

**WEST NORRITON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2023-762

AN ORDINANCE OF WEST NORRITON TOWNSHIP, MONTGOMERY COUNTY PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF WEST NORRITON TOWNSHIP, CHAPTER 27, ZONING, CREATING A NEW ZONING DISTRICT THAT WILL REPLACE THE REVITALIZATION AND TRAFFIC MANAGEMENT OVERLAY DISTRICT, AS WELL AS THE UNDERLYING COMMERCIAL AND LIMITED COMMERCIAL DISTRICTS ALONG MAIN STREET BETWEEN TROOPER ROAD AND FORREST AVENUE; AND to REZONE ONE PARCEL (PARCEL NO. 63-00-08332-00-2) FROM THEIR EXISTING ZONING CLASSIFICATION OF R-1 RESIDENTIAL TO THE ZONING TO AMEND THE WEST NORRITON TOWNSHIP ZONING MAP TO CLASSIFICATION OF COMMERCIAL DISTRICT PROVIDING A SEVERABILITY CLAUSE; A REPEALER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the West Norriton Township Board of Commissioners has enacted the West Norriton Township Zoning Ordinance which contains, *inter alia*, the West Norriton Township Zoning Map; and

WHEREAS, The Montgomery County Planning Commission has recommended a zoning ordinance amendment in order to implement the Townships 2019 West Main Street Vision Plan and to encourage mixed-use development pedestrian amenities and landscaping

WHEREAS, Christopher Drummond, (“applicant”) submitted an application to the Township requesting a zoning map amendment to rezone the property located at 450 S. Trooper Road, West Norriton Pa 19403 (“the property”) from R-1 Residential to C Commercial and;

WHEREAS, the Board of Commissioners has met the procedural requirements of 53 P.S. § 10101, et seq., the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance, including holding a public hearing; and

WHEREAS, the Board of Commissioners has determined it will exercise its discretion to consider Applicant’s application requesting a zoning map amendment, pursuant to the Pennsylvania Municipalities Planning Code (“MPC”); and

WHEREAS, the Montgomery County Planning Commission reviewed Applicant’s application, and issued a review letter dated December 22, 2022 and February 16, 2023, generally supporting the zoning map amendment; and

NOW, THEREFORE, BE IT ORDAINED AND ENACTED and it is hereby ordained and enacted as follows:

SECTION 1. MAP AMENDMENT.

The Township of West Norriton Zoning Map is hereby amended to re-zone the following parcel from R-1 Residential to Commercial District:

Montgomery County Parcel No 63-00-08332-2

The Township of West Norriton Township Zoning Map is hereby amended to rezone the following Parcel from LC to Main Street Commercial District.

TAXPIN	PARCEL_NUMBER	OWNER 1	LOCATION ADDRESS
630006895008	630006895008	WYNN JOAN A TRUSTEE	2049 W MAIN ST
630007171002	630007171002	ROMANO SHAWN	2424 W MAIN ST
630006922008	630006922008	MHH PROPERTIES LLC	2331 W MAIN ST
630000571005	630000571005	TARLECKI ASSOCIATES LLC	BROAD ST
630006919002	630006919002	HARLEYSVILLE SAVINGS ASSN	2301 W MAIN ST
630008455005	630008455005	GENERATION SKIPPING TRANSFER TAX TRUST	20 S TROOPER RD
630006949008	630006949008	TARLECKI ASSOCIATES LLC	2525 W MAIN ST
630006943005	630006943005	2509 MAIN ENTERPRISES LLC	2515 W MAIN ST
630008452008	630008452008	PHILLIPS BRIAN T	24 S TROOPER RD
630008449002	630008449002	MILLARD JAMES S	30 S TROOPER RD
630006946002	630006946002	BEATTY J RODGER & SUSAN P	2521 W MAIN ST
630006946038	630006946038	WAT PROPERTIES LLC	2521 W MAIN ST
630006946011	630006946011	MAHAJAN RADHA K & MANORAMA	2521 W MAIN ST
630008446005	630008446005	36 SOUTH TROOPER LLC	36 S TROOPER RD
630008437005	630008437005	YOCUM FRANK M & CHRISTINE M	48 S TROOPER RD
630007195005	630007195005	J & YOUNG LLC	2508 W MAIN ST
630008440002	630008440002	YOCUM FRANK M & CHRISTINE M	S TROOPER RD
630008428005	630008428005	BADALAMENTI FRANCESCO & GIOVANNI	72 -B S TROOPER RD
630006931008	630006931008	PI MANAGEMENT LLC	2453 W MAIN ST
630007204005	630007204005	VINEETA INC	2522 W MAIN ST
630008431002	630008431002	SLAYBAUGH JANET M TRUSTEE	60 S TROOPER RD
630007192008	630007192008	KIAARAV REAL ESTATE LLC	2500 W MAIN ST
630008198001	630008198001	FERRARO LARRY & FLORENCE	2502 -2506 W MAIN ST
630008425008	630008425008	BADALAMENTI FRANCESCO J	72 -A S TROOPER RD
630008195004	630008195004	RIGHT VISION VENTURES LLC	TERRACE AVE
630004396005	630004396005	RIGHT VISION VENTURES LLC	LAWN AVE
630006913008	630006913008	FERRI UBALDO & ELSA	2211 W MAIN ST
630007189002	630007189002	RIGHT VISION VENTURES LLC	2460 W MAIN ST
630008422002	630008422002	DECINQUE MARK A & KATHRYN M	78 S TROOPER RD
630006910002	630006910002	FERRI UBALDO & ELSA	2201 W MAIN ST

