

NORRISTOWN MUNICIPALITY
Council Meeting
Tuesday, April 1, 2025
6:30 PM – Council Chambers

AGENDA

- I. Call to Order
- II. Moment of Silence / Pledge of Allegiance
- III. Roll Call
- IV. Motion to Approve Minutes
 - A. **Request for Council to Approve March 18, 2025, Council Work Session Minutes**
- V. Executive Session Announcement
- VI. Presentations
 - A. **Keep Pennsylvania Beautiful 2024 Community Partner of Keep Norristown Beautiful Award Presented to Stony Creek Anglers**
 - B. **Keep Pennsylvania Beautiful Community Pride Award and Citation Presented to Lisa Bobyock**
 - C. **Recognition of Firefighter for Life-saving Incident.**
Recognize the live-saving efforts of Firefighter Brian Drennen.
 - D. **Presentation for the Proposed Zoning Text Amendment to create a mixed-use overlay of the 68 acres of the Norristown State Hospital**
- VII. Announcements
- VIII. Response to Questions from the Last Council Meeting
- IX. Public Comments
- X. Appointments
 - A. **Appointment of Council Members**
- XI. Municipal Administrator
 - A. **Resolution No. 25-40: Request for Municipal Council to Approve the 2025 Capital Improvement Plan (CIP) Vehicle and Equipment Purchases**
For Municipal Council to approve the purchase of vehicles and equipment in accordance with the approved CIP Resolution 24-120.
- XII. Fire
 - A. **Resolution No. 25-31: Motion to Hire Michael Drennen, Nicholas Keller and Michael McKenney as Firefighters.**
Motion to hire and swear in three (3) Firefighters.
- XIII. Parks and Recreation
 - A. **Resolution 25-37- Request Council to Approve Rotation Productions for the 2025**

Summer Concert Series for \$29,000.00

The **Summer Concert Series** is designed to bring the community together through the power of live music. It provides a vibrant, family-friendly atmosphere where residents and visitors can enjoy diverse musical performances while supporting local artists and businesses. The series fosters community engagement, enhances cultural experiences, and promotes the use of public spaces for recreation and entertainment.

XIV. Planning & Municipal Development

A. Request to advertise the Proposed Zoning Text Amendment to create a mixed-use overlay of the 68 acres of the Norristown State Hospital

Proposing a mixed-use overlay of the 68 acres of the Norristown State Hospital will encourage and permit uses that are compatible and complementary with the historic character of the community and areas surrounding the Institutional Zoning District and will assist in Norristown's Economic Development Revitalization strategy.

XV. Police

A. Resolution No.25-39: Request the purchase of Axon Fleet 3 Bundle from AXON Enterprise

Resolution to request the council to approve the purchase of 3 Fleet 3 Bundles from Axon Enterprise

XVI. Public Works

A. Resolution 25-38 - Request Council Approve Submitting Grant Application to PA Small Water and Sewer Program for \$403,246 for stormwater improvements at Stanbridge and W. Elm Streets.

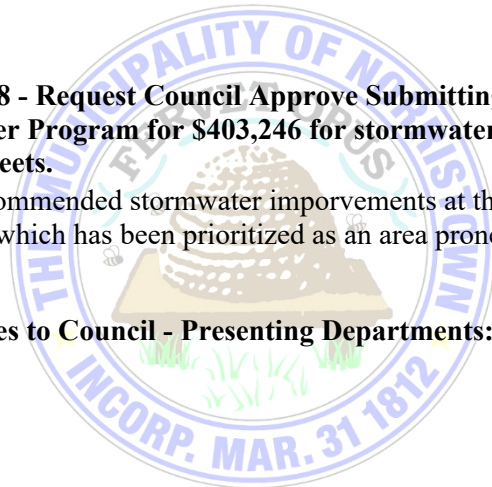
To construct recommended stormwater improvements at the intersection of Standbridge and W. Elm Streets, which has been prioritized as an area prone to stormwater runoff and flooding.

XVII. Departmental Reports

A. Monthly Updates to Council - Presenting Departments: Police and Fire Departments

XVIII. Adjournment

Anyone with a disability who wishes to attend this meeting and requires an auxiliary aid, service or other accommodations to participate in the meeting, please call the office of the Municipal Administrator at 610-272-8080.





MUNICIPALITY OF NORRISTOWN
COUNCIL/WORK SESSION AGENDA ITEM

DEPARTMENT: Administration

SUBJECT: Request for Council to Approve March 18, 2025, Council Work Session Minutes

TYPE OF ITEM: Action Item

DATE AGENDA ITEM: 3/25/2025

DATE OF COUNCIL MEETING / WORK SESSION: April 1, 2025

FINANCE / LEGAL REVIEW:

PURPOSE:

HISTORY:

FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION:



NORRISTOWN MUNICIPALITY
COUNCIL WORK SESSION MINUTES
MARCH 18, 2025

The Council Work Session of Tuesday, March 18, 2025 was called to order by Council President, Rebecca Smith, at 6:30 PM in Municipal Hall Chambers, 235 East Airy Street, Norristown, PA.

There was a Moment of Silence followed by the Pledge of Allegiance.

The following Council members were in attendance:

William McCoy
Mydera Robinson
Dustin Queenan
Rashaad Bates
Rebecca Smith

Also in attendance were:

Leonard Lightner, Municipal Administrator; Sean Kilkenny, Municipal Solicitor; Jayne Musonye, Director of Planning and Municipal Development; Kathy Pfister, Director of Finance; Amanda Ciarlante, Assistant Finance Director; Thomas Odenigbo, Director of Public Works; Keith Gordon, Code Enforcement Manager; Lieutenant Angelucci, Norristown Police Department; Thomas O'Donnell, Norristown Fire Chief.

APPROVAL OF MINUTES

There was **a motion by Councilman Queenan, seconded by Councilman Bates**, to approve the Minutes from March 4, 2025. **The motion passed unanimously.**

EXECUTIVE SESSION ANNOUNCEMENT

Council President Smith announced that Council did not meet in Executive Session prior to the Council Work Session.

ANNOUNCEMENTS

“Electronics Recycling Collection” at the upper parking lot of the Elmwood Park Zoo. Monday, March 24, 2025 from 9 am to 1 pm.

Literacy Council of Norristown at von C Brewing Company on May 13th at 6:30 pm for “Lagers for Literacy.”

Woman-Owned Business Empowerment and Networking Event on March 28th at the George Washington Carver Community Center in honor of “Women’s History Month.” Vendor networking 5 pm and Public admission 6 pm.

Town Hall ZOOM Meeting with Councilwoman Robinson on April 11th from 1 pm to 6 pm. Find events on Councilwoman Robinson’s Facebook or the Municipal website at mrobinson@norristown.org.

SRC (“Systemic Reformative Change”) Foundation’s weekly “Clean and Grill.” 1102 Dekalb Street, Saturday, March 22nd at 9 am. Free Food for Volunteers and cleaning supplies provided.

Response to Questions from the last Council Meeting

Leonard Lightner addressed the issue of dangerous trees on private property. He explained that first they look at the tree and consult an arborist or tree tender if needed. The Municipality will encourage the removal of the tree, especially if it is encroaching on public property. He said information about tree removal can be found in Ordinance 295-4.

Regarding the issue of trash cans in the front of a property. He noted that some residents don’t have side yards to put them in.

He said that issues regarding Zone C Parking are being enforced.

PUBLIC COMMENT

Derek Johns, 1102 Dekalb Street – He came to promote the SRC Foundation’s mission which is to listen to needs and provide help. He said the key is to get members to socialize and to keep them clean and safe.

Rocco, Kohn Street – He is back before Council again regarding his request for a Handicapped Parking Sign for which he was denied because he has a driveway. He also complained that he called Code because someone trashed his car because he called about neighbors parked on the sidewalk. He also complained there are residents who are renting that make a lot of noise. He is still requesting a Handicapped sign in front of his house.

Cassidy Kavanaugh, 1406 Astor Street – She said she’s lived in Norristown since 2020. She said when she crosses the street with her dogs at Fornance & Harding Blvd., she has to dodge cars that go through the stop sign. She said she has to rush across the street.

James Watters, Hamilton Street – He said he spoke with the President & CEO of PECO. He said he is interested in the infrastructure in Norristown. He said that the cable company is not changing over to new poles. He said he will refer to the PA Constitution. He said that PECO said they can’t do anything about the cable companies.

Felipa Monteroses, 1046 Dekalb Street – She said there is dog poop everywhere in the park at Green & Spruce Streets. She asked for signs and maybe a container to be used for the dog waste.

Keya Johnson, 517 Buttonwood Street – He commented about the unhoused across from the Recreation Center. He said it raises safety concerns. He said that public spaces should be welcoming. He asked what is being done?

BUILDING & CODE COMPLIANCE

Request approval of HARB COAs

Mr. Gordon recommended approval of the HARB COAs for the following properties:

21 West Airy Street
554 George Street
408 West Main Street
1107 West Airy Street
Arch Street Greenway Project

There was a **motion by Councilman Queenan, seconded by Councilman Bates**, to approve the HARB COAs for the aforementioned properties. **The motion passed unanimously.**

MUNICIPAL ADMINISTRATOR

Resolution 25-18: Request Municipal Council to approve the sale of (7) seven Surplus Vehicles via Public Auction

Mr. Lightner told Council that a list of the vehicles is in their packets. He said they will be sold on an online Auto Auction via Municibid.

There was a **motion by Councilman Bates, seconded by Councilman Queenan**, to approve the disposal of seven surplus vehicles and equipment. **The motion passed unanimously.**

Resolution 25-19: Request for Municipal Council to revise Section 5.2 of the Norristown Civil Service Commission Rules and Regulations for the Municipality of Norristown

Mr. Lightner summarized the Police & Fire – Fill a Vacancy. He said the request is to propose a new language allowing the Municipality to reinstate them without a Furlough.

There was a **motion by Councilman Bates, seconded by Councilman Queenan**, to approve the revision of Section 5.2 of the Norristown Civil Service Commission Rules and Regulations for the Municipality of Norristown. **The motion passed unanimously.**

Resolution 25-36: Request for Municipal Council to approve a Contract Agreement with Marco Technologies, LLC, for Managed Service Provider Services

Mr. Lightner the contract was awarded to the second lowest bidder. He said they are local so response time should be quicker.

There was a **motion by Councilman Bates, seconded by Councilman Queenan**, to approve the contract agreement with Marco Technologies, LLC, for Managed Service Provider Services. **The motion passed unanimously.**

Motion to approve the resignation of Lauren Hughes, Council Member-at-Large

There was a **motion by Councilman Bates, seconded by Councilman Queenan**, to approve the resignation of Lauren Hughes. **The motion passed unanimously.**

Request for Municipal Council to review and approve a Tax Assessment Appeal Settlement for 550 East Fornance Street.

Mr. Lightner noted that the house value decreased and the assessment increased which affects the taxes for a total of over \$20,000.

Solicitor Kilkenny noted it was approved by the Norristown Area School District and it was discussed by the appropriate parties to negotiate the settlement.

There was a **motion by Councilman Queenan, seconded by Councilman Bates**, to approve the Tax Assessment Appeal Settlement for 550 East Fornance Street. **The motion passed unanimously.**

POLICE

Resolution 25-35: Handicapped Parking

Lt. Angelucci requested the approval of Handicapped Parking for the following addresses:

200 Hamilton Street

600 Noble Street

There was a **motion by Councilman Queenan, seconded by Councilman Bates**, to approve the Handicapped Parking requests for 200 Hamilton Street and 600 Noble Street. **The motion passed unanimously.**

PUBLIC WORKS

Resolution 25-29 of 2025 to approve the submission of a Grant Application to the Pennsylvania Department of Transportation (PennDOT) requesting \$419,713 in Green-Light-Go Program Funding for East Farnance Street and New Hope Street Traffic Signal Modernization Project

Mr. Odenigbo said this application requires a match which will come from the Liquid Fuels Account.

There was a **motion by Councilman Queenan, seconded by Councilman Bates**, to approve Resolution 25-29 of 2025 for the submission of a Grant Application to PennDOT in Green-Light-Go Program Funding for East Farnance Street and New Hope Street Traffic Signal Modernization Project. **The motion passed unanimously.**

Resolution 25-32 of 2025: approve a purchase in the amount of \$57,060 from Korkus Transport, LLC, for the purchase of the 2024-2025 Snow and Ice Control Service

Mr. Odenigbo said this snow and ice control is for PennDOT roads in Norristown.

There was a **motion by Councilman Queenan, seconded by Councilman Bates**, to approve the purchase of the 2024-2025 Snow and Ice Control Service. **The motion passed unanimously.**

Resolution 25-33 of 2025: request for Municipal Council to approve the final award for 2025 in the amount of \$101,700 to Radiance Janitorial Services LLC to provide janitorial services for Municipal Hall and the Norristown Recreation Center.

Mr. Odenigbo said this is the final contract and asked for approval.

There was **a motion by Councilman Bates, seconded by Councilman Queenan**, to approve the final award for 2025 to Radiance Janitorial Services LLC. **The motion passed unanimously.**

Resolution 25-34 of 2025: Request for Municipal Council to approve payment to Pennoni Associates, Inc. (City Engineer) for the sum of \$40,000 for the conceptual design, Geo technical works and other field work done in connection with the failed Hancock Pedestrian Bridge.

There was **a motion by Councilman Queenan, seconded by Councilman Bates**, to approve payment to Pennoni Associates for the sum of \$40,000 for the conceptual design, Geo technical works and other field work done in connection with the failed Hancock Pedestrian Bridge. **The motion passed unanimously.**

Chester Valley Trail Detour during Trail Junction Center Construction. The proposed activity is a temporary trail detour for the Chester Valley Trail (CVT) during an approximately 18-month period when the Trail Junction Center (TJC) is being renovated for adaptive reuse as a community building with trail services and flexible community space.

There was a Power Point presentation showing that the trail detour is behind the Norristown Transportation Center and the SEPTA Parking Garage. He said there will be signage.

There was **a motion by Councilman Queenan, seconded by Councilman Bates**, to approve the proposed activity of a temporary trail detour for the CVT during an approximately 18-month period when the TJC is being renovated for adaptive reuse as a community building with trail services and flexible community space. **The motion passed unanimously.**

DEPARTMENTAL REPORTS

February 2025 Department Executive Reports

Council President Smith noted there were no Department Executive Reports.

ADJOURNMENT

There was **a motion by Councilman Bates, seconded by Councilman Queenan**, to adjourn the Council Work Session. **The motion passed unanimously.**

Respectfully submitted,

Roseann M. Santangelo
Clerk of Council

MUNICIPALITY OF NORRISTOWN
COUNCIL/WORK SESSION AGENDA ITEM

DEPARTMENT: Public Works

SUBJECT: Keep Pennsylvania Beautiful 2024 Community Partner of Keep Norristown
Beautiful Award Presented to Stony Creek Anglers

TYPE OF ITEM: Action Item

DATE AGENDA ITEM: 3/25/2025

DATE OF COUNCIL MEETING / WORK SESSION: April 1, 2025

BUDGET IMPACT:

X ANNUAL BUDGET EXPENSE

X CAPITAL BUDGET EXPENSE

FUNDING SOURCE (Account No.):

FINANCE / LEGAL REVIEW:

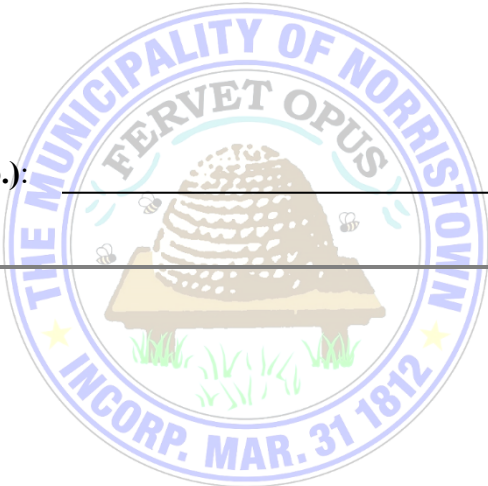
PURPOSE:

HISTORY:

FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION:





January 15, 2025

Stony Creek Anglers
In care of:

Keep Norristown Beautiful
Lisa Bobyock Environmental & Stormwater Compliance Manager
Norristown Stormwater Authority
235 East Airy Street
Norristown, PA 19401

Dear Stony Creek Anglers,

On behalf of Keep Pennsylvania Beautiful, we are honored to recognize you with the Community Partner Award for your outstanding contributions to help keep Norristown, and Montgomery County, clean and beautiful!

