

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, OCTOBER 1, 2008**

A meeting of the East Norriton Township Planning Commission was held at the East Norriton Middle School, 330 Roland Drive, East Norriton, Pennsylvania on Wednesday, October 1, 2008. The following members were in attendance: Chairman Keith Tornetta, Vice Chairman Joseph E. Gavanus, Jr., William J. Griffin, Jr., Robert Lee Schmidt, Secretary Joan Morello, Derek Bell, Colleen M. Henderson, Kristl Wiernicki, Robert Schottmiller and Township Solicitor, Christen G. Pionzio. Zoning Officer, Bryan Bortnichak was also in attendance. Chairman Tornetta called the meeting to order at approximately 7:02 p.m.

1. Announce purpose of meeting and review of how the meeting will be conducted:

Chairman Tornetta announced the purpose of the meeting and explained the format by which the meeting would be conducted, noting that audience members would be granted a five minute question period and a three minute comment period.

2. Preliminary Land Development Application:

Albert Einstein Healthcare Network, 559 W. Germantown Pike

Present: Richard Montalbano, V.P. AEHN, Project Executive
Joseph C. Kuhls, Esq., Dischell, Bartle, Yanoff & Dooley
Joseph P. Hanna, P.E., Chambers Associates, Inc.
Matthew I. Hammond, P.E., Traffic Planning & Design, Inc.
Rick Paul, Project Architect

Joseph Kuhls introduced himself and the names and titles of all representatives of Albert Einstein Healthcare Network (AEHN).

Mr. Kuhls stated that AEHN submitted a Land Development Application for the proposed construction of a hospital and medical office building on the Woods Golf Center property of approximately 83 ½ acres located in the Township's Institutional Zoning District. The Townships consultants have generated numerous review letters in response to the application and Einstein received additional input from the Township Staff and the public. As concerns were raised, particularly of the emergency room location, Einstein proposed a modification to the Land Development Plans. They are looking for input and support so as to move forward. The main aspects of the application that were submitted are largely unchanged, including, access points in and out, stormwater management and sanitary sewer. The sanitary sewer pump station that is proposed is almost twice the capacity necessary to serve the proposed site. This will also help to assist the Township with correcting the existing overflow problem at the Germantown Pump Station. Einstein proposed the installation of approximately 4,000 linear feet of twelve inch water main on Germantown Pike from North Wales Road to Whitehall Road. The design changes proposed are architectural modifications and will lessen the impact of development from what was

originally submitted. Einstein is committed to assisting with and accomplishing water, sewer and traffic improvements to the existing Township infrastructure.

Mr. Kuhls commented that there are no problems with comments raised to date by the Land Planner, Civil Engineer, Parks & Rec Director and the Montgomery County Planning Commission. There are waivers requested and such waivers are due to Subdivision and Land Development Ordinances that are somewhat inconsistent with the new Best Management Practices (BMP's) for stormwater management

Richard Montalbano spoke on behalf of Einstein and thanked the Planning Commission for inviting them. Mr. Montalbano also thanked members of the Planning Commission for previously recommending approval to the Board of Supervisors, of the Zoning and Map Change that will allow Einstein to build a modern, state of the art hospital in East Norriton Township.

Mr. Montalbano noted that a Land Development Application was submitted on June 20, 2008 and that since that time he has been receiving feedback from Township staff, Township consultants and members of the East Norriton Township community. In keeping with their ongoing efforts, and taking into account community input, Einstein has submitted modified site plans that the Planning Commission reviewed for this evening. Mr. Montalbano commented that the site plan has two major distinctions from the original plans. The emergency department has been moved from the west side near Whitehall Road to the east side near Germantown Pike. To accommodate the relocation of the emergency department, the medical office building was also moved to a location where it will provide visual and acoustical benefits by blocking the activities at the hospital from the adjacent residential properties. The medical office building is two stories and is not equipped to accommodate vertical growth. This change has reduced the total project square footage to 380,000, but the advanced medical service will remain the same.

Mr. Montalbano stated that the other matters addressed in the application include traffic problems on Germantown Pike at Whitehall Road and sanitary sewer system problem in the western end of the Township. Einstein proposes to construct a holding tank and pumping station on the proposed site that will not only accommodate the hospital's sanitary sewer needs, but will also help resolve the Township's overloaded Germantown Pike pump station.

Mr. Montalbano stated that currently there is no water main running along Germantown Pike between Whitehall Road and North Wales Road. Einstein proposes the installation of a water main that gives neighboring properties and the fire station access to public water.

Mr. Montalbano stated that Einstein has heard the concerns expressed and that they are working to address them. The plans submitted takes responsibility for what Einstein does, and also makes improvements to the current infrastructure that has had some problems in the past year.

