

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, JUNE 17, 2009**

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, June 17, 2009. Chairman, Keith Tornetta called the meeting to order at 7:01p.m. Attending were Township Planning Commission members Keith Tornetta, Joseph Gavanus, Colleen Henderson, Joan Morello, Robert Schottmiller, Derek Bell and Kevin McDevitt. Zoning Officer, Bryan Bortnichak was also in attendance.

1. Approve Minutes of the May 20, 2009 Planning Commission Meeting:

Chairman Tornetta called for a motion to approve the May 20, 2009 meeting minutes. Mrs. Henderson requested that the minutes be revised to reflect the passing of motions with seven members present as opposed to six members as is incorrectly reported and made a motion to approve the revised minutes. The motion was seconded by Mr. Gavanus and the motion passed 7-0.

2. Review of ZHB Case #2009-10, 3252 East Hayes Road:

Present: Bonnie Sinclair, Applicant

Ms. Sinclair noted that they want to install a swimming pool in the rear of their property which is actually along Township Line Road. For this reason, Ms. Sinclair is seeking a variance to permit the pool in the front yard along Township Line Road. Chairman Tornetta asked if this case is similar to a recent case for the same relief that was before the Planning Commission. Mr. Bortnichak advised that this is the same situation as the property at 804 Irenic Court which was before the Planning Commission in the last few months. Chairman Tornetta recommended that Ms. Sinclair obtain letters from her neighbors in support of the variance request.

Mr. Gavanus made a motion to recommend approval of the variance to permit a swimming pool in the front yard. Mr. McDevitt seconded the motion. The motion passed 7-0.

3. Review of ZHB Case #2009-11, Shamokin Avenue, Block 030, Units 139, 140, 141 and 142:

Present: Michael Organski, Applicant

Mr. Organski introduced the application stating his intent to build a single family dwelling on several lots along Shamokin Avenue. He noted that when all four lots are combined, the lot will be conforming with respect to lot area. He stated that he is seeking relief for inadequate frontage along the street and for a 20' front yard setback to permit a larger rear yard.

Mr. McDevitt asked about the driveway and the size of the house. Mr. Organski stated that the house would have a two car garage and that the driveway would be wide enough to serve the garage. He added that the home would be 2200 – 2300 square feet.

Mrs. Henderson made reference to Van Rieker's review letter and questioned common driveway access for other homes that could be constructed on the street. Mr. Bortnichak advised that because of the location of the 100 year flood plain, there are no additional building lots on this side of the street and that there are only one or two on the other side of Shamokin Avenue.

Chairman Tornetta made a motion to recommend approval of the requested variances. The motion was seconded by Mrs. Henderson and approved 7-0.

4. **Review of ZHB Case #2009-12, Rahway Avenue, Block 029, Units 65, 121, 122, 75, 128, 76, 129 and 130:**

Present: Charles Breinig, Applicant

Mr. Breinig explained that he proposes to consolidate all eight lots to create one building lot and that he is seeking relief for inadequate frontage along a public street and also for relief from the requirement that the lot have 80' of width at the building line. Mr. Breinig added that this lot also has a flood plain to the rear.

Mr. McDevitt noted that the plan shows that the lot drops off a lot to the rear and asked if any grading or excavation would be taking place in the flood plain. Mr. Breinig referred to the topographical site plan provided in the application and stated that there is no digging or grading in the flood plain but that they would be digging to excavate the basement.

Referring to Van Riker's review letter, Chairman Tornetta noted that the rear corner of the house touches the 100' flood plain and suggested that the house be moved forward to avoid any potential grading in the flood plain. Chairman Tornetta also asked about the slope of the driveway and parking. Mr. Bortnichak noted that a relatively level area would have to be provided to park two vehicles in the driveway.

Chairman Tornetta made a motion to recommend approval of the requested variances with a condition that the house be moved 5' closer to Rahway Avenue

per Van Riker's review letter. Mr. Bell seconded the motion and the motion passed 7-0.

5. **Other Business:**

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

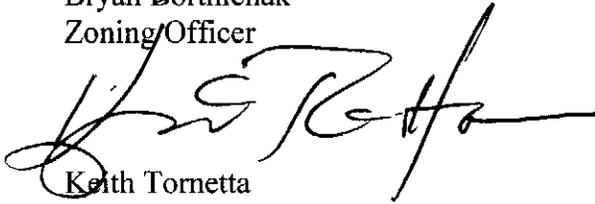
6. **Adjournment:**

Mr. Gavanus made a motion to adjourn. The motion was seconded by Mrs. Henderson, and passed 7-0. The meeting adjourned at approximately 7:45p.m.

Respectfully submitted,



Bryan Bortnichak
Zoning Officer



Keith Tornetta
Chairman