Thank you for engaging volunteers and helping clean up Stony Creek in Norristown for nearly 40 years! By providing a meeting place for all sports persons of good will, your organization consistently helps foster conservation of fishing areas and game lands in our commonwealth. Thank you for encouraging the protection and propagation of all wildlife, game, and fish, and helping to develop opportunities for the greater enjoyment of outdoor recreation, as well as searching for solutions to problems of Ecology and Pollution of the natural resources on our Community and Commonwealth.

We are grateful for organizations like yours whose dedication, commitment and exceptional contributions helped advance our mission and strengthen community improvement efforts statewide in 2024. Please accept this award and certificate as an expression of our appreciation.

For a complete list of 2024 awardees, please visit our website at <https://www.keeppabeautiful.org/grants-awards/awards/>

We are grateful for your commitment and community service.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shannon Reiter".

Shannon Reiter
President



MUNICIPALITY OF NORRISTOWN

COUNCIL/WORK SESSION AGENDA ITEM

DEPARTMENT: Administration

SUBJECT: Keep Pennsylvania Beautiful Community Pride Award and Citation Presented to Lisa Bobyock

TYPE OF ITEM: Recognition

DATE AGENDA ITEM: 3/25/2025

DATE OF COUNCIL MEETING / WORK SESSION: April 1, 2025

BUDGET IMPACT: _____

X ANNUAL BUDGET EXPENSE

X CAPITAL BUDGET EXPENSE

FUNDING SOURCE (Account No.): _____

FINANCE / LEGAL REVIEW: _____

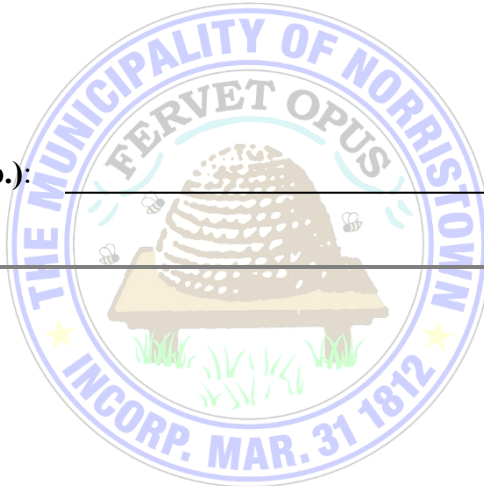
PURPOSE:

HISTORY:

FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION:



MUNICIPALITY OF NORRISTOWN

COUNCIL/WORK SESSION AGENDA ITEM

DEPARTMENT: Fire

SUBJECT: Recognition of Firefighter for Life-saving Incident.

TYPE OF ITEM: Recognition

DATE AGENDA ITEM: 3/24/2025

DATE OF COUNCIL MEETING / WORK SESSION: April 1, 2025

n/a

FINANCE / LEGAL REVIEW: N/A

PURPOSE:

Recognize the live-saving efforts of Firefighter Brian Drennen.

HISTORY:

In the early morning hours of September 10, 2024, at approximately 0445am, the Norristown Fire Department responded to a dwelling fire with entrapment at 529 Cherry Street. First arriving units found a fire on a rear second floor deck that was extending into the home's only access, cutting off the exit of the occupants inside.

FACTS AND ISSUES:

The occupants retreated to the front windows of the second and third floors and called for help. With all other Norristown firefighters working to establish a water supply and attacking the fire at the rear of the dwelling, Firefighter Brian Drennen, as operator of Quint 27, was the only firefighter available to rescue the trapped occupants. With the assistance of a Norristown Police Officer, Firefighter Drennen deployed and raised a 35-foot ground ladder to the third-floor window. Firefighter Drennen then climbed the ladder five times, removing and carrying down occupants from the third floor, while an occupant on the second floor jumped on the back of the ladder and climbed down on his own. Four of the occupants were transferred to the awaiting medics for transportation to the hospital for treatment of minor injuries. Firefighter Drennen's quick thinking and aggressive actions saved lives and prevented further harm. His dedication to duty and commitment to protecting the community are truly commendable.

OPTIONS:

n/a

RECOMMENDED ACTION:

Award Medal of Merit to Firefighter Brian Drennen.

Thomas M. O'Donnell, Fire Chief

MUNICIPALITY OF NORRISTOWN

COUNCIL/WORK SESSION AGENDA ITEM





Municipality of Norristown

Merit Citation



Firefighter Brian Drennen

Whereas, In the early morning hours of September 10, 2024, at approximately 4:45am, the Norristown Fire Department responded to a dwelling fire with entrapment, at 529 Cherry Street. First arriving Norristown units— Engine 27 with an operator and two firefighters, Quint 27 with a company officer and the operator, and Car 27-2 with an Assistant Chief, found fire on a rear deck that was extending into the home's only access, cutting off the exit of the occupants inside; and

Whereas, The occupants retreated to the front windows of the second and third floors and called for help. With all other Norristown firefighters working to establish a water supply and attacking the fire at the rear of the dwelling, Firefighter Brian Drennen, as operator of Quint 27, was the only firefighter available to rescue the trapped occupants; and

Whereas, With the assistance of a Norristown Police Officer, Firefighter Drennen deployed and raised a 35-foot ground ladder to the third-floor window. Firefighter Drennen then climbed the ladder five times removing and carrying down occupants from the third floor, while an occupant on the second floor jumped on the back of the ladder and climbed down on his own, and

Whereas, Four of the occupants were transferred to the awaiting medics for transportation to the hospital for treatment of minor injuries. Firefighter Drennen's quick thinking and aggressive actions saved lives and prevented further harm. His dedication to duty and commitment to protecting the community are truly commendable.

Now Therefore, Be it resolved that on this date, April 1, 2025, Firefighter Brian Drennen be recognized with the Norristown Fire Department's Merit Citation for his brave efforts during this incident. His actions are a shining example of the dedication and professionalism that exemplifies the highest traditions of the Norristown Fire Department.

Rebecca Smith, President
Norristown Municipal Council

Thomas M. O'Donnell, Fire Chief
Norristown Fire Department

MUNICIPALITY OF NORRISTOWN

COUNCIL/WORK SESSION AGENDA ITEM

DEPARTMENT: Planning & Municipal Development

SUBJECT: Presentation for the Proposed Zoning Text Amendment to create a mixed-use overlay of the 68 acres of the Norristown State Hospital

TYPE OF ITEM: Policy / Discussion

DATE AGENDA ITEM: 3/24/2025

DATE OF COUNCIL MEETING / WORK SESSION: April 1, 2025

BUDGET IMPACT: _____

X ANNUAL BUDGET EXPENSE

X CAPITAL BUDGET EXPENSE

FUNDING SOURCE (Account No.): _____

FINANCE / LEGAL REVIEW: _____

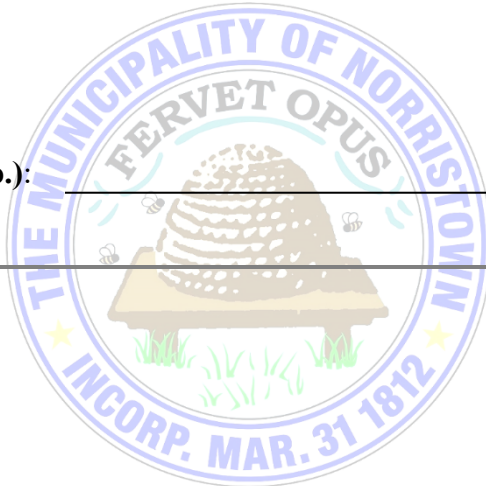
PURPOSE:

HISTORY:

FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION:



§ XXX-190**Applicability.**

§ XXX-191**Legislative intent.**

§ XXX-192**Use regulations.**

§ XXX-193**Dimensional criteria.**

§ XXX-194**General development regulations.**

§ XXX-195**Application and review of development proposals.**

§ XXX-196**Design.**

§ XXX-197**Sound design public amenities far bonus provisions.**

§ XXX-198**Off-street parking and loading.**

§ XXX-199**Traffic impact study.**

§ XXX-200**through § XXX-204. (Reserved)**

§ XXX-190**Applicability.**

The ~~Institutional Overlay~~Mixed-Use Overlay (MUO+O) District shall apply to a mapped area located within the established Institutional Zoning area boundary, as created by the Norristown Municipality, as located within the Municipal boundary of Norristown Municipality, Montgomery County, Pennsylvania, as of the date of the adoption of this article, and the following regulations shall apply in addition to those of the underlying zoning district. The minimum tract size shall be 10~~45~~ acres.

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§ XXX-191**Legislative intent.**

The purpose of the ~~Institutional Zoning~~Mixed-Use Overlay District is to ~~encourage~~encourage, and permit uses that are compatible and complementary with the historic character of the community

and areas surrounding the Institutional Zoning District, to assist in its revitalization, and which are in accordance with the goals and objectives of the redevelopment plan, the Norristown economic redevelopment strategy and other applicable policies. A mix of uses in the form of Residential, mixed-use, commercial, grocery, restaurant, office/research/technology and other pedestrian-oriented uses, and an urban character of design are permitted and encouraged. In particular, uses that traditionally accompany and strengthen the commercial/residential core are permitted, such as office, cultural, residential, educational, entertainment, recreational and related uses. A mix of uses in a single building is encouraged in order to create a central neighborhood core. Parking lots shall be separated and buffered from streets and sidewalks by decorative fences and landscaping. ~~while new~~ New construction and planning should utilize traditional building materials and the accepted principles of traditional neighborhood development (TND) to the greatest extent possible. urban design.

For the purpose of clarity and to avoid confusion any applicant for development under this section shall designate at the time of submission or if a master plan is required, here under a designation if the residential and other development will use traditional lot lines or be developed in accordance with the Pennsylvania Unified Planned Communities Act. All development within this overlay shall be in accordance with an approved master plan and shall be developed in accordance with the Pennsylvania Unified Planned Communities Act. Traditional lot lines shall not be required to convey individual parcel ownership.

§ XXX-192 **Use regulations.**

A. Permitted uses. The permitted uses in the Mixed-Use Overlay District are organized into five main categories. The categories are Residential, Retail, Commercial, Service, and Ancillary uses. Within 18 months of construction completion of any use category, the construction of an

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Commented [PH5]: Phrasing. This doesn't read right

Commented [SS6R5]: How is this?

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additional use category from those outlined in XXX-192 A must commence unless otherwise allowed by the Municipality; which requirement shall continue through completion. The intent of this requirement is to ensure that the full plan is developed. commencing a second-use category must commence from those outlined in XXX-192 A. Any use not specifically mentioned in this section is specifically prohibited unless approved by council by conditional use approval. A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other unless determined to be substantially similar to the below uses by conditional use:

XXX 192.A Use Categories

(1) Residential Uses

(a.) Mid-rise apartment houses

(b.) Mixed Use Apartments over Retail

(c.) Residential mixed uses

a. Townhomes

b. Stacked Townhomes

c. Twin/Duplex

~~(6) Full service Hotels~~

(d.) ~~(15)~~ Garden Style Apartments (no more than 3 stories and a maximum of 32 units per building).

~~(2) Retail Uses~~

(a.) Retail establishments, including department stores for the sale of new dry goods, variety and general merchandise, books, magazines, clothing, food, medical supplies, drugs, pets, flowers and floral arrangements, furnishings or

Commented [PH9]: I don't understand. Is this saying you cannot commence a use within a different use category until the first category has commenced?

Commented [PH10R9]: Within 18 months of construction of any one use category, the construction of a second use category must commence unless otherwise allowed by the Municipality. The intent of this requirement is to ensure that the full plan is developed.

Commented [SS11R9]: See changes

Commented [PH12]: Does this mean any use is permitted by CU?

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other household supplies and the sale and repair of jewelry, watches, clocks, optical goods or musical, professional, medical and/or scientific instruments.

Convenience stores, super centers, discount stores (commonly called dollar stores) smoke shops, are all expressly prohibited.

(b.) Restaurants, tearooms, delicatessens, luncheonettes, coffee shops, retail bakers, confectionery or ice cream shops, bars, taverns or other places serving food or beverages, with outdoor dining/seating shall be permitted as an accessory use.

(c.) Antique stores.

(d.) Tailors, barbers, beauty salons, shoe repair, dressmaking or similar shops

(e.) Retail dry cleaning.

(3) Commercial Uses

(a.) ~~(2)~~ Business offices, medical and professional offices, government offices and office buildings. Notwithstanding the foregoing, client social service uses are only permitted by amendment of the master plan and approval the client social service use by special exception. conditional use approval.

(b.) Banks, savings and loan associations and financial institutions; drive-through windows and drive-through ATM uses are permitted provided they are located adjacent to a grocery store or similar commercial area in the project as identified on the Master Plan and/or as shown in any conditional use application. Walk-up ATMs may be located anywhere in the Mixed-Use Overlay as identified on the Master Plan and/or as shown in any conditional use application.

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(c.) Technology, research, development, and computer-based uses, including, but not limited to, data centers, medical research, life-science, university research facilities, business “incubators”, and similar uses.

(d.) Any use listed in § 320-192A, which contains a gross floor area in excess of 10,000 square feet. ~~Warehouse uses greater than 100,000 square feet used exclusively for the storage or distribution and/or redistribution of materials and goods manufactured offsite are prohibited.~~

(e.) Job printing and photocopying.

(f.) Flex Industrial/Light Assembly. Notwithstanding, Flex Industrial/Light Assembly being permitted, any ~~W~~Warehouse uses greater than 100,000 square feet used exclusively for the storage or distribution and/or redistribution of materials and goods manufactured or assembled offsite are prohibited.

(g.) Full Service Hotels

(4) Service Uses

(a.) Indoor theaters and performing arts centers.

(b.) Studios for dance, music, photography or marital arts.

(c.) Private schools or colleges (such as a barber school or business or technical college).

(d.) Art galleries.

(e.) Daycare Centers

(f.) Commercial gymnasiums, indoor sports fields/centers, climbing gyms, community recreational spaces, etc. of at least ~~5~~10,000 sq ft.

Commented [PH27]: I don't understand, why are we listing explicit prohibitions? If not listed, it is prohibited? Also, are we allowing warehousing?

Commented [PH28R27]: Move this sentence to follow the flex industrial/light assembly to clarify that the use is prohibited if greater than 100,000

Commented [SS29R27]: Done

Commented [PH30]: Drop in the similar uses to the above uses then allowed by CU

Commented [SS31R30]: Think language change fixed this.

Commented [PH32]: I don't understand, why are we listing explicit prohibitions? If not listed, it is prohibited? Also, are we allowing warehousing?

Commented [PH33R32]: Move this sentence to follow the flex industrial/light assembly to clarify that the use is prohibited if greater than 100,000

Commented [SS34R32]: See change

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Commented [PH35]: Delete the 10,000 sq ft minimum

Commented [SS36R35]: Changed to 5,000

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(g.) Indoor sport facilities that are court based.

(4) Ancillary Uses and Other Uses

(a.) Accessory uses on the same lot with and customarily incidental to any principal use permitted by this section, including no-impact home-based businesses and surface parking lots.

(b.) Public transit stations or terminals.

(c.) Parking garages as a principal use

(d.) Signs. Unless otherwise noted, when erected and maintained in accordance with the provision of Article XXVII, Signs.

(e.) Any municipal use including storage yards or similar facilities.

~~(3) Banks, savings and loan associations and financial institutions; drive-through windows and drive-through ATM uses are permitted provided they are located adjacent to a grocery store or similar commercial area in the project. Walk-up ATMs may be located anywhere in the Institutional Overlay as identified on the Master Plan and/or as shown in any conditional use application.~~

~~(4) Technology, research, development, and computer based computer based uses, including, but not limited to, data centers, medical research, life science, university research facilities, business “incubators”, and similar uses.~~

~~(5) Restaurants, tearooms, delicatessens, luncheonettes, coffee shops, retail bakers, confectionery or ice cream shops, bars, taverns or other places serving food or beverages, with outdoor dining/seating shall be permitted as an accessory use.~~

~~(6) Full service Hotels.~~

Commented [PH37]: Do we need to add municipal uses? Salt Barn?