Joseph Hannah reported on the work for the design of the sanitary sewer and water systems. Mr. Hannah stated that the design for the proposed pump station will pump to a gravity sewer on Germantown Pike and that the pump station will not negatively impact the facilities downstream from the proposed project. Einstein has met with representatives of Pennsylvania American Water to evaluate the current facilities in the area of the proposed project.

Matt Hammond reported that his firm is responsible for the preparation of the Traffic Impact Study for the proposed project and roadway improvement summaries that have been touched on by Mr. Montalbano and Mr. Kuhls earlier.

Mr. Hammond stated that the second study done in September was with the concept of having a four lane cross section on Germantown Pike from North Wales Road west to the proposed project. Germantown Pike will then go to five or six lanes to accommodate left and right turn lanes and then down to five lanes to Whitehall Road. This is without the use of any land from the Norristown Farm Park.

Mr. Hammond stated that the Traffic Impact Study generated for this proposed project utilized the Institute of Transportation Engineers manual and local data to get an average rate that was then applied to the trip generation. Per Act 209, the Township is permitted to collect a Traffic Impact fee.

Chairman Tornetta asked for an explanation of the proposed improvements to Germantown Pike between Whitehall Road and North Wales Road .

Mr. Hammond responded that at the point where North Wales Road is currently four lanes it will continue up past North Wales Road west to the proposed project at which time a two lane cross section will be in both directions towards Whitehall Road. However, this proposed plan is still in discussion.

Mr. Griffin asked if any of the Farm Park property or private property needs to be acquired to handle the additional lanes. Mr. Hammond responded that at this time no Farm Park property will be used but two private property locations may need to be acquired to accommodate turning lanes and roadway tapering.

Mr. Griffin asked if the section of Germantown Pike at Rainbow Arts and Craft has the room to go to four lanes. Mr. Hammond responded that there is room within the right of way on either side of the road surface.

Ms. Henderson asked if other intersections have been studied. Mr. Hammond responded that they had. Ms. Henderson asked if there will be a traffic signal into the facility. Mr. Hammond responded that there would be, and noted that the lights will be a coordinated system along Germantown Pike.

Ms. Wiernicki asked if the secondary access to the proposed project will have a traffic signal. Mr. Hammond responded that it would not.

Ms. Wiernicki then asked if there would be an extended left turn on Germantown Pike and expressed a concern with traffic stacking on Germantown Pike while waiting to turn left onto the secondary access. Mr. Hammond referred to the traffic plan and noted that there is ample room for vehicles to stack.

Ms. Wiernicki asked if Einstein intended that both employees and patients will use the secondary access. Mr. Hammond responded that shift changes do not coincide with peak hours, but that the use of the secondary access would not be restricted.

Ms. Wiernicki also asked what type of signage will be provided to help direct traffic to the main access and internally on the site. Mr. Hammond responded that signage is very important and that a memo from Mr. Rieker addressed the circulation issue and the need to direct patients, employees and visitors accordingly.

Ms. Henderson asked if employee parking will be separate from patient parking. Mr. Montalbano responded that they are not that far with the land development process but that the intent is to have the rear section gated for employee use.

Mr. Griffin asked about the impact on Germantown Pike between Whitehall Road and Potshop Road. Mr. Hannah responded that west of Whitehall Road to Burnside Avenue is included in the Traffic Impact Study, but further discussion is needed.

Mr. Griffin noted that Germantown Pike is a County road, and asked what section are they reviewing. Mr. Bortnichak responded that a letter was sent to the County Commissioners advising of the proposed Einstein project seeking a cooperative effort among the Township, County and Einstein to provide for improvements to Germantown Pike. Mr. Bortnichak also noted that many of these improvements were identified as being needed in prior studies.

Ms. Henderson asked if the main access entrance into the proposed project is one lane or two. Mr. Hammond responded that it would be appropriate to have two exit lanes, one right turn lane and one left turn lane but this is still up for discussion.

Mr. Montalbano commented that all the roadways on the plan are a minimum of 24' wide with some wider at 28'.

Chairman Tornetta asked if the secondary access can be limited to use by gating the access. Mr. Hammond responded that from a traffic standpoint Einstein wants the ability for people to have a choice and not to overburden one entrance.

Mr. Schmidt asked what the distance is from Whitehall Road to the secondary entrance. Mr. Hammond responded that it is approximately 700'.

Mr. Schottmiller asked what is the distance from Whitehall Road to the main entrance. Mr. Hammond responded that it is approximately 1600'.

