

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, AUGUST 21, 2013**

A meeting of the East Norriton Township Planning Commission was held at the East Norriton Township Building, 2501 Stanbridge Street in East Norriton, Pennsylvania on Wednesday, August 21, 2013. Acting Chairman Robert Schottmiller called the meeting to order. Attending were Township Planning Commission members Kevin McDevitt, Judy Belkowski, Kristl Wiernicki, Kandy Heckman and Robert Schottmiller. Zoning Officer, Bryan Bortnichak was also in attendance.

1. Approve Minutes of the July 17, 2013 Planning Commission Meeting:

Ms. Heckman made a motion to approve the minutes of the Planning Commission's July 17, 2013 meeting. Ms. Wiernicki seconded the motion and the motion passed 5-0.

2. Review Zoning Hearing Board Case #2013-4 – 2500 DeKalb Pike:

*Present: Harry Mirabile, Jr., Owner
Jack Metz, Keystone Transport Services
Joseph Clement, Attorney for the Applicant*

Mr. Clement reviewed that application of BLS Transport Ambulance and the current HR-1 zoning designation of the property and noted that the property has many lawful nonconforming office tenants. He advised that the Applicant will occupy approximately 800 square feet of office space and utilize a garage for the storage of equipment. Approximately three to four ambulances and three to four wheelchair vans will be stored on site. Mr. Clement added that most of the vehicles leave in the morning and do not return until the afternoon and that there would be no use of emergency lights or sirens on the property.

Mr. Schottmiller asked about storage in the garage. Mr. Metz stated that the garage would be used to store linens, wheelchairs and oxygen tanks. Mr. Clement stated that there would be no medical waste stored on the property.

Ms. Belkowski asked if there would be any change to the exterior lighting. Mr. Metz stated that the present lighting is sufficient.

Ms. Wiernicki asked if there would be any need for signage on the property. Mr. Metz advised that they would not require any signage.

Ms. Heckman made a motion to recommend approval of the requested relief to the Zoning Hearing Board. The motion was seconded by Ms. Wiernicki and passed 5-0.

3. Review Zoning Hearing Board Case #2013-5 – 1018 Woodland Avenue:

Present: Ellen Kerns, Owner

Ms. Kerns advised that the four foot fence along the front of their property was damaged by fallen pine trees during Hurricane Sandy and that she would like to replace it with a six

foot metal fence. Ms. Kerns referred to an image on which the proposed fence was superimposed onto a photograph of the front of her property.

Ms. Kerns noted that in addition to wanting to secure the property for their eleven grandkids, she has issues with children hiding in the trees and leaving beer bottles on her property. Ms. Kerns stated that the proposed fence would be of a decorative style.

A discussion ensued in regard to the regulation for fences in front yards, the relative size of the property, the decorative style of the proposed fence and the fact that Ms. Kern's home is set back relatively far from the street in comparison to adjacent properties.

Ms. Wiernicki suggested that Ms. Kerns speak with her neighbors and obtain letters from them acknowledging the proposal before they appear before the Zoning Hearing Board.

Mr. McDevitt made a motion to recommend approval of the requested relief to the Zoning Hearing Board. The motion was seconded by Ms. Belkowki and passed 5-0

4. Other Business:

Planning Commission members reviewed the construction and land development update provided by the undersigned.

5. Adjournment:

Mr. Schottmiller made a motion to adjourn. The motion was seconded by Kevin McDevitt, and passed 5-0.

Respectfully submitted,



Bryan Bortnichak
Zoning Officer



Robert Schottmiller
Acting Chairman