Commented [PH38R37]: Change to “Ancillary and other uses”

Commented [SS39R37]: Done

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Commented [PH40]: Add municipal uses as an additional category

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- ~~(7) Indoor theaters and performing arts centers.~~
- ~~(8) Antique stores.~~
- ~~(9) Studios for dance, music, photography or marital arts.~~
- ~~(10) Private schools or colleges (such as a barber school or business or technical college).~~
- ~~(11) Art galleries.~~
- ~~(12) Accessory uses on the same lot with and customarily incidental to any principal use permitted by this section, including no-impact home-based businesses and surface parking lots.~~
- ~~(13) Mid-rise apartment houses~~
- ~~(14) Residential mixed uses~~
- ~~(15) Garden Style Apartments (no more than 3 stories and a maximum of 32 units per building).~~
- ~~(16) Public transit stations or terminals.~~
- ~~(17) Any use listed in § 320-192A, which contains a gross floor area in excess of 10,000 square feet. Warehouse uses are prohibited~~
- ~~(18) Parking garages as a principal use.~~
- ~~(19) Tailors, barbers, beauty salons, shoe repair, dressmaking or similar shops.~~
- ~~(20) Commercial gymnasiums, indoor sports fields/centers, climbing gyms, community recreational spaces, etc. of at least 10,000 sq. ft.~~
- ~~(21) Retail dry cleaning.~~
- ~~(22) Job printing and photocopying.~~
- ~~(23) Signs. Unless otherwise noted, when erected and maintained in accordance with the provision of Article XXVII, Signs.~~~~(23)~~

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~~(24)~~

~~C. Signs. Unless otherwise noted, when erected and maintained in accordance with the provision of Article XXVII, Signs.~~

§ XXX-193 **Dimensional criteria.**

The residential, commercial and mixed-use components of any proposed project shall be designed pursuant to the Pennsylvania Uniform Planned Communities Act, and there shall be no traditional lot lines. Moreover, all portions of any proposed project will be governed by unit/homeowner associations, in such configuration as any proposed developer and Norristown shall agree.

Commented [PH42]: But this conflicts with the above where it says that it needs to designate whether traditional lot lines or PCA.

Commented [SS43R42]: Should be ok now

A. All uses.

(1) Lot area. The minimum tract size shall be ~~4105~~ acres, but there shall be no minimum unit/parcel size.

Commented [PH44]: Change to 10 acres

Commented [SS45R44]: Done

(2) Unit/Parcel Width. Each unit/parcel shall have a width of at least 20 feet at the street line, or where the building may be measured under the Uniform Planned Community Act.

(3) Base height. Except as otherwise provided in this section, the base maximum height of any building or structure erected or used in this district shall be ~~6-5~~ stories ~~and or~~ ~~6574~~ feet to the highest occupiable floor height, whichever is less.

Commented [PH46]: "or" not "and"?

Commented [SS47R46]: Done

~~(74)~~ Floor area ratio. A maximum floor area ratio (FAR) of ~~2.50~~ ~~1.00.7~~ shall be allowed

Commented [PH48]: Change numbering

Commented [SS49R48]: Done

Commented [PH50]: Change to 0.7 instead of 1.0

~~(105)~~ The off-street parking regulations, including requirements for a minimum number of parking spaces, of Article XXVI shall apply in the ~~MUOIQ Mixed-Use~~ ~~Institutional~~ Overlay District.

Commented [PH51R50]: Add for language that this is the overall tract and period

Commented [SS52R50]: Done

Commented [PH53]: This conflicts with the language below stating that the standards do not apply.

Commented [PH54R53]: Eliminate and keep the by-demand language below.

§ XXX-194 **General development regulations.**

A. Building bulk.

(1) Building Length – The maximum horizontal length of any side of an elevation shall not exceed the following:

- a. Mixed-Use Multi-Family Building – 250 feet in length
- b. Townhouse – 200 feet in length
- c. Retail/Commercial – 250 feet in length
- d. Flex/Tech/Office – 350 feet in length
- e. All others – 200 feet in length

All buildings shall have a setback, architectural treatment, or change in materials to divide long elevations at a minimum every 100 feet in length.

No principal building shall contain a maximum horizontal profile length of greater than 270 feet without parking garage structures;

(2) Parking garages that are structures defined as multi-story stand alone or attached structures and principal buildings may be attached. Parking garages should be screened from the street by a building to the greatest extent feasible. The overall building length can be increased to an amount equal to the garage length to ensure the garage is fully screened. When the garage is not screened and the overall building length but where they would exceed the provisions of § XXX-194A(1) the garage shall be separated from the principal building by a minimum horizontal distance of 30 feet, although the two may be connected via enclosed pedestrian passageways (no more than 20 feet wide or two stories high) above the ground floor level or a roofed but unenclosed passageway on the ground level. Podium parking within a building shall be consistent with provisions as outlined in §320-243.

(3) The minimum distance between adjacent principal buildings shall be:

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Commented [PH55]: "that are defined as ..."

Commented [SS56R55]: Done

Commented [PH57]: Add the words "side-to-side" to clarify these are side distances. Add language regarding back-to-front" distances.

Commented [SS58R57]: See Edit

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Townhomes:

Side to Side – 20 Feet

Back to Back – 30 Feet

Front to Front – 40 Feet

Apartment/Mixed Use Buildings:

Side to Side – 30 Feet

Back to Back – 50 Feet

Front to Front – 50 Feet

Commercial Buildings –

Side to Side – 30 Feet

Back to Back – 40 Feet

Front to Front – 40 Feet

be 20 feet for townhome units, and 30 feet for apartment units (including both garden style and mid-rise buildings), and 40 feet for commercial buildings.

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B. Park and Adjoining land access and open space.

(1) Minimum area. A minimum of —15%— of the land area in the aggregate of the entirety of the overall site of all lots within this district shall be provided and maintained as permanent open space. The open space shall be a key component integrated into the basic design of the built environment that implements the above purpose and not be left over pieces of land at the periphery of the developed area.

(a) The land area devoted to open space shall be inclusive of buffer areas between properties, storm water management areas, and dedicated public space.

Commented [PH59]: If buffer areas are included, how do we treat these if/ when future zoning applications may be filed?

Commented [SS60R59]: See added sentence

~~where the public can gather.~~ Open Space and or Buffer Areas may not be modified except through an amendment of the Master Plan.

(b) Public gathering spaces and other areas usable by the public shall be planned and set aside within the boundaries of the development project. These spaces include open greens, parks, trails, and plazas that are accessible through the planned pedestrian network of the overall development. All phases of the plan shall be interconnected through a cohesive pedestrian network.

(c) A pedestrian network plan and open space plan shall be prepared and shown as part of the ~~tentative sketch~~ master plan submission.

(4) All public amenities shall be maintained to an acceptable standard as determined by the Code Enforcement Officer as per Municipal standards.

(5) Public access. ~~Subject of the provisions of the~~ ~~Provided that the landowner is immune from liability pursuant to the~~ Recreational Use of Land and Water Act, 68 P.S. § 477-1 et seq.:

(a) ~~The landowner shall not charge a fee for entry to the public areas;~~

(b) There shall be twenty-four-hour public and emergency access every day for walking, sitting, fishing and similar passive use recreational activities to all of the shown on the Master Plan as “public” or “proposed public”. Private community centers, pools and amenity spaces in apartment building are not required to be “public”.

~~C. Landscaping. Landscaping requirements in the district shall meet or exceed the provisions of the Municipality’s Subdivision and Land Development Ordinance.~~

Commented [PH61]: Project? Should it be “site” or “development?”

Commented [SS62R61]: Done

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Commented [PH63]: Above it states that “if a master plan” submission is required. So is there ever a time it would not be required?

Commented [SS64R63]: I think this is ok

Commented [SS65R63]: We searched and could not find “if”, therefore we think this has been addressed.

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Commented [PH66]: Is this language from somewhere else? I don’t see how the landowner would be immune under RULWA since there will be improvements (i.e. hard trails/walkways).

Commented [PH67R66]: Look to modify this language

Commented [SS68R66]: See proposed modification

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~~(1) The municipality may approve deviations from the Subdivision and Land Development ordinance during the master plan, the conditional use process, or the land development process when design intent exceeds that of existing requirements and is illustrated on a Landscape Plan prepared by a design professional.~~

~~C. Landscaping. Landscaping requirements in the IO District shall meet all provisions of the Municipality's Subdivision and Land Development Ordinance and the following:~~

~~(1) Shade trees meeting the specifications and spacing of § 433.C.3 [this cite needs to be corrected...something is missing....] of the Municipal Subdivision and Land Development Ordinance^[1] shall be provided along all streets and may be within the legal right of way.~~

~~[1]~~

~~Editor's Note: See § 282-433.C.3.~~

~~(2) Parking areas shall be separated from buildings, property lines (except where shared parking lots overlap a common property line), sidewalks and internal collector drives by a landscaped area at least five feet in width.~~

~~(3) All surface parking lots shall have a shade tree, with a caliper of two inches to 2 1/2 inches, at the ends of each single row of cars with at least one tree for every 24 spaces.~~

~~(4) All buildings shall be landscaped with a combination of evergreen and deciduous trees and shrubs to be used as foundation planting, i.e., plantings to be installed in proximity to the facades. Where foundation plantings are not possible or advisable, decorative architecture features such as permanent planters or window boxes may be used. All such features shall be designed to allow for healthy plant growth.~~

Commented [PH69]: Why is this in the zoning ordinance?

Commented [PH70R69]: Remove altogether

Commented [SS71R69]: Removed

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~~(5) The above design criteria are intended to develop a standard whereby adequate landscaping is included in the development. The criteria are not intended to strictly direct the location of this landscaping.~~

~~(6) A landscaping plan is required and shall be drawn at a scale of at least one inch equals 50 feet. It shall be totally coordinated with the overall site plan and shall contain the following:~~

~~(a) A delineation of existing and proposed plant materials.~~

~~(b) A delineation of other landscape features, including planting beds to be used for herbaceous plants, spaces to be devoted to courtyards and sitting areas, areas to be devoted to open lawns and other site amenities of the proposed development such as paving, site lighting, signs, kiosks, benches, street furniture, etc.~~

~~(c) A plant list wherein the botanical and common name of proposed plants are tabulated, along with the quantity, caliper, height and other characteristics.~~

~~(d) Details for the planting and staking of trees and the planting of shrubs and any other details which depict other related installations such as walls, fences, trash receptacles, tree grates, etc.~~

~~(e) Information in the form of notes or specifications concerning the proposed design of the site development. Such information shall convey the proposals for paving, seeding, sodding, mulching and the like.~~

~~**D. Conflicts.** In the event of a conflict between the requirements contained in this section and other requirements contained in this chapter, the requirements of this Article XIX shall supersede any requirements contained elsewhere in this chapter.~~

§ XXX-195 Application and review of development proposals.

A. ~~The Institutional-Mixed-Use Overlay shall require a~~ Tentative Sketch Plan in accordance with the Master Plan requirements outlined in § 320-270B, ~~excluding the impact statements required for conditional use under § 320-270A(5). The impact statements and pedestrian circulation framework shall be supplied concurrent with the preliminary plan submission during the conditional use approval of the master plan and shall demonstrate the development of the parcel is consistent with the proposed program of the approved Tentative Sketch Master -Plan. The Tentative Sketch Plan should convey the general intent of the proposed development and serve as a design outline for the Master Plan.~~

Tentative sketch. For all proposed development a tentative sketch plan shall be submitted, as defined in Article III of the Municipal Subdivision and Land Development Ordinance, with the following information also to be shown:

- (1) A site plan showing the location of all present and proposed buildings, drives, roadways, proposed traffic patterns, parking lots and garages, pedestrian walkways and plazas and other constructed features on the lot, plus all designated open space and open space/recreational facilities and all water, floodway/floodplains and topographic features. Surrounding existing features may be indicated with aerial photographic information.
- (2) Conceptual Landscaping plan showing the general location of all landscaping areas and the mature height of all proposed vegetation, differentiating between trees and shrubs.
- (5) Any other pertinent data or evidence that the Design Review Board may require, excluding architectural plans which will not be required.

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Commented [PH72]: So a tentative sketch plan is submitted before a CU application for master plan approval?

Commented [SS73R72]: Yes

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~~(6) All tentative sketch plans, as described above, shall follow the procedure specified in Article III of the Municipal Subdivision and Land Development Ordinance, with the following revisions:~~

~~(a) There shall be one paper copy of each plan submitted, and all other copies shall be submitted electronically.~~

~~(b) One copy of the plan shall be submitted to the Design Review Board.~~

~~(c) Application for review of the tentative sketch plans shall be placed in the agenda of the Design Review Board Meeting.~~

~~(d) Municipal Council shall also review the recommendations of the Design Review Board in subsequent action on the tentative sketch plan. In all cases, Municipal Council shall have the final approval of all development.~~

~~(7) All tentative sketch plans shall, in their layout and design, show the following:~~

~~(a) An integrated and coordinated pedestrian circulation system linking the site with nearby uses and buildings, parks, transit facilities, other pedestrian traffic generators, the rest of the redevelopment area, and the remainder of the Municipality.~~

~~(b) Access to the park and neighborhoods surrounding the proposed development, both physically and visually, from the surrounding area streets perpendicular to the river and other through streets.~~

~~(c) All open spaces areas in the form of walkways, plazas, arcades, etc.~~

§ XXX-196**Design.**

A. Prior to the issuance of Preliminary Plan Approval, all development proposals shall be submitted to the Design Review Board with the following information:

(1) Preliminary architectural elevations shall be submitted with any special exception application or land development application, whichever occurs first. Such elevations shall be prepared by a registered architect. Such elevation shall illustrate the general design, character and materials for sides of buildings visible from public streets, waterways and open space lands available for public use.

(2) The details of the architectural designs may be modified after ~~conditional use approval~~preliminary plan, provided the overall designs and types of materials conform with the approved plans.

(3) The architectural designs of all buildings should provide a variety of rooflines and treatments when viewed from public streets, parks and open space lands available for public use. Buildings shall not have the exterior appearance of large monolithic structures. Instead, large buildings shall have the appearance of connected smaller buildings. Building walls shall not have an unbroken single appearance for more than ~~100~~72 feet on the average in horizontal length. Instead, variations in materials, height, colors, textures, overhangs, setbacks no less than 8 inches and average of 16 inches over the length of the facade, of at least 2 feet, display windows and/or entranceways shall be used to provide visual interest.

(4) In no case shall the horizontal length of a building or other structure, building height, building separation or other bulk requirements exceed the provisions of this article.

(5) The architectural design of a building's vertical height shall be broken with variations in materials, colors, textures, setbacks, fenestration and architectural detailing.

Commented [PH74]: Isnt this SALDO and not Zoning?

Commented [PH75R74]: Jayne take a look at the SALDO to see if it is all covered

Commented [PH76R74]: Keep it because it does not neatly align

(6) The sides of buildings visible from public ~~streets, parks~~streets, parks and open space lands available for public use shall not have a dissonant architectural theme. All buildings within a single project should have a complimentary architectural character.

(7) To the extent practical rooftop heating, ventilation and air-conditioning equipment shall be screened from view from public streets and open space lands available for public use in a manner that is consistent with the architectural design.

(8) All buildings and roofs shall avoid ~~garish or dissonant~~harsh color schemes. However, companies will not be required to abandon their legally protected trademarks, logos, color schemes and trim colors, provided they are appropriately integrated into an aesthetically pleasing overall design.

(9) A coordinated design scheme shall be presented that will promote attractive sign designs among tenants. A detailed design shall be presented for freestanding signs for the development during the subdivision/land development process.

(10) Loading and unloading docks, dumpsters and exterior compactors shall be located, designed and screened in a manner that minimizes their visibility from adjacent public streets, waterways and open space lands available for public use and dwellings.

Dumpsters stored in alleyways and parking areas must be screened on 4 sides by a permanent structure and designed using durable materials that blend with the environment. They should further be screened where appropriate with vegetation and landscaping consistent with the overall landscape design. Dumpster locations shall be noted on the tentative sketch plan and approval for their locations shall be obtained during the conditional use process. ~~No outdoor storage is permitted, except in any office,~~

~~industrial and or technology/education campuses. Approval for outdoor storage shall be obtained, and modified, through the conditional use process.~~

(11) Continuous fencing and landscape buffering not less than 10' in width shall be added between any use and any existing Norristown State Hospital property.

§ XXX-197 **RESERVED**

§ XXX-198 **Off-street parking and loading.**

A. The off-street parking and loading regulations of Article XXVI, Off-Street Parking and Loading, shall not apply. Instead, the provisions of this section shall apply subject to the approval of ~~Municipal~~the Municipal Council.