Ms. Henderson asked how far apart the main and secondary entrances are and how many cars can queue to turn into the proposed project facility at the secondary access and main access entrance. Mr. Hammond responded that the driveways are separated by 900', and that the queuing would accommodate forty cars. The study area of concentration was taken from the facility going out six or seven miles to determine an outline of where the major impact will be with a 20% growth factor included. Mr. Kuhls commented that the applicant will be paying somewhere around a million dollars in Traffic Impact Study fees per Act 209.

Chairman Tornetta asked if there were any more comments or questions from the Township Staff.

Chairman Tornetta then commented on a waiver letter from Chambers & Associates dated August 20, 2008 and asked if there is a requirement to keep a percentage of existing trees and landscaping. Chairman Tornetta also asked about fencing around the proposed basin. Ms. Wiernicki asked if the revised waiver list would have the landscape waiver withdrawn. Mr. Kuhls responded that it would and mentioned that the older provisions were drafted prior to the implementation of Best Management Practices.

Mr. Griffin asked what the elevation is from the residents' homes on Whitehall Road to the medical office building. Mr. Hannah responded that he did not know but he would get the information.

Ms. Henderson asked how many acres are being used for this proposed site. Mr. Kuhls responded that a total site area of 82.5 acres with the hospital & medical office building footprint of approximately 3.7 acres, roadway & parking approximately 15 acres, and with green & open space totaling approximately 61.6 acres.

Chairman Tornetta asked if there is any lighting design. Mr. Kuhls responded not at this time.

Ms. Wiernicki asked if there is still a storage shed proposed on the site. Mr. Montalbano responded that because there will be an outsourced contract to maintain snow removal the shed has been removed.

Ms. Henderson asked if there is a maintenance building. Mr. Montalbano responded that there would not be.

Mr. Schmidt asked for an explanation on the storage of oxygen tanks. Rick Paul responded that Einstein will comply to the fire code for the separation of the oxygen tank with other buildings.

Chairman Tornetta asked what is an oxygen farm. Mr. Paul responded that an oxygen farm is where the oxygen tank with a regulator is above ground and once the tank is filled the pipes that run underground deliver to the oxygen supply in the hospital.

Chairman Tornetta asked what the flight path is for the helicopter. Mr. Montalbano responded that the helicopter pad is proposed for the front of the site towards Germantown Pike and that the pad use will be used only for distressed patients. Mr. Montalbano estimated that about four flights would occur per month and noted that Einstein is working with the FAA on the flight path. Chairman Tornetta asked what will be the non-emergency path. Mr. Montalbano responded that would be by ambulance.

Chairman Tornetta asked where the helicopter will be housed. Mr. Montalbano responded that it is completely outsourced. There will be no crew or helicopter on site except to land, deliver patients and leave.

Mr. Schmidt commented that East Norriton Township already has a helipad at another location. Mr. Montalbano responded that in order to be a trauma center one of the requirements is to have a helipad. This is a requirement of the Pennsylvania Department of Health.

Ms. Wiernicki asked if the number of helicopter trips is part of what qualifies a trauma center. Mr. Montalbano responded that it is not and explained that typically most trauma centers in a suburban community receive trauma patients by ambulance. Mr. Montalbano continued noting that patients that do come in by helicopter are those that are from accidents that typically occur on the turnpike or northeast extension. Einstein in Philadelphia has a significant number of trauma cases and only sixty were by helicopter last year. Mr. Montalbano commented that currently 60% of the patients in this area leave and go to other medical facilities.

Chairman Tornetta asked if Einstein would handle head trauma as well as other types. Mr. Montalbano responded that there are numerous categories, the most common are head trauma and penetrating chest wounds. You can not be a full level trauma center if you do not have the available surgeons and staff able to put a patient on a bypass machine.

Mr. Bell inquired about the capacity of the detention basin. Mr. Hannah explained that the detention basin would handle all of the runoff from the developed portion from the site and some off site runoff from the area between Whitehall Road and the proposed site. The existing culvert under Germantown Pike will handle the east side where there will be a swale to bypass the detention basin.

Chairman Tornetta asked that by using new storm water practices what percent of water will filter back into the site. Mr. Hannah responded that they will comply with DEP regulations and a percolation test on the proposed site shows a very low percolation rate.

Chairman Tornetta asked what the percent of water run off is recycled. Mr. Hannah responded that he would have to get that figure, but that a cistern would be incorporated into the building design.

Mr. Gavanus asked how the gas line is being protected. Mr. Hannah responded that Einstein met with the Williams Transco Pipeline representatives at the beginning of the

project and they marked their pipelines and that Einstein then followed up with the plans showing the location of the three pipelines and their depth. Williams Transco Pipeline will continue to make routine inspections when construction activity occurs near the gas lines. The open green space of the proposed site is where the pipeline is located.

