



Municipality of Norristown

Municipal Council
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Municipal Administrator
Leonard Lightner

Norristown Planning Commission Agenda October 14th, 2025 – 7:00 PM

Location: Municipal Hall, 235 East Airy Street, 1st Floor, Norristown, PA 19401

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES**
- D. REPORTS**
- E. OLD BUSINESS**
- F. NEW BUSINESS**

(1) (2CU-25) Review of Conditional Use Application - 333 W Lafayette Street

Applicant: 333 West Lafayette Street, LLC

Property Location: 333 West Lafayette St., Norristown, PA 19401

Property Owner: 333 West Lafayette Street, LLC

Under this Application, the Applicant is proposing to construct a 14-foot-tall by 49-foot-long changeable-message off-premises outdoor advertising sign on the facade of the existing building at 333 W. Lafayette Street.

(2) Review of Preliminary/Final Land Development Plans – 1001 Powell Street – Montgomery County Public Library

Applicant: Laura Gamble

Property Location: 1001 Powell Street, Norristown, PA 19401

Property Owner: Montgomery County – David Hahn

The Applicant is proposing a complete interior and exterior retrofit of approximately 83,000 SF of the existing Montgomery County Norristown Public Library. The retrofit includes all mechanical, electrical, plumbing, and fire protection

systems. A new addition consisting of approximately 2,000 SF on the first floor and 5,000 SF on the ground floor is proposed along the western end of the building.

**(3) (3CU-25) Review of Conditional Use Master Plan – 1001 Sterigere Street
(Norristown State Hospital)**

Applicant: Anthony Maras of Pinnacle Realty Development Company /
(Montgomery County Redevelopment Authority)

Property Location: 1001 Sterigere Street, Norristown, PA 19401

Property Owner: Anthony Maras of Pinnacle Realty Development Company
/ (Montgomery County Redevelopment Authority)

The applicant is proposing to redevelop a portion of the former Norristown State Hospital grounds as a mixed-use development to include 423 townhouses, 258 apartment units, 69,450 SQFT of retail, 188,600 SQFT of industrial/office/tech space, and 42,000 SQFT of a sports complex. This development will include an integrated system of parks and open space areas available for the use of both the new and current residents. In addition to the buildings and parks noted above, the project will include the needed utility, stormwater, gas, electricity, water and sewer improvements to service the proposed development.

G. ADJOURNMENT