



**West Norriton Township
Work Session Agenda
February 1, 2022 @ 7:00 PM**

FACE COVERING REQUIRED FOR ALL INDIVIDUALS REGARDLESS OF VACCINATION STATUS

1. Call To Order And Pledge Of Allegiance

2. Discussion/Update On Status

A. American Rescue Fund Grant Applications

B. Zoning Application Of Tower Co. - Cell Tower @ JGC

C. ADA Improvements For Public Transit Access To VA Clinic, General Armistead

3. Manager's Items

A. Consider Adopting PEMA-Resolution - Designation Of Agent For Hazard Mitigation Grant

Documents:

[RESOLUTION - PEMA DESIGNATION OF AGENT HMGP.PDF](#)

B. Consider Granting Land Development Waiver Request Of Globus Medical @ 2550 General Armistead Blvd

Documents:

[GLOBUS - WAIVER LD REVIEW LETTER.PDF](#)

C. Consider Accepting Resignation Of Ben Ratkiewicz And Lynda Waltman From The Human Relations Commission

4. Commissioner Liaison Committee Reports

5. Public Comment

- a. Recognize individuals that are taxpayers or residents of West Norriton Township wishing to offer comment.
- b. Require the name and address of such persons wishing to comment.
- c. Permit each individual at minimum one (1) opportunity to speak. The President may require an individual who has already spoken to wait until all others wishing to speak have had the opportunity before permitting an additional opportunity to speak. Once all others have had the opportunity to speak, the President shall determine whether time would allow for additional comment from the individual wishing to speak. Such a determination shall be based solely on the factor of time and shall not be based on the content or viewpoint of the particular individual(s) seeking additional opportunity to speak.

- d. Provide for a five (5) minute maximum for each individual to offer public comment. There shall be no ceding or assigning of time. In no case shall a time limit of fewer than two (2) minutes be designated. It may be requested that a spokesperson from a group address the Board of Commissioners.
- e. Preserve order by prohibiting disruptive conduct including, but not limited to, speaking by any person who is not, at that time, taking part in public comment.

To submit written Public Comment to the Board, please [CLICK HERE](#)

6. **Adjournment**

www.westnorritontwp.org

HMGP Hazard Mitigation Planning Grant Attachment 1:

DESIGNATION OF AGENT RESOLUTION

BE IT RESOLVED Board of Commissioners
(Governing Body) **OF** West Norriton Township
(Public Entity)

THAT Michael Valyo
(Name), Flod Plain Manager
(Title)

is hereby authorized to execute for and in behalf of

West Norriton Township,

a public entity established under the laws of the Commonwealth of Pennsylvania, all required forms and documents for the purpose of obtaining financial assistance for the Hazard Mitigation Grant Program (HMGP) under the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Public Law 93-288 as amended by Public Law 100-707).

Passed and approved this 8th day of February, 2022.

CERTIFICATION

I, Jason Bobst, duly appointed and Secretary
(Name) (Title)

of West Norriton Township, do hereby certify that the above is a true and correct copy of
(Public Entity)

a resolution passed and approved by the Board of Commissioners
(Governing Body)

of West Norriton Township on the 8th day of February ~~XXIX~~ 2022

(Signature) Secretary 2/8/2022
(Official Position) (Date)



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

January 21, 2022

File No. 21-11069

Jason Bobst, Township Manager
West Norriton Township
1630 Marshall Street
Jeffersonville, PA 19403

Reference: 2550 General Armistead Boulevard – Globus Medical, Inc.
Land Development Waiver Request
TMP Nos. 63-00-02587-80-6

Dear Mr. Bobst:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the plan entitled “Site Plan” for the above-referenced project and offers the following comments for consideration by West Norriton Township.

I. Submission

- A. Site Plan for Globus Medical, prepared by D.L. Howell, dated December 8, 2021, consisting of 1 to 7 of 7 sheets.

II. General Information

The subject property is located within the LC&I Limited Commercial and Industrial Districts and encompasses 10.815 acres. The property is currently being used as an office building, which is a permitted use within the LC&I Limited Commercial and Industrial Districts. Along with the office building, a parking lot, a wooden bridge, and a stream exist on the current property. The Applicant is proposing the expansion of the parking lot to construct 83 additional parking stalls. Additional improvements include parking lot lighting fixtures and an underground stormwater facility to control the runoff from the additional impervious surfaces.