Chairman Tornetta asked if the PECO easement shown on the plan is an existing easement. Mr. Hannah responded that it is.

Mr. Schmidt asked about the pipeline remaining in service during construction. Mr. Hannah responded that the portion of the line that will remain open will not be affected.

Mr. Hannah got back to a question asked earlier and stated that the grading of the medical office building drop off is about ten to sixteen feet from Whitehall Road to the rear of the residents property line and then from the property line to the medical office building ten to fourteen feet which makes the total approximately ten to twenty feet lower than Whitehall Road.

Mr. Gavanus asked what will be on the 61 acres of open space 5, 10, 15 years from now and asked if a phase II is being planned. Mr. Montalbano responded that no phase II is proposed and added that there are too many variable factors such as community growth to predict future expansion needs with any degree of accuracy.

Mr. Gavanus asked about an article in the Times Herald Sports section which stated that Woods Golf will be open for another season. Mr. Montalbano responded that it is all pending on an approval. Einstein has a ninety day notification period with Mr. Wood from the time Einstein says they are ready to finalize the sale.

Mr. Schottmiller asked if anything would be done on Barbara Drive. Mr. Montalbano responded not unless a resident on Barbara Drive makes a personal request for something other than what is proposed.

Chairman Tornetta asked about the proposed site plans concerning buffering and landscaping and about the use of more mature trees. Mr. Montalbano responded that there is currently a good amount of mature vegetation but since conversations with the residents their needs or wants differ. Some concerns focus more on the lights while other concerns are on the security and fencing.

Ms. Henderson asked if there will be a pedestrian crossing at the main access entrance. Mr. Hannah responded that there will be sidewalks on Germantown Pike and a pedestrian crossing at the main entrance.

Mr. Schottmiller asked the location of the pump station and the tank. Mr. Hannah responded that it is between the secondary access and the property line.

Chairman Tornetta asked where the location of the trash disposal will be and the hours of service. Mr. Hannah responded that the trash disposal area will be located close to the

secondary access. Mr. Montalbano added that since Einstein will have contracts for service they can restrict the hours of service and monitor their activity.

Ms. Henderson asked about security on the site. Mr. Montalbano responded that the nature of security is to be a minimum of a full time guard in the emergency room, the inside areas of the hospital and the outside grounds and the parking.

Chairman Tornetta asked if there were any more comments or questions from the board and staff.

Chairman Tornetta announced that they would begin the 5 minute question period and called on East Norriton Township residents.

Doug Clark of 808 Irenic Court asked about plans for future building expansion, traffic impact at Whitehall Road and will the beautiful landscape that is proposed be completed in the same period as the hospital or years after. Mr. Kuhls responded that as stated before there are no plans of widening Whitehall Road except for a right turn onto Germantown Pike, and that work associated with the site plan would be part of one phase of construction.

Dave Tomlinson of 553 N. Whitehall Road commented on concern of additional traffic and asked if there will be blasting. Mr. Montalbano responded that there would not be any blasting.

Ken Christovich of 2937 Tanglewood Lane asked for a visual representation of the road improvements and also asked if the Traffic Impact Study considers adjacent commercial properties. Mr. Christovich also asked if an application been made relative to obtaining additional right-of-way from the Farm Park. Mr. Kuhls responded that there are ongoing studies to find the best possible solution for the impact to Germantown Pike.

Chairman Tornetta commented to the audience that this is the reason for the preliminary process. It is just that, a preliminary process.

Mr. Bortnichak commented that Germantown Pike is a County road and that improvements would need to be reviewed and approved by Montgomery County Roads and Bridges.

Chairman Tornetta asked if anyone is perusing the possibility of obtaining one lane from the Farm Park side of Germantown Pike. Mr. Kuhls responded that Einstein is looking into the possibility.

Robert Bartholomew of 615 Barbara Drive asked who would pay for the 12" water main extension and the sewer pump station and if the County has approved the proposed widening of Germantown Pike.

Mr. Kuhls responded that Einstein is working with the county for the best solution without acquisition of the Farm Park. The 12" water main is to be located in the right of way and

that Einstein is discussing the cost of the water main extension with Pennsylvania American Water.

Mr. Hannah responded that the Township had planned to eliminate the use of the Marion Avenue pump station and that the Township is now working with Einstein to increase the capacity of the new pump station.

