROVIDED BY THE PROPERTY OWNER.
7. ALL FINISHINGS TO BE COORDINATED BETWEEN THE CONTRACTOR AND OWNER.
8. ALL MATERIAL AND EQUIPMENT INSTALLED AND FURNISHED BY THE CONTRACTOR SHALL COMPLY WITH INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 AND THE INTERNATIONAL BUILDING CODE (IBC) 2021 OR LATEST EDITION.
R-2 (RESIDENCE DISTRICT) AREA AND BULK REQUIREMENTS
DESCRIPTION | REQUIRED | EXISTING | PROPOSED | CONFORMS
LOT AREA | 6,000 SF | 11,000 SF | 11,000 SF | Y
MAXIMUM IMPERVIOUS COVERAGE | 60% | 75% | 60.81% | Y
MAX BUILDING COVERAGE | 50% | 0% | 33.5% | Y
SIDE YARD (MIN) | VARIES | VARIES | VARIES | Y
FRONT YARD (MIN) | 20 FEET | 20 FEET | 20 FEET | Y
REAR YARD (MIN) | 25 FEET | 25 FEET | 25 FEET | Y
POWELL STREET
PROPOSED CONCRETE DRIVEWAY & DEPRESSED CURB
PROPOSED 6' HIGH CHAINLINK FENCE
20'-0" FRONT YARD SET BACK
PROPOSED DOWNSPOUT (TYP. OF 12)
PROPOSED BOXWOODS (TYP. OF 8)
PROPOSED PROPERTY TO BE CONSOLIDATED INTO ONE LOT WITH HOA
UNIT 1
UNIT 2
UNIT 3
UNIT 4
68'-0" REAR YARD SET BACK
PROPOSED ASPHALT DRIVEWAY W/INCHES THICK OF 1MM1, 20'-0" WIDE
UTILITY PANEL METERS - TYP. OF 4
PROPOSED 6' HIGH CHAINLINK FENCE
PROPOSED ELECTRICAL SERVICE CONNECTION
PROPOSED 2-INCH WATER SERVICE
PROPOSED SEWER CLEANOUT (TYP. OF 3)
PROPOSED 6-INCH SEWER LATERAL
PROPOSED FIBER OPTIC CONNECTION (IF NEEDED)
PROPOSED 7'-0"X5'-0" CONCRETE LANDING WITH 2 CONCRETE STEPS 4035 PSI / 6-INCHES THICK (TYP. OF 4) AND METAL RAILING
PROPOSED 5'-0" CONCRETE SIDEWALK 3500 PSI 4-INCHES THICK
PROPOSED GRASS AREA
5'-0" SIDE YARD SET BACK
SITE PLAN
SCALE: 1" = 20'
FOR PERMIT SUBMITTAL TO THE BOROUGH OF NORRISTOWN
JOSEF C. ARGENIO, P.E.
Professional Engineer - PA Lic. No. PE088174
Date
NAVIER
2931 Greenway Way
Bethlehem, PA 18020
PROPERTY OWNER OF 1400 - 1408 POWELL STREET
MONTGOMERY COUNTY, PENNSYLVANIA
4 UNITS - RESIDENTIAL HOME CONSTRUCTION
CONDOMINIUM DEVELOPMENT WITH HOA
SITE & ZONING PLAN
Job 267
Sheet C-1
Contract No. 267