



**WEST NORRITON TOWNSHIP  
TOWNSHIP ENGINEER'S MONTHLY REPORT**

**March 5, 2026  
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Township Projects

1. Stonybrook Streambank Stabilization – We will continue to monitor the area to determine additional improvements. Our office is continuing to work with Township staff to find potential grants for additional improvements to the area. We recently reviewed a regional study for the Montgomery County Stormwater Management Plan which identified this area as one of the top priorities in West Norriton Township.
2. Norriton Dog Park – Pavilion Structures have been installed. Last items remaining prior to grand opening is the park amenities. We are working with the Township to secure those items. The final item remaining is the close out of the NPDES permit, which we are working with DEP to prepare that close out.
3. Centennial Park Restroom – Our office is preparing the utility and grading design for the restrooms. Weve had recent discussion with the Township regarding the exact location due to the possible need for retaining walls. We have a site meeting scheduled on March 11<sup>th</sup> to finalize the location.
4. Centennial Park Streambank Restoration – The streambank project has been completed and we are in the process of determining any remaining punch list items. All landscaping has been installed, but the contractor has agreed to re-assess the project in the Spring to ensure we do not have additional punch list items.
5. Forest and Marshall MTF Grant Application – The Township received a grant for the intersection improvements. Our office submitted the documentation and the agreement has been executed.
6. Township Pedestrian/Traffic Improvements – Our office received the Highway Occupancy Permit for the Egypt Road and Willowbrook Avenue intersection improvements. We had recent conversations with Quest and their proposed schedule. In addition, our office has completed the design of the Boulevard of the Generals intersection project and we will look to bid the project out in the near future. Lastly, we are working with staff to determine solutions for the intersection at Main Street and School Lane.
7. Sheridan Lane Realignment - We prepared the sketch of the Sheridan Lane re-alignment and completed the cost estimate. We are working with Township staff to determine some potential grant opportunities.
8. 82 W. Indian Lane – FEMA Demolition – Our office submitted the Chapter 106 Floodplain Management permit application and expect to receive approval next week or so. In the meantime, we have prepared the bid documents for the bidding of the demolition.

## Private Developments

1. 2580 Industry Lane -Dan Moore Tree Service – Site work is completed and we have been notified that the building has also been completed. We attempted to observe the site improvements, but the snow prevented a full site observation.
2. T-Mobile Expansion – The plan received conditional approval at the July 2022 Commissioners Meeting. The earth disturbance permit application for the installation of the generator and parking lot improvements is moving forward. The applicant has submitted temporary access plans to our office for review.
3. TLC Office and Carwash Development – We met with the Applicant and Township staff at the Staff meeting on 5/16 to discuss the current state of the project. We are working with the Applicant to discuss the next steps forward.
4. Norristown State Hospital Plans – The project received conditional approval on June 10<sup>th</sup>. The Applicant has recently submitted the final check set plans. Our office is reviewing the plans for final approval.
5. J&L Building Materials – Lot Line Adjustment – The plan received approval at the October 8<sup>th</sup> Commissioners Meeting. The Record plans still need to be signed and recorded.
6. Norristown Area High School – The 1<sup>st</sup> review of the proposed building addition and parking lot improvements was completed and issued on February 6<sup>th</sup>. We will coordinate with the Applicant about the review comments prior to consideration at the Board of Commissioners Meeting.
7. Lubin Property Development – Our office has had conversation with the developer and design engineer regarding the plans and permit submission. We note that the NPDES permit for topsoil stockpile has been submitted to DEP for review. We anticipate a full land development submission coming soon.
8. 401 Whitehall Road (School District Administration Building) – We have received plans for a proposed building addition and pedestrian improvements. We are currently reviewing the plans and will issue a review letter in March.