

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, MAY 15, 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, May 15, 2013. Chairman Tornetta called the meeting to order. Attending were Township Planning Commission members Keith Tornetta, Colleen Henderson, Jeffrey Moller, Kevin McDevitt, Judy Belkowski, Kristl Wiernicki, Kandy Heckman and John Kolb. Zoning Officer, Bryan Bortnichak was also in attendance.

1. Approve Minutes of the February 20, 2013 Planning Commission Meeting:

Colleen Henderson made a motion to approve the minutes of the Planning Commission's February 20, 2013 meeting. Kandy Heckman seconded the motion and the motion passed 8-0.

2. Review Zoning Hearing Board Case #2013-1 – 2607 Bridle Path Road:

Present: Bill Walker, Owner

Bill Walker presented his application for relief for a rear yard setback related to the construction of a deck that will be attached to the rear of his home. Mr. Walker noted that the angle of the property lines and the size of the lot present an unusual situation.

Colleen Henderson asked if prior relief had been granted for the property. The undersigned reviewed prior relief that the Zoning Hearing Board granted for the development that affected several lots including the subject lot.

Keith Tornetta noted that the houses appear relatively large in comparison to the lot sizes in the development and suggested that Mr. Walker obtain letters from his neighbors indicating their willingness to support the requested variance.

Jeffrey Moller noted the significant slope of the rear yard and the topography of the development in general. Kristl Wiernicki remarked that as a result of the topography, the property behind Mr. Walker's property would be most affected by the deck.

Kristl Wiernicki made a motion to recommend approval of the requested relief to the Zoning Hearing Board. The motion was seconded by Kevin McDevitt and passed 6-2 with Colleen Henderson and Jeffrey Moller opposed.

3. Review Zoning Hearing Board Case #2013-2 – 926 Woodland Avenue:

Present: Howard & Sue Wisnik, Owners

Mr. Wisnik presented his application for relief for rear and side yard setbacks for a detached garage noting that he was before the Planning Commission and Zoning Hearing Board in 2012 for relief for a second garage that was granted. He noted that the size and location of the proposed garage have changed requiring variances for a 15' side yard and a 48' rear yard.

Jeffrey Moller noted that there is a significant slope toward the rear of the property and asked if the garage would affect the slope of the yard. He also inquired about stormwater runoff. Mr. Wisnik noted that the garage would not require any excavation of the slope and that a seepage bed would be installed to capture runoff from downspouts. Mr. Wisnik acknowledged that he had discussed the requirements for a seepage bed with the undersigned.

Mr. Moller advised Mr. Wisnik that it would be best if he were able to obtain letters of support from his neighbors to present to the Zoning Hearing Board.

Colleen Henderson made a motion to recommend approval of the requested relief to the Zoning Hearing Board. The motion was seconded by Jeffrey Moller and passed 8-0.

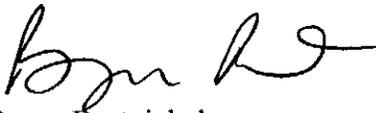
4. Other Business:

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

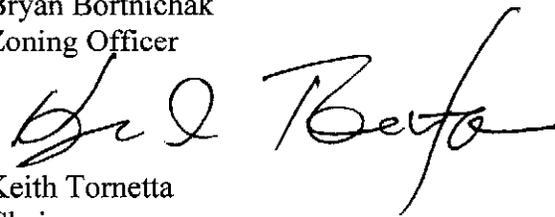
5. Adjournment:

Keith Tornetta made a motion to adjourn. The motion was seconded by Jeffrey Moller, and passed 8-0.

Respectfully submitted,



Bryan Bortnichak
Zoning Officer



Keith Tornetta
Chairman