(1) A parking needs analysis study, "The Parking Study" shall be provided by the applicant concurrent to the preliminary plan submission. The parking study~~It~~ shall be based on the Institute of Traffic Engineers standards and be prepared by a professional traffic engineer licensed in the State of Pennsylvania. It must demonstrate to the satisfaction of the Municipal Council that the parking requirements for all proposed uses are adequately met, considering provisions for shared and off-peak uses, the needs of the proposed uses and programming for joint use facilities. ~~For uses requiring 5,000 square feet or less that are proposed in existing buildings, the requirements for a parking study may be waived. To qualify for this, the applicant must demonstrate to the satisfaction of the Municipal staff that sufficient off-street parking arrangements are being provided.~~

(2) Required parking may be provided in joint use parking ~~structures~~fields or podium garage structures.

(3) In the event to any revisions or amendments to the Master Plan, new parking calculations and tables shall be provided prior to approval of any amendment to the Master Plan demonstrating compliance with municipal ordinances.

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(34) Sufficient loading areas complying with Municipal requirements shall be provided to serve nonresidential uses, ~~in order to~~ They shall be designed and located in order to prevent the obstruction to of local traffic and pedestrian patterns in the neighborhoods.

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~~§ XXX-199~~**Traffic impact study.**

Commented [PH77]: Add subsection that when there is a change in use subsequent to plan approval, the owner must provide an updated parking chart to demonstrate sufficient parking.

~~A traffic impact study prepared by a professional traffic engineer licensed in the state of Pennsylvania shall be provided with each development proposal, and it shall demonstrate conformity of the incremental improvements with the needed overall improvements as defined in the adopted Lafayette Street Corridor Study prepared by McMahon Associates, Inc., dated September 2000, any other traffic studies adopted subsequently by Municipal Council and the plans referenced in § XXX-265.~~

Commented [SS78R77]: Done

§ XXX-200 through § XXX-204. (Reserved)

MUNICIPALITY OF NORRISTOWN
COUNCIL/WORK SESSION AGENDA ITEM

DEPARTMENT: Administration

SUBJECT: Appointment of Council Members

TYPE OF ITEM: Action Item

DATE AGENDA ITEM: 3/28/2025

DATE OF COUNCIL MEETING / WORK SESSION: April 1, 2025

BUDGET IMPACT:

X ANNUAL BUDGET EXPENSE

X CAPITAL BUDGET EXPENSE

FUNDING SOURCE (Account No.):

FINANCE / LEGAL REVIEW:

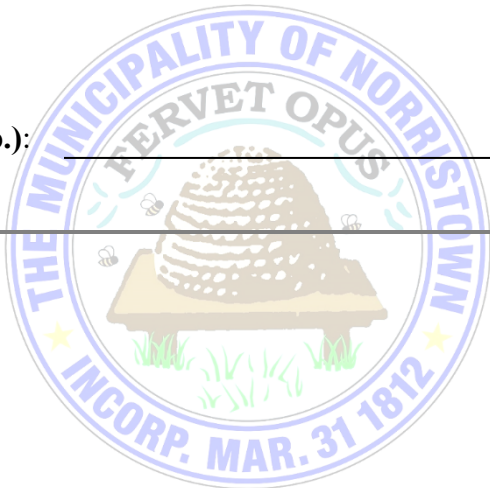
PURPOSE:

HISTORY:

FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION:



MUNICIPALITY OF NORRISTOWN

COUNCIL/WORK SESSION AGENDA ITEM

DEPARTMENT: Administration

SUBJECT: Resolution No. 25-40: Request for Municipal Council to Approve the 2025 Capital Improvement Plan (CIP) Vehicle and Equipment Purchases

TYPE OF ITEM: Resolution

DATE AGENDA ITEM: 3/25/2025

DATE OF COUNCIL MEETING / WORK SESSION: April 1, 2025

BUDGET IMPACT:

X ANNUAL BUDGET EXPENSE

X CAPITAL BUDGET EXPENSE

FUNDING SOURCE (Account No.):

FINANCE / LEGAL REVIEW: Finance

PURPOSE:

For Municipal Council to approve the purchase of vehicles and equipment in accordance with the approved CIP Resolution 24-120.

HISTORY:

The Municipal Vehicles and equipment listed in exhibit A have reached their end of life cycle.

FACTS AND ISSUES:

Replacement of (2) leaf collectors for the Public W department not to exceed \$190,000.00

Replacement of (2) 60-inch zero-turn mowers for the PW department not to exceed \$36,000.00

Replacement of (1) mechanical broom street sweeper for PW department not to exceed \$287,000.00

Replacement of (2) Police patrol units with upfitting and new computer and in-car camera not to exceed \$92,000.00

Replacement of (1) Skid Steer for the PW department not to exceed \$95,000.00

Replacement of (1) Backhoe for PW department not to exceed \$165,000.00

Replacement of (1) Bucket truck for the PW department not to exceed \$250,000.00

Replacement of (1) Police Det. Vehicle not to exceed \$55,000.00

Replacement of (1) SUV for the PW Director not to exceed \$45,000.00

Replacement of (1) Utility vehicle for the PW department not to exceed \$18,000.00

Purchase of new Thermoplastic line painting machine not to exceed \$30,000.00

MUNICIPALITY OF NORRISTOWN

COUNCIL/WORK SESSION AGENDA ITEM

OPTIONS:

RECOMMENDED ACTION:



MUNICIPALITY OF NORRISTOWN
A HOME RULE MUNICIPALITY
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 25-40 of 2024

**A RESOLUTION OF THE COUNCIL OF THE MUNICIPALITY OF NORRISTOWN
APPROVING CONTRACTS FOR 2025 CAPITAL IMPROVEMENT PLAN, INCLUDING
VEHICLE AND EQUIPMENT PURCHASES, WITH A TOTAL AMOUNT NOT TO
EXCEED \$1,355,000.00.**

WHEREAS, under §4-35 of the Administrative Code the Municipality is permitted to enter into contracts for purchases pursuant to the thresholds in the Administrative Code as amended from time to time and set forth in the Pennsylvania Department of Labor & Industry Bulletin; and

WHEREAS, under §4-35 all contracts for purchases in excess of **\$23,800** must be awarded to the lowest responsible bidder after due advertising unless the contract does not require competitive bidding such as under § 4-35(5)(a)(7) when the purchase contract was made through a state approved agency and procedures (i.e. cooperative purchasing) such as CoStars or under § 4-35(5)(a)(3) when the purchase contract was made for unique services or supplies.

WHEREAS, under §4-35 the Director of Finance has certified to the Municipal Administrator that sufficient unencumbered funds are available for the purchase as authorized by the budget; and

WHEREAS, under §4-35 all contracts in excess of **\$23,800** must be in writing and must be awarded by Municipal Council and executed by the Municipal Administrator; and

WHEREAS, the Municipal Solicitor has reviewed all relevant purchase and contract documents;

NOW THEREFORE BE IT RESOLVED that the Council of the Municipality of Norristown hereby approves the purchase as being in the best interests of the Municipality and authorizes the Municipality to enter into agreements that the Municipal Administrator and the Director of Finance, or their designees, are authorized to take all necessary actions to complete the purchase including execution of the Agreement and any related documents.

RESOLVED this 1st day of April, 2025

**Municipality of Norristown
Municipal Council**

By: _____
Rebecca Smith
Council President

Attest _____
Leonard Lightner
Municipal Administrator

Department	Type of vehicle being replaced
------------	--------------------------------

Public Works	Leaf Vacuum
--------------	-------------

Public Works	Zero Turn Mower
--------------	-----------------

Public Works	Non CDL Mechanical broom Sweeper
--------------	----------------------------------

Police	Patrol Unit
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Public Works	Skid Steer
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Public Works	Back Hoe
--------------	----------

Public Works	Bucket Truck
--------------	--------------

Public Works	Thermoplastic Paint machine
--------------	-----------------------------

Police	Detective unit
--------	----------------

Public Works	Directors SUV
--------------	---------------

Public Works	Utility vehicle
--------------	-----------------

Actual Vehicle being replaced	Approximate total cost
PW 102 is a 2015 Monster leaf collector	\$190,000.00
PW 168 is a 2002 ODB leaf collector	
PW ZT60-2 is a 2018 John Deere Zero turn	\$36,000.00
PW ZT72-2 is a John Deere Zero Turn	
PW 105 is a 2017 Mechanical sweeper on a non CDL chassis	\$287,000.00
PD 52-28 is a 2020 Ford Explorer patrol unit	\$184,000.00
PD 52-38 is a 2020 Ford Explorer patrol unit	
PW 111 is a 2011 John Deere Skid steer	\$95,000.00
PW 110 is a 2018 John Deere Backhoe	\$165,000.00
PW 115 is a 2004 Ford Bucket truck	\$250,000.00
New Addition	\$30,000.00
2005 Honda Accord	\$55,000.00
2006 Ford Expedition	\$45,000.00
2008 John Deere Gator TX	\$18,000.00
	\$1,355,000.00

Includes all emergency
equipment, Decals, in car
camera system and in car
computer

Includes Bucket

Includes Bucket

Includes Chassis, truck body
and aerial

Includes three different
width tips

Includes all emergency
equipment

Total Project cost

MUNICIPALITY OF NORRISTOWN

COUNCIL/WORK SESSION AGENDA ITEM

DEPARTMENT: Fire

SUBJECT: Resolution No. 25-31: Motion to Hire Michael Drennen, Nicholas Keller and Michael McKenney as Firefighters.

TYPE OF ITEM: Resolution

DATE AGENDA ITEM: 3/24/2025

DATE OF COUNCIL MEETING / WORK SESSION: April 1, 2025

BUDGET IMPACT: \$260,254.00

X ANNUAL BUDGET EXPENSE \$1,843,365.00

X CAPITAL BUDGET EXPENSE n/a

FUNDING SOURCE (Account No.): 411.401380

FINANCE / LEGAL REVIEW: N/A

PURPOSE:

Motion to hire and swear in three (3) Firefighters.

HISTORY:

- On February 25, 2025, the Civil Service Commission met and certified the eligibility list for firefighters.
- Candidates Michael Drennen, Nicholas Keller and Michael McKenney are candidates one through three respectfully and have successfully completed and passed all phases of required civil service testing and are ready for appointment by Municipal Council.

FACTS AND ISSUES:

- The Fire Department is budgeted for 26 full-time personnel.
- Three new firefighter positions have been added to the 2025 General Operating Budget.
- Without adequate and safe staffing levels, it poses a safety risk to both fire department personnel and our residents.
- This is the first time in 33 years that the municipality has hired three at one time to address our personnel shortage and better serve the community.

OPTIONS:

MUNICIPALITY OF NORRISTOWN

COUNCIL/WORK SESSION AGENDA ITEM

Motion to approve.

Motion to table.

Motion to deny.

RECOMMENDED ACTION:

The staff recommends motion to approve.

Thomas M. O'Donnell, Fire Chief



**RESOLUTION OF THE CIVIL SERVICE COMMISSION
OF THE MUNICIPALITY OF NORRISTOWN
CERTIFYING THE AMENDED ELIGIBILITY LIST
FOR THE POSITION OF FIREFIGHTER
WITH THE MUNICIPALITY OF NORRISTOWN**

WHEREAS, the Norristown Civil Service Commission (the “Commission”) is governed by the Rules and Regulations of the Municipality of Norristown Civil Service Commission (“Rules & Regulations”); and

WHEREAS, Section 5.2 of the Rules & Regulations requires the Commission to certify the three (3) highest-ranked names from the Eligibility List for any vacancy in any position in the Fire Department, except Fire Chief and Deputy Fire Chief, to Municipal Council; and

WHEREAS, testing was completed recently to establish a new Eligibility List for the position of Firefighter in Norristown, and Section 5.1 of the Norristown Civil Service Rules and Regulations (the “Rules”) requires that after examinations are completed, the Commission must rank all of the passing candidates on an Eligibility List, with the applicant receiving the highest score at the top of the list, and the applicant receiving the lowest passing score at the bottom of the list; and

WHEREAS, Section 5.2 of the Rules & Regulations provides that Municipal Council may make an appointment to fill any vacancy in any position in the Fire Department, except Fire Chief and Deputy Fire Chief, only from one of the three (3) names certified from the Eligibility List with reference to the merits and fitness of the candidates; and

WHEREAS, pursuant to Section 4.6 of the Rules & Regulations, which reflects the requirements of the Veterans Preference Act, any applicant for an entry level firefighter who is a veteran must be awarded an additional ten (10) points on top of his score; and

WHEREAS, Michael Drennan and Nicholas Keller are veterans and have each been awarded additional ten (10) points pursuant to Section 4.6 of the Rules and Regulations; and

WHEREAS, Section 5.2 of the Rules and Regulations provides that when a candidate whose name is certified on the Eligibility List is a veteran, then Municipal Council must select that candidate for any vacancy to be filled.

WHEREAS, the Commission certified an Eligibility List for entry level firefighter on February 3, 2025 which now requires a revision to the award of Veteran's Points to a certain candidate and corresponding rank.

NOW, THEREFORE, BE IT RESOLVED that:

The attached Amended Eligibility List for appointment of firefighters in the Municipality of Norristown Fire Department is hereby confirmed, and the Commission certifies the following list for Municipal Council to make appointment (s) for firefighter positions in the Norristown Fire Department.

BE IT FURTHER RESOLVED that:

If Municipal Council makes appointments to positions in the Fire Department, then pursuant to the Rules stated above, **veteran Michael Drennan must be chosen first and veteran Nicholas Keller must be chosen second**, and Municipal Council may make additional appointments from the remaining candidates in accordance with the Rules and Regulations.

RESOLVED this 25th day of February, 2025.

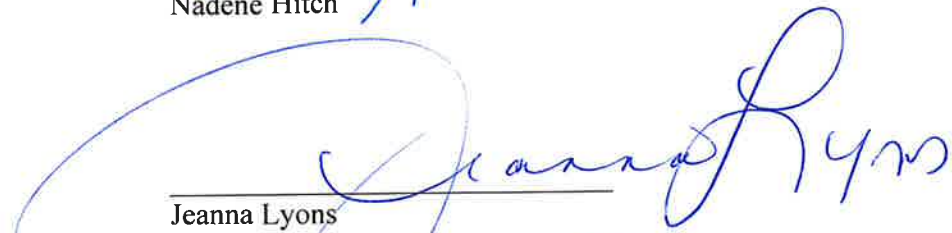
Approved by a majority of the
Commission this 25th day of
February, 2025 at a regularly stated
Meeting of the Commission.



Terri Butler



Nadene Hitch



Jeanna Lyons



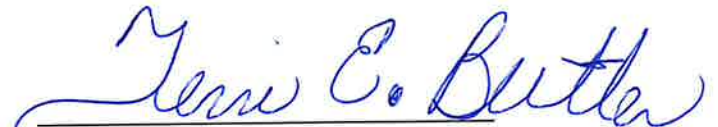
Rev. Elisha B. Morris, Alternate

AMENDED ELIGIBILITY LIST FOR FIREFIGHTER EXAMINATION
MUNICIPALITY OF NORRISTOWN

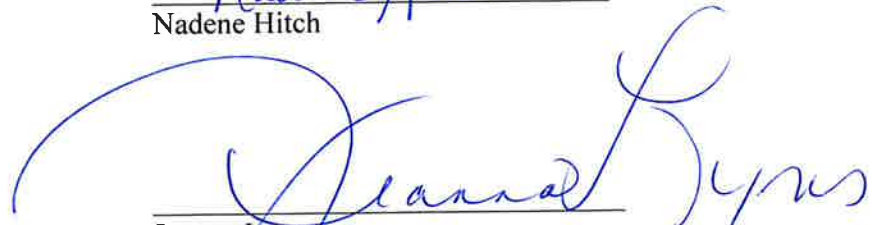
NAME	FINAL SCORE	RANK
Michael Drennan*	100	1
Nicholas Keller*	95	2
Michael McKenney	92.65	3
Eli Somerville	90.56	4
Ian McCormick	87.72	5
Matthew Berry	86.23	6
Nathaniel Edkin	86.15	7
Kyle Stump	85.15	8
David Kemmerer	84.57	9
Johnathon Hucko	84	10
John Laurino	83.8	11
Dillon Valentine	83.49	12
Michael Gallagher	82.94	13
Michael McMahon	81.53	14
Justin Ehly	80.46	15
Joseph Dolan	80.06	16
Dennis Nunan	79.12	17
Zach Santiago	78.78	18
Aiden Goodson	78.55	19
Devin O'Keefe	78.15	20
Justin Coogan	76.9	21
Joseph Danig	75.04	22
Matthew Lynch	74.68	23

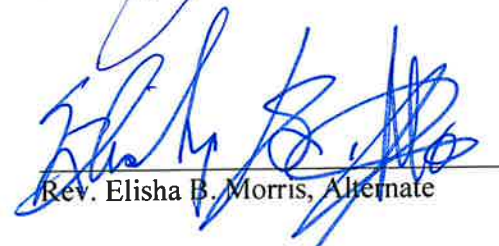
***Final Score includes 10 points for Veterans Preference pursuant to the Municipality of Norristown Civil Service Commission Rules & Regulations.**

NOTE: Candidate ranking in the case of tied scores determined by giving preference to the Applicant who submitted a final completed application first pursuant to the Municipality of Norristown Civil Service Commission Rules & Regulations.