Eugene McLaughlin of 2926 North Whitehall Road asked about a statement that was made about Germantown Pike being an "F" rating and will become a "C" rating with the proposed improvements, what about the ratings of the surrounding roads. Mr. McLaughlin stated that he lives next to the emergency access and wants to know how it will be controlled and how can Einstein ensure that the existing wells of the residents on Whitehall Road will not be damaged. Mr. Hammond responded that roadway ratings would be addressed further into the development process.

Mr. Kuhls responded that Einstein is required to follow strict regulations and as stated before they do not anticipate any negative effect to the wells but as a good neighbor they are committed to work with the residents.

Marian Johnson of 3028 North Whitehall Road asked about speed limit on Whitehall Road and wanted to know why there are no stop signs on Whitehall Road like there are on North Wales Road. Mr. Hammond responded that the Traffic Impact Study has addressed multiple intersections, and that as a good neighbor, Einstein will work with the residents.

Chairman Tornetta commented to the public that the Traffic Impact questions have been addressed and answered for what's been presented which are preliminary plans.

Helen Brady of 2916 Dermond Road asked why Scenic Road has not been included in the Traffic Impact Study. Mr. Kuhls responded that it has been addressed in the Traffic Impact Study.

Ed Quinn of 2900 Tanglewood Lane asked if the hospital was to expand and is then higher than 85' what would the noise impact be on the surrounding residents. Mr. Montalbano responded that the hospital is not designed to be built for vertical expansion.

Janet Denick of 2912 Whitehall Road asked if the residences will have to deal with the construction noise like they did when the Walgreens and the WaWa were under construction. Mr. Bortnichak responded that residents need to call the Township to let us know when such noise violations occur or we can't help and he added that East Norriton Township has a noise ordinance that limits certain activity in the AM and PM hours. Mr. Bortnichak again urged residents to contact the Township if there is a noise problem. Mr. Montalbano responded that in the contracts it is stated that there are penalties if they do not follow the rules.

Chairman Tornetta responded that East Norriton Township has an ordinance in place for noise and fines would be assessed if they are in violation of the ordinance.

George Craciun of 3102 Whitehall Road asked if Einstein submitted an application to the FAA, why there are only 4 helicopter flights per month and does the study take in account the noise from helicopters and is this why East Norriton Township declined the use of a helipad at the firehouse across the street from the proposed site. Mr. Montalbano responded that the FAA has not been approached at this stage of the preliminary application. The expected flight count is low because the primary expected use is be by ambulance and last Einstein will do their best to keep within the noise ordinance parameters.

Chairman Tornetta asked if a third party had been considered for the traffic study. Mr. Montalbano responded that he would inquire.

Mr. Griffin asked how many flights Abington hospital averages monthly. Mr. Montalbano responded that Abington receives approximately four flights per month. They were one of the test comparisons.

Mr. Bortnichak responded to a question asked earlier on the reason why a helipad was denied at the fire station on Germantown Pike. His comment was they did not comply with procedure and PennStar decided to go to Wings Field in Blue Bell, Pennsylvania and not continue to pursue East Norriton Township.

Lori McManus of 615 Wellington Road asked about the reduction of taxes because of the medical office building and what would offset the cost for more police and firefighters. Mr. Montalbano responded that the square footage of the medical office building is the same and that Einstein will be paying four times what Mr. Wood paid with no burden to area schools and parks.

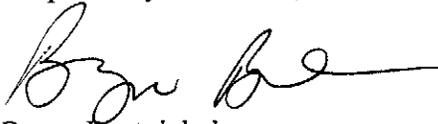
Ms. Wiernicki asked for the number of people to occupy the medical office building. Mr. Montalbano responded that he did not know and would have to do some research.

Chairman Tornetta announced that the meeting would be continued on Wednesday, October 8, 2008 at 7:00p.m. at the East Norriton Middle School. He asked that Einstein provide the following in answer to questions asked that evening.

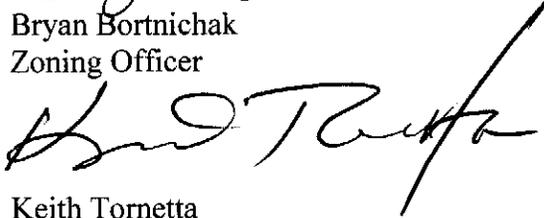
1. New waiver letter
2. Number of employees to occupy the medical office building
3. Visual elevation plan
4. Information on a 3rd party Traffic Impact Study

Chairman Tornetta asked for a motion to adjourn the meeting. Mr. Schmidt made a motion. Mr. Griffin seconded the motion. The meeting adjourned at approximately 10:00p.m.

Respectfully submitted,



Bryan Bortnichak
Zoning Officer



Keith Tornetta
Chairman