630007159005	630007159005	WEST NORRITON MUNICIPAL AUTHORITY	W MAIN ST
630007180002	630007180002	MANCINI JAMIE P & MELISSA	2440 W MAIN ST
630006925032	630006925032	SHEARER GORDON S & PIAZZA VINCENT M JR &	2401 W MAIN ST
630006904008	630006904008	RR SHAH LP	2121 W MAIN ST
630007177005	630007177005	FERRARO LARRY J & FLORENCE J	2432 W MAIN ST
630007168005	630007168005	ROMANO SHAWN	2420 W MAIN ST
630007510005	630007510005	CURLEY RICHARD JR & PATRICIA E	33 SCHOOL LN
630007516107	630007516107	PECO	19 SCHOOL LN
630006916005	630006916005	NOVEY HOLDINGS LLC	2233 W MAIN ST
630007513002	630007513002	CURLEY RICHARD JR & PATRICIA E	25 SCHOOL LN
630007444008	630007444008	ROMANO RICHARD R JR	16 SCHOOL LN
630006955002	630006955002	PIAZZA VINCENT & BRENNAN TERRANCE J	2551 W MAIN ST
630007126002	630007126002	DJ REAL ESTATE LLC	2062 W MAIN ST
630007138008	630007138008	WILLIAMS JOHN M & ANDREW	2086 W MAIN ST
630006892002	630006892002	WYNN JOAN A TRUSTEE	2041 W MAIN ST
630006886008	630006886008	WYNN WARREN J TRUSTEE	2021 W MAIN ST
630007219008	630007219008	PROVCO PINEGOOD TROOPER CORNER LP	2560 W MAIN ST
630006946029	630006946029	WAT PROPERTIES LLC	2521 W MAIN ST
630006940008	630006940008	2509 MAIN ENTERPRISES LLC	2509 W MAIN ST
630006937002	630006937002	BONO MICHAEL S & KATHLEEN W	2501 W MAIN ST
630008443008	630008443008	MINDICINO FRANK A	42 S TROOPER RD
630006934005	630006934005	V BROS LLC	2491 W MAIN ST
630006928002	630006928002	VMDT PARTNERSHIP	2441 W MAIN ST
630007201008	630007201008	VINEETA INC	2516 W MAIN ST
630008434008	630008434008	MUNOZ CYNTHIA E	54 S TROOPER RD
630007198002	630007198002	WISDON INC	2512 W MAIN ST
630006925059	630006925059	VMDT PARTNERSHIP	2431 W MAIN ST
630007186005	630007186005	RIGHT VISION VENTURES LLC	2450 -2454 W MAIN ST
630007438005	630007438005	CAPECE LOUIS P & CHRISTINE E	26 SCHOOL LN
630007132005	630007132005	MILLENNIUM BUILDING SOLUTIONS LLC	2076 W MAIN ST
630007495002	630007495002	CARR MARGARET M & ROBERT W	47 SCHOOL LN
630006907005	630006907005	RR SHAH LP	2125 W MAIN ST
630006901002	630006901002	CUSAMANO RONALD & ANTHONY J JR & MARIA	2115 W MAIN ST
630008416008	630008416008	FLORIG MARY M	90 S TROOPER RD
630007183008	630007183008	RIGHT VISION VENTURES LLC	2448 W MAIN ST
630006883002	630006883002	MPK REALTY LLC	2011 W MAIN ST
630008419005	630008419005	KOMATREDDY VENUGOPAL REDDY & MALATHI	84 S TROOPER RD
630008413002	630008413002	JM REALTY PARTNERS	100 S TROOPER RD
630007156008	630007156008	Z PROPERTIES JEFFERSONVILLE LLC	2118 W MAIN ST
630007144002	630007144002	PUBLIC STORAGE INC	2112 W MAIN ST
630007111008	630007111008	INTERRANTE CHARLES & MARINA	2020 W MAIN ST
630006874002	630006874002	NORRIS GARDEN LLC	2005 W MAIN ST
630007108002	630007108002	INTERRANTE CHARLES & MARINA	2018 W MAIN ST