Terri Butler


Nadene Hitch


Jeanna Lyons


Rev. Elisha B. Morris, Alternate

Date: February 25, 2025

Municipality of Norristown

2025 General Fund Budget - FIRE

Account Code		Activity	2023 Actual	2024 Budget	2025 Budget	B2B % Change
REVENUE						
321	305300	TRANSIENT RETAILER LICENSES	\$2,225	\$1,875	\$3,000	60.0%
354	315000	FIRE GRANT - STATE	\$36,433	\$92,273	\$15,000	-83.7%
354	315000	FIRE GRANT - SAFER	\$0	\$589,172	\$296,749	-49.6%
355	313200	FIREMEN'S RELIEF ASSOCIATION	\$416,529	\$135,000	\$135,000	0.0%
357	315000	FIRE GRANT - LOCAL	\$0	\$0	\$55,909	N/A
361	308900	FIRE PREVENTION PERMITS	\$47,151	\$12,500	\$24,000	92.0%
362	309000	FIRE REPORTS	\$850	\$1,140	\$1,000	-12.3%
362	310000	FIRE INSPECTION	\$16,650	\$26,550	\$12,000	-54.8%
362	310120	FIRE DEPT EMERGENCY RESPONSE FEE	\$9,410	\$8,963	\$9,000	0.4%
TOTAL - FIRE DEPARTMENT REVENUE			\$529,248	\$867,473	\$551,658	-36.4%
EXPENDITURES						
411	401330	SALARY: FIRE CHIEF	\$351,683	\$133,190	\$139,646	4.8%
411	401345	SALARY: DEPUTY CHIEF	\$129,272	\$135,634	\$141,154	4.1%
411	401335	SALARY: ASSISTANT FIRE CHIEFS	\$408,180	\$378,693	\$379,606	0.2%
411	401240	SALARY: CAPTAIN	\$130,670	\$362,219	\$387,260	6.9%
411	401380	SALARY: FIREFIGHTERS	\$1,509,195	\$1,583,111	\$1,843,365	16.4%
411	401490	SALARY: CLERICAL	\$0	\$25,000	\$50,000	100.0%
411	401830	OVERTIME & COMP TIME BUY BACK	\$350,197	\$442,657	\$350,000	-20.9%
411	401905	VOLUNTEER FIREFIGHTERS	\$11,117	\$11,112	\$11,112	0.0%
411	401920	TRAVEL AND TRAINING EXPENSES	\$52,902	\$53,000	\$55,000	3.8%
411	402000	OFFICE SUPPLIES	\$3,239	\$6,000	\$6,000	0.0%
411	402380	UNIFORMS	\$24,749	\$27,000	\$30,000	11.1%
411	402435	FIRE GEAR	\$56,759	\$60,000	\$70,000	16.7%
411	403120	PROFESSIONAL SERVICES	\$27,478	\$15,900	\$15,900	0.0%
411	404200	DUES/MEMBERSHIP/SUBSCRIPTIONS	\$1,278	\$3,100	\$3,500	12.9%
411	405000	FIRE COMPANY CONTRIBUTIONS	\$160,133	\$137,257	\$141,944	3.4%
411	408000	BUY BACK SICK TIME	\$50,178	\$69,004	\$58,386	-15.4%
411	432280	K9 EXPENSES	\$0	\$0	\$7,000	N/A
411	432400	GENERAL OPERATING EXPENSES	\$10,712	\$8,000	\$10,000	25.0%
411	433210	MOBILE COMMUNICATIONS	\$15,003	\$13,582	\$16,000	17.8%
411	433220	TELEPHONE	\$11,551	\$10,000	\$11,000	10.0%
411	433260	COMMUNICATION SERVICES	\$16,015	\$21,500	\$22,000	2.3%
411	433300	EMERGENCY MANAGEMENT	\$0	\$18,500	\$10,000	-45.9%
411	433610	ELECTRICITY	\$290	\$375	\$0	-100.0%
411	433660	WATER - HYDRANTS	\$84,962	\$87,000	\$87,000	0.0%
411	442600	MINOR EQUIPMENT	\$70,826	\$76,000	\$80,000	5.3%
411	442620	EQUIPMENT ANNUAL RECERTIFICATION	\$17,381	\$20,000	\$20,000	0.0%
411	447400	CAPITAL OUTLAY	\$44,247	\$140,000	\$61,500	-56.1%
411	450040	COMPUTER SOFTWARE/IT SUPPLIES	\$19,961	\$25,000	\$10,000	-60.0%
411	460000	WORKMEN'S COMPENSATION	\$137,739	\$152,822	\$162,103	6.1%
411	461000	UNEMPLOYMENT COMPENSATION	\$8,801	\$6,840	\$8,265	20.8%
411	461520	DENTAL, VISION	\$32,948	\$25,819	\$31,403	21.6%
411	461560	HOSPITAL INS	\$634,632	\$491,296	\$614,099	25.0%
411	461580	LIFE INSURANCE	\$18,939	\$16,520	\$17,240	4.4%

Account Code		Activity	2023 Actual	2024 Budget	2025 Budget	B2B % Change
411	461610	SOCIAL SECURITY	\$227,768	\$228,422	\$249,229	9.1%
411	473000	VOLUNTEER FIRE INCENTIVE SUBSIDY	\$9,998	\$10,000	\$10,000	0.0%
411	483000	FIREFIGHTERS PENSION	\$756,463	\$657,903	\$670,242	1.9%
411	484000	VOLUNTEER FIRE RELIEF	\$416,529	\$135,000	\$135,000	0.0%
411	492420	FIRE PREVENTION COMMITTEE	\$5,820	\$6,500	\$6,500	0.0%
TOTAL - FIRE DEPARTMENT			\$5,807,612	\$5,593,956	\$5,921,454	5.9%
411	401380	SALARY: FIREFIGHTERS - SAFER GRANT	\$0	\$452,742	\$225,753	-50.1%
411	401830	COMP TIME BUY BACK - SAFER GRANT	\$0	\$1,734	\$0	-100.0%
411	460000	WORKMEN'S COMPENSATION - SAFER	\$0	\$17,814	\$8,850	-50.3%
411	461000	UNEMPLOYMENT COMPENSATION - SAFER GRA	\$0	\$1,710	\$720	-57.9%
411	461520	DENTAL, VISION - SAFER GRANT	\$0	\$4,436	\$2,153	-51.5%
411	461560	HOSPITAL INS - SAFER GRANT	\$0	\$74,529	\$41,043	-44.9%
411	461580	LIFE INSURANCE - SAFER GRANT	\$0	\$1,440	\$960	-33.3%
411	461610	SOCIAL SECURITY - SAFER GRANT	\$0	\$34,767	\$17,270	-50.3%
TOTAL - FIRE DEPARTMENT SAFER GRANT			\$0	\$589,172	\$296,749	-49.6%
TOTAL - FIRE DEPARTMENT EXPENDITURES			\$5,807,612	\$6,183,128	\$6,218,203	0.6%
408	432480	FIRE VEHICLE MAINTENANCE	\$94,071	\$100,000	\$130,000	30.0%

MUNICIPALITY OF NORRISTOWN
A HOME RULE MUNICIPALITY
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 25-31 of 2025

A RESOLUTION APPOINTING AND HIRING THREE (3) FIREFIGHTERS

WHEREAS, the Municipal Council is desirous of keeping Norristown safe and secure; and

WHEREAS, Municipal Council offered employment to Michael Drennen, Nicholas Keller and Michael McKenney who have accepted the offer; and

WHEREAS, Michael Drennen, Nicholas Keller and Michael McKenney have successfully completed all phases of Civil Service testing;

NOW, THEREFORE, BE IT RESOLVED that Michael Drennen, Nicholas Keller and Michael McKenney be appointed to the Norristown Fire Department by the Municipal Council of the Municipality of Norristown and hereby ENACTED as follows:

ENACTED and ORDAINED this 1st day of April 2025.

Seal:

**Municipality of Norristown
Municipal Council**

By: _____

Rebecca Smith
Council President

Attest _____

Leonard Lightner
Municipal Administrator



Municipality of Norristown

Municipal Council
Rebecca Smith, President
Rashaad Bates, Vice President
William McCoy, District 2
Dustin Queenan, District 3
(Vacancy, District 4)
Mydera Robinson, At Large
(Vacancy, At Large)

OATH OF OFFICE

Municipal Administrator
Leonard Lightner

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

I, Michael Drennen, do solemnly swear that I will support, obey, and defend the Constitution of the United States of America, the Constitution of the Commonwealth of Pennsylvania, the Charter of the Municipality of Norristown and the laws of Pennsylvania and the Municipality of Norristown.

I will discharge the duties of my office as Firefighter for the Municipality of Norristown Fire Department with honor and fidelity. I will uphold, obey and enforce the laws of Pennsylvania and the Municipality of Norristown without consideration to a person's race, color, sex, religious creed, sexual orientation, age, national origin, ancestry, handicap or disability.

NAME

Affirmed and subscribed
Before me this 1st day of
April, A.D., 2025

Attest:

Rebecca Smith
Council President

Leonard Lightner
Municipal Administrator



Municipality of Norristown

Municipal Council
Rebecca Smith, President
Rashaad Bates, Vice President
William McCoy, District 2
Dustin Queenan, District 3
(Vacancy, District 4)
Mydera Robinson, At Large
(Vacancy, At Large)

OATH OF OFFICE

Municipal Administrator
Leonard Lightner

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

I, Nicholas Keller, do solemnly swear that I will support, obey, and defend the Constitution of the United States of America, the Constitution of the Commonwealth of Pennsylvania, the Charter of the Municipality of Norristown and the laws of Pennsylvania and the Municipality of Norristown.

I will discharge the duties of my office as Firefighter for the Municipality of Norristown Fire Department with honor and fidelity. I will uphold, obey and enforce the laws of Pennsylvania and the Municipality of Norristown without consideration to a person's race, color, sex, religious creed, sexual orientation, age, national origin, ancestry, handicap or disability.

NAME

Affirmed and subscribed
Before me this 1st day of
April, A.D., 2025

Attest:

Rebecca Smith
Council President

Leonard Lightner
Municipal Administrator



Municipality of Norristown

Municipal Council
Rebecca Smith, President
Rashaad Bates, Vice President
William McCoy, District 2
Dustin Queenan, District 3
(Vacancy, District 4)
Mydera Robinson, At Large
(Vacancy, At Large)

OATH OF OFFICE

Municipal Administrator
Leonard Lightner

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

I, Michael McKenney, do solemnly swear that I will support, obey, and defend the Constitution of the United States of America, the Constitution of the Commonwealth of Pennsylvania, the Charter of the Municipality of Norristown and the laws of Pennsylvania and the Municipality of Norristown.

I will discharge the duties of my office as Firefighter for the Municipality of Norristown Fire Department with honor and fidelity. I will uphold, obey and enforce the laws of Pennsylvania and the Municipality of Norristown without consideration to a person's race, color, sex, religious creed, sexual orientation, age, national origin, ancestry, handicap or disability.

NAME

Affirmed and subscribed
Before me this 1st day of
April, A.D., 2025

Attest:

Rebecca Smith
Council President

Leonard Lightner
Municipal Administrator

MUNICIPALITY OF NORRISTOWN

COUNCIL/WORK SESSION AGENDA ITEM

DEPARTMENT: Recreation

SUBJECT: Resolution 25-37- Request Council to Approve Rotation Productions for the 2025 Summer Concert Series for \$29,000.00

TYPE OF ITEM: Resolution

DATE AGENDA ITEM: 3/26/2025

DATE OF COUNCIL MEETING / WORK SESSION: April 1, 2025

BUDGET IMPACT:

X ANNUAL BUDGET EXPENSE

X CAPITAL BUDGET EXPENSE

FUNDING SOURCE (Account No.):

FINANCE / LEGAL REVIEW:

PURPOSE:

The **Summer Concert Series** is designed to bring the community together through the power of live music. It provides a vibrant, family-friendly atmosphere where residents and visitors can enjoy diverse musical performances while supporting local artists and businesses. The series fosters community engagement, enhances cultural experiences, and promotes the use of public spaces for recreation and entertainment.

HISTORY:

The **Norristown Department of Recreation's Summer Concert Series** has been a cherished community tradition, bringing live music and entertainment to residents for years. Established to provide free, family-friendly cultural experiences, the series has grown in popularity, featuring a diverse lineup of local and regional artists. Hosted in Norristown's parks and public spaces, the concerts have become a staple of summer, fostering community spirit and encouraging the use of outdoor recreational areas. Each year, the series continues to evolve, offering new performances and enhancing the vibrant cultural scene in Norristown.

FACTS AND ISSUES:

The **Summer Concert Series**, hosted by the **Norristown Department of Recreation**, provides free live music in public spaces to foster community engagement and cultural enrichment. The series features a diverse lineup of local and regional artists, encouraging public use of recreational areas.

Key **issues** include securing consistent funding and sponsorships, managing weather-related disruptions, increasing community awareness and attendance, handling event logistics, and ensuring public safety. Balancing artist selection within budget constraints and effectively promoting the series remain ongoing

MUNICIPALITY OF NORRISTOWN
COUNCIL/WORK SESSION AGENDA ITEM

challenges.

OPTIONS:

RECOMMENDED ACTION:



INVOICE

Rotation Productions LLC
1728 DeKalb St
Norristown, PA 19401

rotationprod@gmail.com
+1 (484) 231-8202



Bill to
Bri'Ana Cropps-Hawkins
Norristown Recreation Department

Invoice details
Invoice no.: 20609
Terms: Due on receipt
Invoice date: 03/11/2025
Due date: 03/28/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Band + Production for Norristown Summer Concert Series	Full Norristown Summer Concert Series for 2025. Begin Memorial Day Sunday and continue for 15 Sundays until Aug 31st (Sunday of Labor day weekend). Includes bands booked by Rotation Productions, Sound, Lighting, Staff, management, communication, advancing. Note: Any bands Norristown books are not included in this budget.	1	\$29,000.00	\$29,000.00

Ways to pay



Total \$29,000.00

View and pay

MUNICIPALITY OF NORRISTOWN

COUNCIL/WORK SESSION AGENDA ITEM

DEPARTMENT: Planning & Municipal Development

SUBJECT: Request to advertise the Proposed Zoning Text Amendment to create a mixed-use overlay of the 68 acres of the Norristown State Hospital

TYPE OF ITEM: Action Item

DATE AGENDA ITEM: 3/24/2025

DATE OF COUNCIL MEETING / WORK SESSION: April 1, 2025

BUDGET IMPACT: N/A

X ANNUAL BUDGET EXPENSE N/A

X CAPITAL BUDGET EXPENSE N/A

FUNDING SOURCE (Account No.): N/A

FINANCE / LEGAL REVIEW: Solicitor

PURPOSE:

Proposing a mixed-use overlay of the 68 acres of the Norristown State Hospital will encourage and permit uses that are compatible and complementary with the historic character of the community and areas surrounding the Institutional Zoning District and will assist in Norristown's Economic Development Revitalization strategy.

HISTORY:

- A mixed-use redevelopment of the entire redevelopment area consisting of the former Norristown State Hospital was conveyed to the RDA by the Commonwealth in 2022.
- The subdivision of the existing parcel into two lots (Lot 1A and Lot 1B) was approved by Municipal Council on July 19, 2022.
- On December 19, 2023, Municipal Council directed the developer, Pinnacle Realty Development Company (PRDC), to prepare a formal proposal to redevelop the 68-acre site on the Norristown State Hospital grounds, which had been conveyed to the Redevelopment Authority (RDA) at the end of 2022.
- PRDC was selected from 5 proposals received through a year-long RFP process initiated by the RDA in conjunction with the Municipality.
- PRDC and the RDA officially submitted the redevelopment proposal to the Municipality on March 21, 2024, which was accepted by a vote of Municipal Council on April 16, 2024.
- On January 16th, 2025, PRDC and the RDA executed a redevelopment agreement and an agreement of sale to the satisfaction of the Municipality and in accordance with the Urban Redevelopment Law.

