

Developer wants ordinance approved by Amity

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By Denise Larive, Journal Register News Service

AMITY — A Plymouth Meeting developer is hoping the township will approve his plans for Route 422, and gain some business revenue.

Raymond Tornetta, president of Tornetta Realty Corp., which developed the Philadelphia Premium Outlets in Limerick, asked the township planning commission to consider approving his proposed Route 422 Overlay District at a recent meeting.

"[The township] has lost some retail uses to other municipalities," said Tornetta. "The Wal-Mart expansion went to Exeter Township; Amity Township wasn't ready. The township needs flexibility and I want to know what I can do."

Tornetta owns two parcels along Toll Gate and Township Line roads, which total approximately 100 acres, that he has been clearing for development.

Tornetta said the intent of the overlay district is to encourage the unified development of large parcels along the Route 422 corridor while responding to market demands, creating tax base development and job opportunities.

It would also provide opportunities for commercial development sufficient to meet local and regional market needs, he said.

Tornetta said his proposed overlay district ordinance resulted from recent meetings with township staff, and includes residential and flex building uses as a permitted use, the removal of certain development standards (i.e., slope requirements, etc.), and the inclusion of architectural standards language.

Development in the district would be required to have a minimum of 300 feet frontage along the highway, a minimum gross acreage of 50, and with a single ownership or condominium, or be the subject of an application filed jointly by all owners subject to agreement that development shall proceed under a single direction.

The manufacturing, business and professional office/research park uses are similar to those proposed by the township for the 400-acre Amity Township Western Industrial Park on north Limekiln Road.

Other similarities between the two site proposals are flex office space and warehouse space, mixed-use buildings, restaurants, hotel/conference centers, personal and household service establishments, day cares, and banks.

Tornetta also proposes in the overlay district allow automobile sales, recreation uses including movie theaters, retail including shopping centers/mall, residential uses, as well as continuing care retirement communities, which the township provides for with four age-restrictive housing ordinances.

Tornetta Realty Corp. is the developer of the Bentwood Executive Campus, Northtowne Shopping Plaza, Northwood Executive Campus in East Norriton, Valley Forge Marketplace, and the Philadelphia Premium Outlets.

His new preliminary plan for the now 18 semi-detached unit Blacksmith Subdivision, to be built on 4.5 acres west of the Amity Primary Center and along Route 662, was accepted by the planning commission for review. The subdivision is proposed to include two existing single family

review. The submission is proposed to include two existing single-family homes and the relocated Salon 256.

The previous plan was for 13 semi-detached units and the two existing single-family homes.