630007441002	630007441002	ROMANO RICHARD R JR	16 SCHOOL LN
630007504002	630007504002	ROONEY JODIE C & ANGELO KEESHA M	35 SCHOOL LN
630007135002	630007135002	RANA PROPERTIES LLC	2082 W MAIN ST
630007123005	630007123005	MIRABILE HARRY P & SEDA L	2092 W MAIN ST
630006889005	630006889005	WYNN WARREN J TRUSTEE	2033 W MAIN ST
630007105005	630007105005	MUSLEH ADIB K & MAZLAH ROCHDE A	2014 W MAIN ST
630007102008	630007102008	STERIN ALEXANDER	2000 W MAIN ST
630007498008	630007498008	NGO DALYNA & HEINRICH DALSON W	43 SCHOOL LN
630003996009	630003996009	HOCH ROBERT E & ANGELA R	11 JEFFERSON AVE
630006859008	630006859008	CSN ASSOCIATES LLC	1973 W MAIN ST
630006856002	630006856002	RUSSO DISMA & ANTONIA	1971 W MAIN ST
630007120008	630007120008	LEITZEL RAYMOND M & SONIA I	2050 W MAIN ST
630007069005	630007069005	QMQ LLC	1902 W MAIN ST
630006841008	630006841008	METZGER GLENN	1949 W MAIN ST
630007114005	630007114005	OAK POINT DEVELOPMENT LLC	2030 W MAIN ST
630007096005	630007096005	PRESTIGE WORKDWIDE PROPERTY	W MAIN ST
630006880005	630006880005	MPK REALTY LLC	2009 W MAIN ST
630005533002	630005533002	SITRON STEPHEN & KATHERINE	18 ORCHARD LN
630006877008	630006877008	MPK REALTY LLC	2007 W MAIN ST
630006862005	630006862005	CSN ASSOCIATES L L C	1983 W MAIN ST
630006871005	630006871005	NYCE DAVID N & KENNETH M	2001 W MAIN ST
630003928005	630003928005	CSN ASSOCIATES LLC	10 JEFFERSON AVE
630001915002	630001915002	TRAIINTAFILLOU PHILIP & NAFSIKA	5 EGYPT RD
630006868008	630006868008	GALLO FRANK R & MARILYN A	1991 W MAIN ST
630006865002	630006865002	KRG & FRG LLC	1987 W MAIN ST
630006853005	630006853005	PUPILLO NICHOLAS M & THERESA R	1967 W MAIN ST
630006850008	630006850008	ZELLI ANTHONY M & A LOUIS & JOHN	1961 W MAIN ST
630007099002	630007099002	OM SHREE KRISHNA LLC	1982 -1984 W MAIN ST
630005536008	630005536008	SITRON STEPHEN & KATHERINE	14 ORCHARD LN
630007093008	630007093008	PRESTIGE WORLDWIDE PROPERTY	1968 W MAIN ST
630007084008	630007084008	PRESTIGE WORLDWIDE PROPERTY	1956 W MAIN ST
630007078005	630007078005	MANGA JEAN HABIB	1914 1916 W MAIN ST
630006847002	630006847002	METZGER GLENN	1955 W MAIN ST
630006838002	630006838002	CLEETHORPES PROPERTIES INC	1941 W MAIN ST
630007090002	630007090002	PRESTIGE WORLDWIDE PROPERTY	1966 W MAIN ST
630007081002	630007081002	LEE BROTHERS PROPERTY LLC	1936 W MAIN ST
630007072002	630007072002	PHAN THUAN & NGUYEN HA	1908 W MAIN ST
630007075008	630007075008	PHAN THUAN & NGUYEN HA	1914 W MAIN ST
630006952005	630006952005	VADARLIS MARIO	2541 W MAIN ST
630007213014	630007213014	GATEWAY DINER INC	W MAIN ST
630007210008	630007210008	GENERATION SKIPPING TRANSFER TAX TRUST	2540 -B W MAIN ST
630007213005	630007213005	GATEWAY DINER INC	2540 -A W MAIN ST
630007207002	630007207002	GENERATION SKIPPIN TRANSFER TAX TRUST	2520 W MAIN ST

630006958008
630006835005

630006958008 US RESTAURANT PROP INC
630006835005 CENTENNIAL PRESBYTERIAN CHURCH

2561 W MAIN ST
1921 W MAIN ST

SECTION 2. REPEALER.

All Ordinances or parts of Ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed. Additionally, the requirements of this Ordinance shall not apply to contracts executed prior to the effective date of this Ordinance, except that the exercise of an option on a contract covered by this Ordinance shall be deemed to create a new contract for purposes of this Ordinance.

SECTION 3. REVISIONS.

The Board of Commissioners does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its Ordinance, including this provision.

SECTION 4. SEVERABILITY.

The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid, unenforceable, or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance and all remaining provisions shall remain in full force and effect.

SECTION 5. EFFECTIVE DATE.

This ordinance shall be effective immediately upon its legal enactment by the Township Board of Commissioners of West Norriton Township.

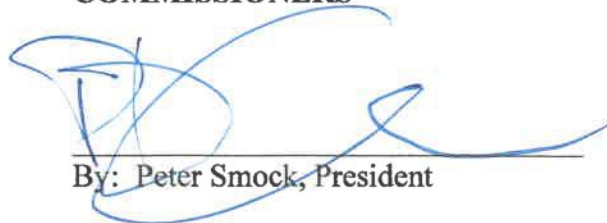
Ordained and enacted, by the Board of Commissioners of West Norriton Township, Montgomery County, Pennsylvania, this 9th day of May, 23.

ATTEST:

**WEST NORRITON BOARD OF
COMMISSIONERS**



By: Jason Bobst, Township Manager



By: Peter Smock, President