MUNICIPALITY OF NORRISTOWN

COUNCIL/WORK SESSION AGENDA ITEM

FACTS AND ISSUES:

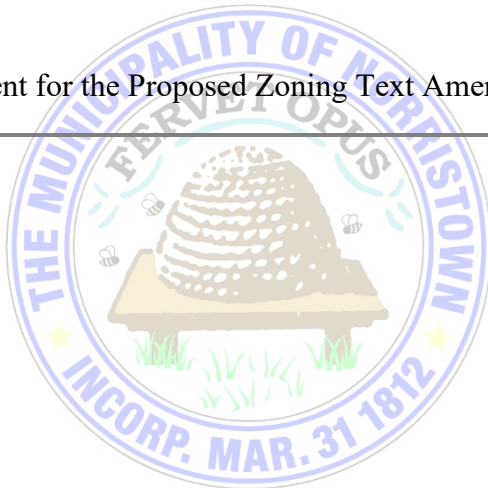
- The redevelopment area is approximately 68.333 acres with a Tax Parcel ID No. 13-0035728-01-6 with no specific address number along Sterigere Street.
- The site is located in the northwest corner of the Municipality bounded by Stanbridge Street to the southeast, West Sterigere Street to the southwest, the remaining 120 acres of State Hospital grounds to the northwest, and the Norristown Farm Park and Stony Creek to the north and northeast.
- The site needs to be rezoned in order to accomplish the vision.

OPTIONS:

- Council motions to APPROVE
- Council motions to TABLE
- No motion is made

RECOMMENDED ACTION:

Council to authorize the advertisement for the Proposed Zoning Text Amendment



§ XXX-190**Applicability.**

§ XXX-191**Legislative intent.**

§ XXX-192**Use regulations.**

§ XXX-193**Dimensional criteria.**

§ XXX-194**General development regulations.**

§ XXX-195**Application and review of development proposals.**

§ XXX-196**Design.**

§ XXX-197**Sound design public amenities far bonus provisions.**

§ XXX-198**Off-street parking and loading.**

§ XXX-199**Traffic impact study.**

§ XXX-200**through § XXX-204. (Reserved)**

§ XXX-190**Applicability.**

The ~~Institutional Overlay~~Mixed-Use Overlay (MUO+O) District shall apply to a mapped area located within the established Institutional Zoning area boundary, as created by the Norristown Municipality, as located within the Municipal boundary of Norristown Municipality, Montgomery County, Pennsylvania, as of the date of the adoption of this article, and the following regulations shall apply in addition to those of the underlying zoning district. The minimum tract size shall be 10~~45~~ acres.

Commented [PH1]: Change to 10 acres.

Commented [SS2R1]: Done

§ XXX-191**Legislative intent.**

The purpose of the ~~Institutional Zoning~~Mixed-Use Overlay District is to ~~encourage~~encourage, and permit uses that are compatible and complementary with the historic character of the community

and areas surrounding the Institutional Zoning District, to assist in its revitalization, and which are in accordance with the goals and objectives of the redevelopment plan, the Norristown economic redevelopment strategy and other applicable policies. A mix of uses in the form of Residential, mixed-use, commercial, grocery, restaurant, office/research/technology and other pedestrian-oriented uses, in and an urban character of design are permitted and encouraged. In particular, uses that traditionally accompany and strengthen the commercial/residential core are permitted, such as office, cultural, residential, educational, entertainment, recreational and related uses. A mix of uses in a single building is encouraged in order to create a thea central neighborhood core. Parking lots shall be separated and buffered from streets and sidewalks by decorative fences and landscaping, while ~~ne~~New construction and planning should utilize traditional building materials and the accepted principles of traditional neighborhood development (TND) to the greatest extent possible.urban design.

Commented [PH3]: "a" instead of "the"

Commented [SS4R3]: Done

For the purpose of clarity and to avoid confusion any applicant for development under this section shall designate at the time of submission or if a master plan is required, here under a designation if the residential and other development will use traditional lot lines or be developed in accordance with the Pennsylvania Unified Planned Communities Act. All development within this overlay shall be in accordance with an approved master plan and shall be developed in accordance with the Pennsylvania Unified Planned Communities Act. Traditional lot lines shall not be required to convey individual parcel ownership.

Commented [PH5]: Phrasing. This doesn't read right

Commented [SS6R5]: How is this?

Commented [PH7]: Delete this language because unnecessary

Commented [SS8R7]: Done

§ XXX-192 Use regulations.

A. Permitted uses. The permitted uses in the Mixed-Use Overlay District are organized into five main categories. The categories are Residential, Retail, Commercial, Service, and Ancillary uses. Within 18 months of construction completion of any use category, the construction of an

additional use category from those outlined in XXX-192 A must commence unless otherwise allowed by the Municipality; which requirement shall continue through completion. The intent of this requirement is to ensure that the full plan is developed. commencing a second-use category must commence from those outlined in XXX-192 A. Any use not specifically mentioned in this section is specifically prohibited unless approved by council by conditional use approval. A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other unless determined to be substantially similar to the below uses by conditional use:

XXX 192.A Use Categories

(1) Residential Uses

(a.) Mid-rise apartment houses

(b.) Mixed Use Apartments over Retail

(c.) Residential mixed uses

a. Townhomes

b. Stacked Townhomes

c. Twin/Duplex

~~(6) Full service Hotels~~

(d.) (15) Garden Style Apartments (no more than 3 stories and a maximum of 32 units per building).

(2) ~~4~~ Retail Uses

(a.) Retail establishments, including department stores for the sale of new dry goods, variety and general merchandise, books, magazines, clothing, food, medical supplies, drugs, pets, flowers and floral arrangements, furnishings or

Commented [PH9]: I don't understand. Is this saying you cannot commence a use within a different use category until the first category has commenced?

Commented [PH10R9]: Within 18 months of construction of any one use category, the construction of a second use category must commence unless otherwise allowed by the Municipality. The intent of this requirement is to ensure that the full plan is developed.

Commented [SS11R9]: See changes

Commented [PH12]: Does this mean any use is permitted by CU?

Commented [PH13R12]: Delete this sentence BUT add language under the use categories allowing by conditional use any use determined to be similar.

Commented [SS14R12]: Does this work?

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Commented [PH15]: Clarify to mean mix of townhouse/stacked housing

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Commented [PH17]: Move to commercial

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other household supplies and the sale and repair of jewelry, watches, clocks, optical goods or musical, professional, medical and/or scientific instruments.

Convenience stores, super centers, discount stores (commonly called dollar stores) smoke shops, are all expressly prohibited.

(b.) Restaurants, tearooms, delicatessens, luncheonettes, coffee shops, retail bakers, confectionery or ice cream shops, bars, taverns or other places serving food or beverages, with outdoor dining/seating shall be permitted as an accessory use.

(c.) Antique stores.

(d.) Tailors, barbers, beauty salons, shoe repair, dressmaking or similar shops

(e.) Retail dry cleaning.

(3) Commercial Uses

(a.) ~~(2)~~ Business offices, medical and professional offices, government offices and office buildings. Notwithstanding the foregoing, client social service uses are only permitted by amendment of the master plan and approval the client social service use by special exception. conditional use approval.

(b.) Banks, savings and loan associations and financial institutions; drive-through windows and drive-through ATM uses are permitted provided they are located adjacent to a grocery store or similar commercial area in the project as identified on the Master Plan and/or as shown in any conditional use application. Walk-up ATMs may be located anywhere in the Mixed-Use Overlay as identified on the Master Plan and/or as shown in any conditional use application.

Commented [PH19]: Add smoke shops?

Commented [SS20R19]: Done

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Commented [PH21]: Revise to require client social service use s by amendment of the Master Plan AND a special exception

Commented [PH22R21]: Check to make sure the use name matches

Commented [SS23R21]: Done

Commented [PH24]: Copy this language and place after the preceding sentence.

Commented [SS25R24]: Done

Commented [PH26]: Copy this language and place after the preceding sentence.

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(c.) Technology, research, development, and computer-based uses, including, but not limited to, data centers, medical research, life-science, university research facilities, business “incubators”, and similar uses.

(d.) Any use listed in § 320-192A, which contains a gross floor area in excess of 10,000 square feet. ~~Warehouse uses greater than 100,000 square feet used exclusively for the storage or distribution and/or redistribution of materials and goods manufactured offsite are prohibited.~~

(e.) Job printing and photocopying.

(f.) Flex Industrial/Light Assembly. Notwithstanding, Flex Industrial/Light Assembly being permitted, any ~~W~~Warehouse uses greater than 100,000 square feet used exclusively for the storage or distribution and/or redistribution of materials and goods manufactured or assembled offsite are prohibited.

(g.) Full Service Hotels

(4) Service Uses

(a.) Indoor theaters and performing arts centers.

(b.) Studios for dance, music, photography or marital arts.

(c.) Private schools or colleges (such as a barber school or business or technical college).

(d.) Art galleries.

(e.) Daycare Centers

(f.) Commercial gymnasiums, indoor sports fields/centers, climbing gyms, community recreational spaces, etc. of at least ~~5~~10,000 sq ft.

Commented [PH27]: I don't understand, why are we listing explicit prohibitions? If not listed, it is prohibited? Also, are we allowing warehousing?

Commented [PH28R27]: Move this sentence to follow the flex industrial/light assembly to clarify that the use is prohibited if greater than 100,000

Commented [SS29R27]: Done

Commented [PH30]: Drop in the similar uses to the above uses then allowed by CU

Commented [SS31R30]: Think language change fixed this.

Commented [PH32]: I don't understand, why are we listing explicit prohibitions? If not listed, it is prohibited? Also, are we allowing warehousing?

Commented [PH33R32]: Move this sentence to follow the flex industrial/light assembly to clarify that the use is prohibited if greater than 100,000

Commented [SS34R32]: See change

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Commented [PH35]: Delete the 10,000 sq ft minimum

Commented [SS36R35]: Changed to 5,000

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(g.) Indoor sport facilities that are court based.

(4) Ancillary Uses and Other Uses

(a.) Accessory uses on the same lot with and customarily incidental to any principal use permitted by this section, including no-impact home-based businesses and surface parking lots.

(b.) Public transit stations or terminals.

(c.) Parking garages as a principal use

(d.) Signs. Unless otherwise noted, when erected and maintained in accordance with the provision of Article XXVII, Signs.

(e.) Any municipal use including storage yards or similar facilities.

~~(3) Banks, savings and loan associations and financial institutions; drive-through windows and drive-through ATM uses are permitted provided they are located adjacent to a grocery store or similar commercial area in the project. Walk-up ATMs may be located anywhere in the Institutional Overlay as identified on the Master Plan and/or as shown in any conditional use application.~~

~~(4) Technology, research, development, and computer based computer based uses, including, but not limited to, data centers, medical research, life science, university research facilities, business “incubators”, and similar uses.~~

~~(5) Restaurants, tearooms, delicatessens, luncheonettes, coffee shops, retail bakers, confectionery or ice cream shops, bars, taverns or other places serving food or beverages, with outdoor dining/seating shall be permitted as an accessory use.~~

~~(6) Full service Hotels.~~

Commented [PH37]: Do we need to add municipal uses? Salt Barn?

Commented [PH38R37]: Change to “Ancillary and other uses”

Commented [SS39R37]: Done

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Commented [PH40]: Add municipal uses as an additional category

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- ~~(7) Indoor theaters and performing arts centers.~~
- ~~(8) Antique stores.~~
- ~~(9) Studios for dance, music, photography or marital arts.~~
- ~~(10) Private schools or colleges (such as a barber school or business or technical college).~~
- ~~(11) Art galleries.~~
- ~~(12) Accessory uses on the same lot with and customarily incidental to any principal use permitted by this section, including no-impact home-based businesses and surface parking lots.~~
- ~~(13) Mid-rise apartment houses~~
- ~~(14) Residential mixed uses~~
- ~~(15) Garden Style Apartments (no more than 3 stories and a maximum of 32 units per building).~~
- ~~(16) Public transit stations or terminals.~~
- ~~(17) Any use listed in § 320-192A, which contains a gross floor area in excess of 10,000 square feet. Warehouse uses are prohibited~~
- ~~(18) Parking garages as a principal use.~~
- ~~(19) Tailors, barbers, beauty salons, shoe repair, dressmaking or similar shops.~~
- ~~(20) Commercial gymnasiums, indoor sports fields/centers, climbing gyms, community recreational spaces, etc. of at least 10,000 sq. ft.~~
- ~~(21) Retail dry cleaning.~~
- ~~(22) Job printing and photocopying.~~
- ~~(23) Signs. Unless otherwise noted, when erected and maintained in accordance with the provision of Article XXVII, Signs. (23)~~

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~~(24)~~

~~C. Signs. Unless otherwise noted, when erected and maintained in accordance with the provision of Article XXVII, Signs.~~

§ XXX-193 **Dimensional criteria.**

The residential, commercial and mixed-use components of any proposed project shall be designed pursuant to the Pennsylvania Uniform Planned Communities Act, and there shall be no traditional lot lines. Moreover, all portions of any proposed project will be governed by unit/homeowner associations, in such configuration as any proposed developer and Norristown shall agree.

Commented [PH42]: But this conflicts with the above where it says that it needs to designate whether traditional lot lines or PCA.

Commented [SS43R42]: Should be ok now

A. All uses.

(1) Lot area. The minimum tract size shall be ~~4105~~ acres, but there shall be no minimum unit/parcel size.

Commented [PH44]: Change to 10 acres

Commented [SS45R44]: Done

(2) Unit/Parcel Width. Each unit/parcel shall have a width of at least 20 feet at the street line, or where the building may be measured under the Uniform Planned Community Act.

(3) Base height. Except as otherwise provided in this section, the base maximum height of any building or structure erected or used in this district shall be ~~6-5~~ stories ~~and or~~ ~~6574~~ feet to the highest occupiable floor height, whichever is less.

Commented [PH46]: "or" not "and"?

Commented [SS47R46]: Done

~~(74)~~ Floor area ratio. A maximum floor area ratio (FAR) of ~~2.50~~ ~~1.00.7~~ shall be allowed

Commented [PH48]: Change numbering

Commented [SS49R48]: Done

Commented [PH50]: Change to 0.7 instead of 1.0

~~(105)~~ The off-street parking regulations, including requirements for a minimum number of parking spaces, of Article XXVI shall apply in the ~~MUOIQ Mixed-Use~~ ~~Institutional~~ Overlay District.

Commented [PH51R50]: Add for language that this is the overall tract and period

Commented [SS52R50]: Done

Commented [PH53]: This conflicts with the language below stating that the standards do not apply.

Commented [PH54R53]: Eliminate and keep the by-demand language below.

§ XXX-194 **General development regulations.**

A. Building bulk.

(1) (4) Building Length – The maximum horizontal length of any side of an elevation shall not exceed the following:

- a. Mixed-Use Multi-Family Building – 250 feet in length
- b. Townhouse – 200~~492~~ feet in length
- c. Retail/Commercial – 250 feet in length
- d. Flex/Tech/Office – 350 feet in length
- e. All others – 200 feet in length

All buildings shall~~ould~~ have a setback, architectural treatment, or change in materials to divide long elevations at a minimum every 40~~0~~72 feet in length.

No principal building shall contain a maximum horizontal profile length of greater than 270 feet without parking garage structures;

(2) Parking garages ~~that are~~ structures defined as multi-story stand alone or attached structures and principal buildings may be attached. Parking garages should be screened from the street by a building to the greatest extent feasible. The overall building length can be increased to an amount equal to the garage length to ensure the garage is fully screened. ~~When the garage is not screened and the overall building length~~ but where they would exceed the provisions of § XXX-194A(1) the garage shall be separated from the principal building by a minimum horizontal distance of 30 feet, although the two may be connected via enclosed pedestrian passageways (no more than 20 feet wide or two stories high) above the ground floor level or a roofed but unenclosed passageway on the ground level. Podium parking within a building shall be consistent with provisions as outlined in §320-243.

(3) The minimum distance between adjacent principal buildings shall be:

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Commented [SS56R55]: Done

Commented [PH57]: Add the words "side-to-side" to clarify these are side distances. Add language regarding back-to-front" distances.

Commented [SS58R57]: See Edit

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Townhomes:

Side to Side – 20 Feet

Back to Back – 30 Feet

Front to Front – 40 Feet

Apartment/Mixed Use Buildings:

Side to Side – 30 Feet

Back to Back – 50 Feet

Front to Front – 50 Feet

Commercial Buildings –

Side to Side – 30 Feet

Back to Back – 40 Feet

Front to Front – 40 Feet

be 20 feet for townhome units, and 30 feet for apartment units (including both garden style and mid-rise buildings), and 40 feet for commercial buildings.

