

**EAST NORRITON TOWNSHIP  
PLANNING COMMISSION MEETING  
WEDNESDAY, APRIL 8, 2009**

*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, April 8, 2009. The following members were in attendance: Chairman Keith Tornetta, Vice Chairman Joseph Gavanus, Jr., William Griffin, Jr., Kevin McDevitt, Joan Morello, Derek Bell, Colleen Henderson, Kristl Wiernicki and Robert Schottmiller. Also attending were Township Solicitor Christen Pionzio, Township Planner E. Van Rieker Township Sewer Engineer Brian Brochon and Mary Stover representing Township Engineering Consultant Pennoni Associates, Inc. Zoning Officer, Bryan Bortnichak and Doug Jones, Staff Engineer were also in attendance. Chairman Tornetta called the meeting to order at approximately 7:02 p.m.*

**1. Announce Meeting Format:**

Chairman Tornetta explained the format by which the meeting would be conducted, noting that audience members would be permitted a five minute time to make comments and ask questions.

**2. Final Land Development Application:  
Albert Einstein Healthcare Network, 559 W. Germantown Pike (continued)**

Present: Richard Montalbano, V.P. AEHN, Project Executive  
Joseph Kuhls, Esq., Dischell, Bartle, Yanoff & Dooley  
Raymond Syms, Raymond A. Syms, Associates  
Matthew Hammond, Traffic Planning & Design, Inc.  
Rick Paul, Perkins+Will  
Les Bishop, Wells Appel  
Joseph Baran, Bohler Engineering

Mr. Kuhls introduced Joseph Baran of Bohler Engineering to review stormwater management on the site.

Mr. Baran discussed the design of stormwater management facilities on the property noting that the plans were designed in accordance with the Township's requirements and also the Act 167 study. Best management practices (BMP's) were incorporated into the design throughout the site and are used in vegetated swales, landscape islands and rain gardens all which act to filter sediment and pollutants from runoff. Mr. Baran noted that the wetland basin, which consists of forebays, deep ponds, planted areas and an outlet structure, is a major component of the stormwater management, will also act to filter pollutants and sediment.

Mr. Baran discussed the Sewer Planning Module and components 4A and 3 and requested that the Planning Commission recommend approval of the Sewer Planning Module which

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he described as being consistent with the Act 537 Special Study which the Planning Commission reviewed previously.

In response to a question from Mr. Schottmiller regarding drainage along portions of the site adjacent to Barbara Drive properties, Mr. Baran noted that the property would be regraded to direct flow onto Einstein's property and away from the residents.

Mr. Gavanus inquired about the difference between a rain garden and a vegetated swale. Mr. Baran explained that a vegetated swale carries water to convey it to a stormwater management facility and that a rain garden filters runoff through sand and soil to an underlying pipe to carry the water away. He noted that both act to filter sediment and pollutants and that both improve stormwater quality. Mr. Gavanus asked if the swales near the adjacent properties would ever contain standing water. In response, Mr. Baran noted that they have been designed strictly to convey stormwater.

Mrs. Henderson asked what the wetland basin would look like. In response Mr. Baran noted that it would be surrounded by a split rail fence and that it will contain various plantings. In response to a question from Mrs. Henderson about the culvert under Germantown Pike, Mr. Baran explained that it is to be expanded but not entirely replaced. Mr. Baran continued noting that the wetland basin has been oversized to accommodate additional flows. Mrs. Henderson also asked about areas around the perimeter of the site where swales are provided and where piping is provided. Mr. Baran responded making reference to an exhibit.

Mr. Tornetta asked about a maintenance agreement for the wetland basin. Mrs. Pionzio responded that an operation and maintenance agreement is required by the conditional preliminary approval resolution. Mr. Tornetta also asked if the basin will always be wet. Mr. Baran responded that it would be and that the vegetation planted in it would require a continuously wet area. Referring to Mary Stover's review letter of March 12, 2009, Mr. Tornetta asked if there would be any non-comply issues. Mrs. Stover noted that the applicant has agreed to comply with the letter except where they have requested waivers. Mr. Tornetta asked specifically about a waiver of curbing. Mr. Baran noted that this is to allow stormwater to sheet flow into the vegetated swales. Mrs. Stover added that she had discussed alternatives to not providing curbing with Rob Irons of Bohler Engineering. Les Bishop described the swales as being broad and shallow with a maximum depth of 15" – 18". Mr. Tornetta asked if this is similar to what was recently installed at the Swede Square shopping center. Mr. Bortnichak explained that what is provided at Swede Square is small and ringed by curbing as where what is proposed on Einstein's property would extend along the length of the parking spaces. Mr. Bishop showed a photo of a similar use of a vegetated swale and added that trees and shrubs would be planted within it. Mr. Bishop explained that the waiver could allow stormwater to enter the swales without creating concentrated areas of flow which would cause erosion over time. Mrs. Stover suggested that a short and level section of land be provided between the parking spaces and the beginning of the swale. Mr. Bishop noted that in coordinating the plans a level area will be provided.