III. Review Comments

A. Zoning Ordinance

Upon review, we offer no comments with respect to the West Norriton Township Zoning Ordinance:

B. Subdivision and Land Development Ordinance (SALDO)

It is our understanding that this application may be processed as a waiver of land development. As such, the following comments are for the Board’s consideration when evaluating how to process the Application. In the event some form of a waiver of land development is approved, then the Board should condition the approval on compliance with the recommendations contained in this letter that the Commissioners feel have merit. In the event, a waiver of land development is not granted, our office reserves the right to perform a comprehensive review of the Subdivision and Land Development Ordinance and the Applicant will need to comply with additional regulations contained in the ordinance and/or obtain waivers from the ordinance requirements not specifically mentioned below:

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

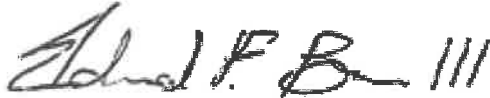
1. The number of parking spaces provided shall be verified. Plans show a total of 89 proposed spaces behind the rear of the building. The parking tabulation results in 85 spots being proposed. On the northwest side of the building, there are 4 more spots marked out, but do not show up on aerial photos. The Applicant shall confirm the number of proposed spaces and the plans shall be revised accordingly.
2. It appears that the proposed parking lot lights are not located within the landscape islands. The Site Plan shall be revised to show the location of the parking lot lights for clarity. Additionally, the Lighting Plan shall be revised so that no glare is emitted onto adjacent properties.
3. We note that the plans do not appear to include curbing on the proposed parking lot area. However, the Curb & Paving detail appears to indicate that curbing is proposed. The Applicant shall clarify whether curbing is proposed. In the event curbing is proposed, the detail shall be revised to show the dimensions.
4. The plans shall be revised to provide a detail for the proposed sidewalk and ADA ramp.
5. The plans shall be revised so that parking lot aisles with 90-degree parking stalls are 25 feet in width.
6. Silt sock should be provided where all stormwater runoff is possible during construction. The silt sock on the erosion control legend is different from what can be interpreted as the silt sock on the erosion control plan, the plan should be revised to match the legend for evaluation of silt sock placement.
7. The Erosion Control Plan legend shall be revised to match the drawing. We note that several items are not included in plan view.
8. The plans shall be revised to denote all trees that are to be removed. Tree protection fencing shall be provided for all trees that are to remain within close proximity to construction.
9. We defer to the Township Solicitor to determine whether a development agreement and financial security shall be provided for this project.
10. It appears that the rip-rap apron calculations in the Post Construction Stormwater Report have been blacked out. The Stormwater Report shall be revised to provide the rip-rap apron calculations.
11. The plans shall be revised to show the locations of the infiltration tests to ensure the testing was completed in the area of the proposed stormwater facility.
12. We note that the proposed stormwater facility will discharge to an existing swale and inlet. The plans shall be revised to show the existing stormwater pipe from the inlet to show the true discharge location of the stormwater. Additionally, we recommend that the existing stormwater pipe be televised to verify the condition.
13. It appears that the Outlet Structure detail and the Underground Stone Bed detail indicate different diameters for the outlet structure discharge pipe. The Applicant shall verify the discharge pipe diameter and the plans shall be revised accordingly.
14. The Applicant will be required to enter into a Stormwater Maintenance Agreement with the Township for the proposed stormwater improvements. The document will be prepared by the Township Solicitor and should be executed prior to the release of a grading permit for the project.

15. The Applicant is responsible for any other required approvals, permits, etc. (i.e., MCPC, MCCD, PADEP, Municipal Authority, Fire Marshal, etc.) as applicable. Copies of these permits and approvals should be submitted to the Township.

As mentioned above, we recommend that if a waiver of the land development process is granted that it be conditioned upon the applicant satisfying the comments in this letter to our satisfaction.

If you have any questions regarding the above, please contact this office.

Sincerely,



Edward Brown, P.E.,
Project Engineer
Gilmore & Associates, Inc.

EB/sl

cc: Michael Valyo, Director of Public Works and Planning
Allan Booz, Director of Code Enforcement
Sean P. Kilkenny, Esq., Kilkenny Law, LLC
Kathy Frederick, Assistant Township Secretary
David Gibbons, P.E., D.L. Howell
Erik Garton, P.E., Vice President, Gilmore & Associates, Inc.