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B. Park and Adjoining land access and open space.

(1) Minimum area. A minimum of —15%— of the land area in the aggregate of the entirety of the overall site of all lots within this district shall be provided and maintained as permanent open space. The open space shall be a key component integrated into the basic design of the built environment that implements the above purpose and not be left over pieces of land at the periphery of the developed area.

(a) The land area devoted to open space shall be inclusive of buffer areas between properties, storm water management areas, and dedicated public space.

Commented [PH59]: If buffer areas are included, how do we treat these if/ when future zoning applications may be filed?

Commented [SS60R59]: See added sentence

~~where the public can gather.~~ Open Space and or Buffer Areas may not be modified except through an amendment of the Master Plan.

(b) Public gathering spaces and other areas usable by the public shall be planned and set aside within the boundaries of the development project. These spaces include open greens, parks, trails, and plazas that are accessible through the planned pedestrian network of the overall development. All phases of the plan shall be interconnected through a cohesive pedestrian network.

(c) A pedestrian network plan and open space plan shall be prepared and shown as part of the ~~tentative sketch~~ master plan submission.

(4) All public amenities shall be maintained to an acceptable standard as determined by the Code Enforcement Officer as per Municipal standards.

(5) Public access. ~~Subject of the provisions of the~~ ~~Provided that the landowner is immune from liability pursuant to the~~ Recreational Use of Land and Water Act, 68 P.S. § 477-1 et seq.:

(a) ~~The landowner shall not charge a fee for entry to the public areas;~~

(b) There shall be twenty-four-hour public and emergency access every day for walking, sitting, fishing and similar passive use recreational activities to all of the shown on the Master Plan as “public” or “proposed public”. Private community centers, pools and amenity spaces in apartment building are not required to be “public”.

~~C. Landscaping. Landscaping requirements in the district shall meet or exceed the provisions of the Municipality’s Subdivision and Land Development Ordinance.~~

Commented [PH61]: Project? Should it be “site” or “development?”

Commented [SS62R61]: Done

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Commented [PH63]: Above it states that “if a master plan” submission is required. So is there ever a time it would not be required?

Commented [SS64R63]: I think this is ok

Commented [SS65R63]: We searched and could not find “if”, therefore we think this has been addressed.

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Commented [PH66]: Is this language from somewhere else? I don’t see how the landowner would be immune under RULWA since there will be improvements (i.e. hard trails/walkways).

Commented [PH67R66]: Look to modify this language

Commented [SS68R66]: See proposed modification

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~~(1) The municipality may approve deviations from the Subdivision and Land Development ordinance during the master plan, the conditional use process, or the land development process when design intent exceeds that of existing requirements and is illustrated on a Landscape Plan prepared by a design professional.~~

~~C. Landscaping. Landscaping requirements in the IO District shall meet all provisions of the Municipality's Subdivision and Land Development Ordinance and the following:~~

~~(1) Shade trees meeting the specifications and spacing of § 433.C.3 [this cite needs to be corrected...something is missing.....] of the Municipal Subdivision and Land Development Ordinance^[1] shall be provided along all streets and may be within the legal right of way.~~

~~[1]~~

~~Editor's Note: See § 282-433.C.3.~~

~~(2) Parking areas shall be separated from buildings, property lines (except where shared parking lots overlap a common property line), sidewalks and internal collector drives by a landscaped area at least five feet in width.~~

~~(3) All surface parking lots shall have a shade tree, with a caliper of two inches to 2 1/2 inches, at the ends of each single row of cars with at least one tree for every 24 spaces.~~

~~(4) All buildings shall be landscaped with a combination of evergreen and deciduous trees and shrubs to be used as foundation planting, i.e., plantings to be installed in proximity to the facades. Where foundation plantings are not possible or advisable, decorative architecture features such as permanent planters or window boxes may be used. All such features shall be designed to allow for healthy plant growth.~~

Commented [PH69]: Why is this in the zoning ordinance?

Commented [PH70R69]: Remove altogether

Commented [SS71R69]: Removed

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~~(5) The above design criteria are intended to develop a standard whereby adequate landscaping is included in the development. The criteria are not intended to strictly direct the location of this landscaping.~~

~~(6) A landscaping plan is required and shall be drawn at a scale of at least one inch equals 50 feet. It shall be totally coordinated with the overall site plan and shall contain the following:~~

~~(a) A delineation of existing and proposed plant materials.~~

~~(b) A delineation of other landscape features, including planting beds to be used for herbaceous plants, spaces to be devoted to courtyards and sitting areas, areas to be devoted to open lawns and other site amenities of the proposed development such as paving, site lighting, signs, kiosks, benches, street furniture, etc.~~

~~(c) A plant list wherein the botanical and common name of proposed plants are tabulated, along with the quantity, caliper, height and other characteristics.~~

~~(d) Details for the planting and staking of trees and the planting of shrubs and any other details which depict other related installations such as walls, fences, trash receptacles, tree grates, etc.~~

~~(e) Information in the form of notes or specifications concerning the proposed design of the site development. Such information shall convey the proposals for paving, seeding, sodding, mulching and the like.~~

~~**D. Conflicts.** In the event of a conflict between the requirements contained in this section and other requirements contained in this chapter, the requirements of this Article XIX shall supersede any requirements contained elsewhere in this chapter.~~

§ XXX-195 Application and review of development proposals.

A. ~~The Institutional-Mixed-Use Overlay shall require a~~ Tentative Sketch Plan in accordance with the Master Plan requirements outlined in § 320-270B, ~~excluding the impact statements required for conditional use under § 320-270A(5). The impact statements and pedestrian circulation framework shall be supplied concurrent with the preliminary plan submission during the conditional use approval of the master plan and shall demonstrate the development of the parcel is consistent with the proposed program of the approved Tentative Sketch Master -Plan. The Tentative Sketch Plan should convey the general intent of the proposed development and serve as a design outline for the Master Plan.~~

Tentative sketch. For all proposed development a tentative sketch plan shall be submitted, as defined in Article III of the Municipal Subdivision and Land Development Ordinance, with the following information also to be shown:

- ~~(1) A site plan showing the location of all present and proposed buildings, drives, roadways, proposed traffic patterns, parking lots and garages, pedestrian walkways and plazas and other constructed features on the lot, plus all designated open space and open space/recreational facilities and all water, floodway/floodplains and topographic features. Surrounding existing features may be indicated with aerial photographic information.~~
- ~~(2) Conceptual Landscaping plan showing the general location of all landscaping areas and the mature height of all proposed vegetation, differentiating between trees and shrubs.~~
- ~~(5) Any other pertinent data or evidence that the Design Review Board may require, excluding architectural plans which will not be required.~~

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Commented [PH72]: So a tentative sketch plan is submitted before a CU application for master plan approval?

Commented [SS73R72]: Yes

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~~(6) All tentative sketch plans, as described above, shall follow the procedure specified in Article III of the Municipal Subdivision and Land Development Ordinance, with the following revisions:~~

~~(a) There shall be one paper copy of each plan submitted, and all other copies shall be submitted electronically.~~

~~(b) One copy of the plan shall be submitted to the Design Review Board.~~

~~(c) Application for review of the tentative sketch plans shall be placed in the agenda of the Design Review Board Meeting.~~

~~(d) Municipal Council shall also review the recommendations of the Design Review Board in subsequent action on the tentative sketch plan. In all cases, Municipal Council shall have the final approval of all development.~~

~~(7) All tentative sketch plans shall, in their layout and design, show the following:~~

~~(a) An integrated and coordinated pedestrian circulation system linking the site with nearby uses and buildings, parks, transit facilities, other pedestrian traffic generators, the rest of the redevelopment area, and the remainder of the Municipality.~~

~~(b) Access to the park and neighborhoods surrounding the proposed development, both physically and visually, from the surrounding area streets perpendicular to the river and other through streets.~~

~~(c) All open spaces areas in the form of walkways, plazas, arcades, etc.~~

§ XXX-196**Design.**

A. Prior to the issuance of Preliminary Plan Approval, all development proposals shall be submitted to the Design Review Board with the following information:

(1) Preliminary architectural elevations shall be submitted with any special exception application or land development application, whichever occurs first. Such elevations shall be prepared by a registered architect. Such elevation shall illustrate the general design, character and materials for sides of buildings visible from public streets, waterways and open space lands available for public use.

(2) The details of the architectural designs may be modified after ~~conditional use approval~~preliminary plan, provided the overall designs and types of materials conform with the approved plans.

(3) The architectural designs of all buildings should provide a variety of rooflines and treatments when viewed from public streets, parks and open space lands available for public use. Buildings shall not have the exterior appearance of large monolithic structures. Instead, large buildings shall have the appearance of connected smaller buildings. Building walls shall not have an unbroken single appearance for more than ~~100~~ 72 feet on the average in horizontal length. Instead, variations in materials, height, colors, textures, overhangs, setbacks no less than 8 inches and average of 16 inches over the length of the facade, of at least 2 feet, display windows and/or entranceways shall be used to provide visual interest.

(4) In no case shall the horizontal length of a building or other structure, building height, building separation or other bulk requirements exceed the provisions of this article.

(5) The architectural design of a building's vertical height shall be broken with variations in materials, colors, textures, setbacks, fenestration and architectural detailing.

Commented [PH74]: Isnt this SALDO and not Zoning?

Commented [PH75R74]: Jayne take a look at the SALDO to see if it is all covered

Commented [PH76R74]: Keep it because it does not neatly align

(6) The sides of buildings visible from public ~~streets, parks~~streets, parks and open space lands available for public use shall not have a dissonant architectural theme. All buildings within a single project should have a complimentary architectural character.

(7) To the extent practical rooftop heating, ventilation and air-conditioning equipment shall be screened from view from public streets and open space lands available for public use in a manner that is consistent with the architectural design.

(8) All buildings and roofs shall avoid ~~garish or dissonant~~harsh color schemes. However, companies will not be required to abandon their legally protected trademarks, logos, color schemes and trim colors, provided they are appropriately integrated into an aesthetically pleasing overall design.

(9) A coordinated design scheme shall be presented that will promote attractive sign designs among tenants. A detailed design shall be presented for freestanding signs for the development during the subdivision/land development process.

(10) Loading and unloading docks, dumpsters and exterior compactors shall be located, designed and screened in a manner that minimizes their visibility from adjacent public streets, waterways and open space lands available for public use and dwellings.

Dumpsters stored in alleyways and parking areas must be screened on 4 sides by a permanent structure and designed using durable materials that blend with the environment. They should further be screened where appropriate with vegetation and landscaping consistent with the overall landscape design. Dumpster locations shall be noted on the tentative sketch plan and approval for their locations shall be obtained during the conditional use process. ~~No outdoor storage is permitted, except in any office,~~

~~industrial and or technology/education campuses. Approval for outdoor storage shall be obtained, and modified, through the conditional use process.~~

(11) Continuous fencing and landscape buffering not less than 10' in width shall be added between any use and any existing Norristown State Hospital property.

§ XXX-197 **RESERVED**

§ XXX-198 **Off-street parking and loading.**

A. The off-street parking and loading regulations of Article XXVI, Off-Street Parking and Loading, shall not apply. Instead, the provisions of this section shall apply subject to the approval of ~~Municipal~~the Municipal Council.

(1) A parking needs analysis study, "The Parking Study" shall be provided by the applicant concurrent to the preliminary plan submission. The parking study~~It~~ shall be based on the Institute of Traffic Engineers standards and be prepared by a professional traffic engineer licensed in the State of Pennsylvania. It must demonstrate to the satisfaction of the Municipal Council that the parking requirements for all proposed uses are adequately met, considering provisions for shared and off-peak uses, the needs of the proposed uses and programming for joint use facilities. ~~For uses requiring 5,000 square feet or less that are proposed in existing buildings, the requirements for a parking study may be waived. To qualify for this, the applicant must demonstrate to the satisfaction of the Municipal staff that sufficient off-street parking arrangements are being provided.~~

(2) Required parking may be provided in joint use parking ~~structures~~fields or podium garage structures.

(3) In the event to any revisions or amendments to the Master Plan, new parking calculations and tables shall be provided prior to approval of any amendment to the Master Plan demonstrating compliance with municipal ordinances.

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(34) Sufficient loading areas complying with Municipal requirements shall be provided to serve nonresidential uses, ~~in order to~~ They shall be designed and located in order to prevent the obstruction to of local traffic and pedestrian patterns in the neighborhoods.

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~~§ XXX-199~~ **Traffic impact study.**

Commented [PH77]: Add subsection that when there is a change in use subsequent to plan approval, the owner must provide an updated parking chart to demonstrate sufficient parking.

~~A traffic impact study prepared by a professional traffic engineer licensed in the state of Pennsylvania shall be provided with each development proposal, and it shall demonstrate conformity of the incremental improvements with the needed overall improvements as defined in the adopted Lafayette Street Corridor Study prepared by McMahon Associates, Inc., dated September 2000, any other traffic studies adopted subsequently by Municipal Council and the plans referenced in § XXX-265.~~

Commented [SS78R77]: Done

§ XXX-200 through § XXX-204. (Reserved)

MUNICIPALITY OF NORRISTOWN

COUNCIL/WORK SESSION AGENDA ITEM

DEPARTMENT: Police

SUBJECT: Resolution No.25-39: Request the purchase of Axon Fleet 3 Bundle from AXON Enterprise

TYPE OF ITEM: Resolution

DATE AGENDA ITEM: 3/27/2025

DATE OF COUNCIL MEETING / WORK SESSION: April 1, 2025

BUDGET IMPACT: _____

X ANNUAL BUDGET EXPENSE

X CAPITAL BUDGET EXPENSE

24529.32

FUNDING SOURCE (Account No.): 410 VEH

FINANCE / LEGAL REVIEW: _____

PURPOSE:

Resolution to request the council to approve the purchase of 3 Fleet 3 Bundles from Axon Enterprise

HISTORY:

The Fleet 3 Bundle is NPD's standard purchase for in-car video and synchronization.

FACTS AND ISSUES:

The bundles will be for vehicle 28 38 37

OPTIONS:

Motion to Approve

Motion to Table

No Motion

RECOMMENDED ACTION:

Motion to Approve

MUNICIPALITY OF NORRISTOWN
A HOME RULE MUNICIPALITY
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION 25-39 of 2025

**A RESOLUTION OF THE COUNCIL OF THE MUNICIPALITY OF NORRISTOWN
AUTHORIZING A PURCHASE IN THE AMOUNT OF \$ 24,529.32 FROM AXON
ENTERPRISE FOR THE PURCHASE OF THREE (3) FLEET THREE BUNDLES.**

WHEREAS, under §4-35 of the Administrative Code the Municipality is permitted to enter into contracts for purchases pursuant to the thresholds in the Administrative Code as amended from time to time and set forth in the Pennsylvania Department of Labor & Industry Bulletin; and

WHEREAS, under §4-35 all contracts for purchases in excess of **\$23,800** must be awarded to the lowest responsible bidder after due advertising unless the contract does not require competitive bidding because of §4-35(A)(5)[7] Contracts for purchase/materials and other expenditures where prices and/or bids are obtained through state-approved agencies and procedures; and

WHEREAS, under §4-35 the Director of Finance has certified to the Municipal Administrator that sufficient unencumbered funds are available for the purchase as authorized by the budget; and

WHEREAS, under §4-35 all contracts in excess of **\$23,800** must be in writing and must be awarded by Municipal Council and executed by the Municipal Administrator; and

WHEREAS, the Municipal Solicitor has reviewed all relevant purchase and contract documents;

NOW THEREFORE BE IT RESOLVED that the Council of the Municipality of Norristown hereby approves the purchase as being in the best interests of the Municipality and authorizes the Municipality to enter into a PURCHASE with AXON ENTERPRISE INC for THREE (3) FLEET THREE BUNDLES as attached hereto as Exhibit A; and

BE IT FURTHER RESOLVED that the Municipal Administrator and the Director of Finance, or their designees, are authorized to take all necessary actions to complete the purchase, including execution of the Agreement and any related documents.

RESOLVED AND ADOPTED this 1st day of APRIL 2025.

**Municipality of Norristown
Municipal Council**

By: _____
Rebecca Smith
Council President

Attest: _____
Leonard Lightner
Municipal Administrator

Q-610981-45735.565AM
 Issued: 03/19/2025
 Quote Expiration: 03/31/2025
 Estimated Contract Start Date: 05/01/2025
 Account Number: 141278
 Payment Terms: N30
 Delivery Method:

SHIP TO	BILL TO	SALES REPRESENTATIVE	PRIMARY CONTACT
Norristown Police Dept - PA 235 E Airy St Norristown, PA 19401-5003 USA Email:	Norristown Police Dept - PA 235 E Airy St Norristown, PA 19401-5003 USA Email:	Andrew Malherek Phone: 6102702896 Email: amalherek@axon.com Fax:	Nicholas Dumas Phone: 6102702896 Email: ndumas@norristown.org Fax:

Quote Summary

Program Length	40.4667 Months
TOTAL COST	\$24,529.32
ESTIMATED TOTAL W/ TAX	\$24,529.32

Discount Summary

Average Savings Per Year	\$2,038.97
TOTAL SAVINGS	\$6,875.88

Payment Summary

Date	Subtotal	Tax	Total
Apr 2025	\$4,668.58	\$0.00	\$4,668.58
Aug 2025	\$6,362.36	\$0.00	\$6,362.36
Aug 2026	\$6,616.85	\$0.00	\$6,616.85
Aug 2027	\$6,881.53	\$0.00	\$6,881.53
Total	\$24,529.32	\$0.00	\$24,529.32

Quote Unbundled Price: \$31,405.20
 Quote List Price: \$24,298.80
 Quote Subtotal: \$24,529.32

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
Program									
80460	TRUE UP - FLEET 3 BUNDLE TRUE UP	3	20		\$78.00	\$78.00	\$4,680.00	\$0.00	\$4,680.00
Fleet3B	Fleet 3 Basic	3	40	\$222.71	\$163.49	\$165.41	\$19,849.32	\$0.00	\$19,849.32
Total							\$24,529.32	\$0.00	\$24,529.32

Delivery Schedule

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
Fleet 3 Basic	100989	AXON FLEET - CRADLEPOINT R920-C7A+5YR NETCLOUD	3	1	04/01/2025
Fleet 3 Basic	70112	AXON SIGNAL - VEHICLE	3	1	04/01/2025
Fleet 3 Basic	71200	AXON FLEET - AIRGAIN ANT - 5-IN-1 2LTE 2WIFI 1GNSS BL	3	1	04/01/2025
Fleet 3 Basic	72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	3	1	04/01/2025

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Fleet 3 Basic	80400	AXON EVIDENCE - FLEET VEHICLE LICENSE	3	05/01/2025	09/14/2028
Fleet 3 Basic	80410	AXON EVIDENCE - STORAGE - FLEET 1 CAMERA UNLIMITED	6	05/01/2025	09/14/2028

Services

Bundle	Item	Description	QTY
Fleet 3 Basic	100738	AXON FLEET 3 - SIM INSERTION - VZW 4FF	3
Fleet 3 Basic	73391	AXON FLEET 3 - DEPLOYMENT PER VEHICLE - NOT OVERSIZED	3

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Fleet 3 Basic	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	3	04/01/2026	09/14/2028
Fleet 3 Basic	80495	AXON FLEET 3 - EXT WARRANTY - 2 CAMERA KIT	3	04/01/2026	09/14/2028

Shipping Locations

Location Number	Street	City	State	Zip	Country
1	235 E Airy St	Norristown	PA	19401-5003	USA

Payment Details

Apr 2025					
Invoice Plan	Item	Description	Qty	Subtotal	Tax
Co-Term To Year 2	80460	TRUE UP - FLEET 3 BUNDLE TRUE UP	3	\$890.73	\$0.00
Co-Term To Year 2	Fleet3B	Fleet 3 Basic	3	\$3,777.85	\$0.00
Total				\$4,668.58	\$0.00
					\$4,668.58

Aug 2025					
Invoice Plan	Item	Description	Qty	Subtotal	Tax
Year 3	80460	TRUE UP - FLEET 3 BUNDLE TRUE UP	3	\$1,213.89	\$0.00
Year 3	Fleet3B	Fleet 3 Basic	3	\$5,148.47	\$0.00
Total				\$6,362.36	\$0.00
					\$6,362.36

Aug 2026					
Invoice Plan	Item	Description	Qty	Subtotal	Tax
Year 4	80460	TRUE UP - FLEET 3 BUNDLE TRUE UP	3	\$1,262.44	\$0.00
Year 4	Fleet3B	Fleet 3 Basic	3	\$5,354.41	\$0.00
Total				\$6,616.85	\$0.00
					\$6,616.85

Aug 2027					
Invoice Plan	Item	Description	Qty	Subtotal	Tax
Year 5	80460	TRUE UP - FLEET 3 BUNDLE TRUE UP	3	\$1,312.94	\$0.00
Year 5	Fleet3B	Fleet 3 Basic	3	\$5,568.59	\$0.00
Total				\$6,881.53	\$0.00
					\$6,881.53

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

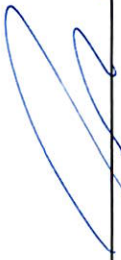
This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at <https://www.axon.com/sales-terms-and-conditions>), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.


199

Signature

3/19/2025

3/19/25

Date Signed



MUNICIPALITY OF NORRISTOWN

COUNCIL/WORK SESSION AGENDA ITEM

DEPARTMENT: Stormwater Operations

SUBJECT: Resolution 25-38 - Request Council Approve Submitting Grant Application to PA Small Water and Sewer Program for \$403,246 for stormwater improvements at Stanbridge and W. Elm Streets.

TYPE OF ITEM: Resolution

DATE AGENDA ITEM: 3/25/2025

DATE OF COUNCIL MEETING / WORK SESSION: April 1, 2025

BUDGET IMPACT:

X ANNUAL BUDGET EXPENSE
X CAPITAL BUDGET EXPENSE

FUNDING SOURCE (Account No.):
FINANCE / LEGAL REVIEW:

PURPOSE:

To construct recommended stormwater improvements at the intersection of Stanbridge and W. Elm Streets, which has been prioritized as an area prone to stormwater runoff and flooding.

HISTORY:

The NSWA is seeking to continue the efforts that have already started with improvements to the Municipality's aging or lacking stormwater infrastructure. The proposed PA Small Water and Sewer Grant application will provide stormwater improvements by extending the storm sewer system from the intersection of Stanbridge Street and W. Oak Street. Currently, stormwater runoff from Rapp Alley severely erodes W. Elm Street as it runs off onto W. Elm Street. Due to the existing roadway slope of Stanbridge Street, high gutter flows along Stanbridge Street causes a potential safety hazard for residents to access their vehicles which are parked along Stanbridge Street.

FACTS AND ISSUES:

The proposed storm sewer extension will channel surface runoff and redirect the flows beneath the roadway to the existing storm sewer system located at the downstream intersection of Stanbridge Street and W. Oak Street, and reduce potential flooding at this intersection. Type C curb inlets and new HDPE storm pipes will be installed, offering greater efficiency and allowing much-needed safety improvement for the neighborhood.

OPTIONS:

MUNICIPALITY OF NORRISTOWN

COUNCIL/WORK SESSION AGENDA ITEM

-
1. Council approve Resolution 25-38.
 2. Council reject Resolution 25-38.
-

RECOMMENDED ACTION:

Pennoni and the Director of Stormwater Operations recommend submitting grant application to PA Small Water and Sewer Program.



MUNICIPALITY OF NORRISTOWN
A HOME RULE MUNICIPALITY
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION 25-38 of 2025

A RESOLUTION OF THE COUNCIL OF THE MUNICIPALITY OF NORRISTOWN AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION IN THE AMOUNT OF \$ 403,246.00 WITH THE PA SMALL WATER AND SEWER PROGRAM FROM THE COMMONWEALTH FINANCING AUTHORITY FOR STORMWATER IMPROVEMENTS AT STANBRIDGE STREET AND W. ELM STREET.

NOW THEREFORE BE IT RESOLVED that the Council of the Municipality of Norristown hereby approves the grant application as being in the best interests of the Municipality and authorizes the Municipality to submit a grant application with the PA Small Water and Sewer Program with the purpose of improving storm sewer conditions as attached hereto as Exhibit A; and

BE IT FURTHER RESOLVED, that the Applicant does hereby designate Rebecca Smith, Council President, and Rashaad Bates, Council Vice, as the official(s) to execute all documents and agreements between the Municipality of Norristown and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

BE IT FURTHER RESOLVED, that I, Leonard Lightner, duly qualified Administrator of the Municipality of Norristown, in Montgomery County PA, and the Director of Finance, or their designees, hereby certify that the forgoing is a true and correct copy of a Resolution, and any related documents is duly adopted by a majority vote of the Municipality of Norristown.

RESOLVED AND ADOPTED this 1st day of April 2025.

**Municipality of Norristown
Municipal Council**

By: _____
Rebecca Smith
Council President

Attest: _____
Leonard Lightner
Municipal Administrator

April 1, 2025

Director
CFA Programs Division
PA Department of Community and Economic Development
PA Water & Sewer Program
Commonwealth Keystone Building
400 North Street, 4th Floor
Harrisburg, PA 17120-0225

RE: Commitment Letter PA Small Water & Sewer Grant Request
Norristown Stormwater Authority
Stormwater Improvements at Stanbridge Street & W. Elm Street

Dear Director:

The Municipal Council of Norristown authorized and approved the Norristown Stormwater Authority (NSWA) for the submission of the PA Small Water & Sewer Grant application for the Stormwater Improvements at Stanbridge Street and W. Elm Street project at their meeting on April 1, 2025.

The project involves the improvements to the existing stormwater facilities needed to improve stormwater drainage and reduce flooding events on the roadways serving the community.

In accordance with the provisions set forth in the grant guidelines, a minimum of a fifteen (15%) match is required. The overall estimated project cost is \$474,408.00. The required 15% match will be provided by the Norristown Stormwater Authority. The Authority is committed to funding a minimum of fifteen (15%) percent or \$71,162.00 as a local grant match plus any additional construction and engineering costs that exceed the maximum grant amount. The Municipality of Norristown is situated adjacent the Schuylkill River and is the downstream receiving end of stormwater runoff from upstream communities. As a result, various neighborhoods within the Municipality frequently experiences localized flooding, and especially inundation by severe flooding when the Schuylkill River overtops its banks. We strongly support the NSWA's endeavors to make Norristown a better and more sustainable community through storm water infrastructure improvements.

If you have any questions, please contact me at 610-272-8080. We appreciate your consideration of our project and kindly as for your support.

Sincerely

Rebecca Smith
Council President

Municipality of Norristown / Norristown Stormwater Authority

PA Small Water and Sewer Grant

Stormwater Improvements at Stanbridge Street and W. Elm Street

Project Narrative

The Municipality of Norristown, to maintain and address compliance of the increasingly stringent requirements of the unfunded federal NPDES Municipal Separate Storm Sewer (MS4) mandate, proactively sought to create a Stormwater Advisory Committee (SAC) in 2021. The purpose of the SAC committee was to address the many stormwater related issues that the Norristown community faces, including flooding, sinkholes, clogged and broken storm drains, and an aging storm sewer network. The Municipality had been using budgeted funds from the Public Works department and knew that the funding scheme to address these issues continues to be stressed and will not be continuously sustainable to meet the federal unfunded mandate. The culmination of several public SAC meetings led to the recommendation and formation of the Norristown Stormwater Authority (NSWA). The NSWA is incorporated under the PA Municipality Authorities Act by the Municipality of Norristown Ordinance no. 21-06 adopted on June 15, 2021 to provide for stormwater planning, management, and implementation. The Municipality of Norristown owns all stormwater infrastructure; however, by an intergovernmental lease agreement with the Norristown Stormwater Authority as adopted by NSWA Resolution 22-1 on January 6, 2022, the entire Municipality's stormwater facilities are currently operated and maintained by the NSWA.

In 2022 and 2024, the Norristown Stormwater Authority (NSWA) had undertaken several storm sewer improvement projects to address various historically severe storm water runoff and flood prone areas within the Municipality of Norristown. These projects are only a fraction of the remediation efforts to address Norristown's flooding potential issues.

The NSWA is seeking to continue the efforts that have already started with improvements to the Municipality's aging or lacking stormwater infrastructure. The proposed PA Small Water and Sewer Grant application will provide stormwater improvements by extending the storm sewer system from the intersection of Stanbridge Street and W. Oak Street. Currently, stormwater runoff from Rapp Alley severely erodes W. Elm Street as it runs off onto W. Elm Street. Due to the existing roadway slope of Stanbridge Street, high gutter flows along Stanbridge Street causes a potential safety hazard for residents to access their vehicles which are parked along Stanbridge Street. The proposed storm sewer extension will channel surface runoff and redirect the flows beneath the roadway to the existing storm sewer system located at the downstream intersection of Stanbridge Street and W. Oak Street, as well as reducing the flooding potential at this intersection. New greatly more efficient type C curb inlets and new HDPE storm pipes will be constructed under this project allowing a much needed safety improvement for the neighborhood.

The Municipality of Norristown in the formation of the Norristown Stormwater Authority have taken the proactive approach to meet the storm water challenges of an aging infrastructure. By completing and implementing this storm sewer improvements project is an affirmation of the NSWA's commitment towards promoting and achieving a sustainable community through its investments of the storm sewer network.



ENGINEER'S OPINION OF PROBABLE COST

MUNICIPALITY OF NORRISTOWN
STORMWATER PROJECTS CONCEPT DESIGN**DRAFT****SITE 3 - STANBRIDGE ST & W. ELM ST**

Item No.	Description	Quantity	Unit	Unit Price	Subtotal
1	Mobilization	1	LS	\$12,500.00	\$ 12,500.00
2	Maintenance & Protection of Traffic	1	LS	\$10,000.00	\$ 10,000.00
3	New Storm Inlet, including trench restoration	10	EA	\$6,500.00	\$ 65,000.00
4	Replacement of Existing Storm Inlet, including trench restoration	1	EA	\$6,500.00	\$ 6,500.00
5	New Storm Pipe, including trench restoration	981	LF	\$205.00	\$ 201,105.00
6	Removal and replacement of Existing Curb	25.00	LF	\$48.00	\$ 1,200.00
7	Removal and replacement of Existing Sidewalk	16.00	SY	\$142.00	\$ 2,272.00
8	ADA compliant curb ramps	1	EA	\$7,500.00	\$ 7,500.00
9	Line Striping	1	LS	\$10,000.00	\$ 10,000.00
	BASE SUBTOTAL =				\$ 316,077.00
10	Contingency (5%)				\$ 15,804.00
	BASE TOTAL =				\$ 331,881.00
	ALTERNATES				
A1	Pavement Milling	2,130	SY	\$16.00	\$ 34,080.00
A2	Superpave, 9.5mm WMA wearing course	2,130	SY	\$25.00	\$ 53,250.00
	ALTERNATE SUBTOTAL =				\$ 87,330.00
	Contingency (5%)				\$ 4,367.00
	ALTERNATE TOTAL =				\$ 91,697.00
	GRAND TOTAL =				\$ 423,578.00
E1	Engineering (10%)				\$ 42,358.00
E2	Administration (2%)				\$ 8,472.00
	GRAND TOTAL =				\$ 474,408.00

U:\ACCOUNTS\NORRB21005 - STORMWATER AUTHORITY\ADMIN\PIPE & INLET ESTIMATION\2025 STORMWATER CONCEPT SKETCHES\SHEETS\NORRB21005 - 2025 STORMWATER PROJECTS.DWG
PLOTTED: 10/30/2024 5:34:32 PM, BY: SEDA KORKMAZ, PLOTSTYLE: PENNONI NCS.STB, PROJECT STATUS: ---



ESTIMATED SCOPE:

- 981 FEET NEW STORM PIPE
- 10 NEW TYPE C STORM INLET
- 1 TYPE M INLET REPLACEMENT WITH TYPE C INLET
- 2,130 SY MILL & OVERLAY
- 140 SF SIDEWALK REPLACEMENT
- 1 ADA RAMP REPLACEMENT
- APPROX. 25 FT CURB REPLACEMENT



PENNONI ASSOCIATES INC.

3100 Horizon Drive, Suite 200
King of Prussia, PA 19406
T 610.277.2402 F 610.277.7449

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

STORMWATER PROJECTS
CONCEPT PLAN

DRAFT

STANBRIDGE STREET & W. ELM STREET

MUNICIPALITY OF NORRISTOWN
235 EAST AIRY STREET
NORRISTOWN, PA 19401

PROJECT NORRB21005.02

DATE 10/24/2024

DRAWING SCALE 1" = 100'

DRAWN BY SK

APPROVED BY KRH

SITE-3

SHEET 3 OF 3