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Mr. Tornetta asked if any Planning Commission members had additional questions about the waivers. Mrs. Wiernicki inquired about parking lot lighting to which Mr. Bishop explained that the lighting plan complies with the requirements for foot candles and that the lot will be adequately lit such that drivers will be able to discern the parking spaces from the swales.

Mr. Tornetta asked about Component 3. Mr. Brochon responded noting that the Township Manager must sign Component 3 indicating that adequate conveyance exists within the system to handle the flow that will be generated by the facility.

Mr. Tornetta asked Mr. Bortnichak to summarize the Township Manager's memo of March 23, 2009. Mr. Bortnichak explained that the improvements and fees fall generally into two categories – roadway improvements and sewer improvements. Roadway improvements are expected to cost \$4.7 million of which Einstein will contribute \$3.6 million and that the Township will credit back to the developer the \$1.1 million traffic impact fee that would otherwise accrue for the project. Additionally, if roadway improvement costs exceed the anticipated \$4.7 million, the Township will provide up to an additional \$.5 million for roadway improvements from existing traffic impact fees which have been collected from other developments. Mr. Bortnichak continued explaining that with respect to sewer improvements, the estimated cost totals \$2.5 million of which Einstein will contribute \$1.1 million and the Township will credit back to the developer the \$1.4 million dollar tapping fee that would otherwise accrue for the development. Furthermore, if the roadway costs exceed \$5.2 million which is the estimated cost plus the Township's \$.5 million contribution or if the cost of sewer improvements exceeds \$2.5 million, then Einstein will contribute up to \$1.375 million which will be credit to the park and recreation fee that Einstein has agreed to pay.

Mr. Tornetta opened the floor to public comment.

Diane Viglianese of 3105 Whitehall Road objected to the format of the meeting noting that the five minute time limit and the fact that no follow-up questions are allowed have been implemented to favor Einstein and not the residents. Mrs. Viglianese asked why \$4.3 million of concessions were being made to Einstein and why the preliminary approval was not made public prior to the Board of Supervisors approval and stated that different scenarios for the widening of Germantown Pike had been presented to the Planning Commission. Mrs. Viglianese added that Einstein has been exempt from scrutiny and that she wanted all of her questions answered tonight. In response Mr. Kuhls referred to Mr. Bortnichak's explanation of the improvement costs and reiterated that Einstein will be paying for \$3.6 million of traffic improvements plus the traffic impact fee. He continued noting that no concessions were made to Einstein and the Einstein will perform both onsite and offsite roadway improvements and sewer improvements and that Einstein is offering \$1.375 million as a park and recreation fee despite the fact that Einstein will have no impact on park and recreation needs. Mr. Kuhls concluded stating that Einstein is going above and beyond what is typical for a developer and stated that the characterization that any concessions have been made is wrong. Mr. Hammond explained that four lanes will be

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provided from Einstein's eastern property line to North Wales Road and that five to six lanes would be provided along Einstein's Germantown Pike frontage.

Virginia Fitzpatrick of 6 Embassy Circle noted that her neighbor has 18 intersections from her house to work and made a comparison to North Philadelphia. Ms. Fitzpatrick asked if there are any plans to provide people with the ability to walk or bicycle to the hospital. Mr. Paul responded that there will be sidewalks along Germantown Pike and along the main entrance, and that bicycle racks will be provided. Mr. Montalbano stated that there is no planned access other than from Germantown Pike in order to respect the neighbors concerns about security. Mrs. Pionzio noted that the preliminary approval resolution refers to trail connecting Barbara Drive but that this issue was left open because of the neighbors concerns about access. Mr. Tornetta recommended that Einstein survey Barbara Drive neighbors about the trail and commented about open space or a park on the property. Mr. Van Rieker made reference to the eastern portion of the property that is adjacent to Barbara Drive and the potential use of this land as a park. Mr. Van Rieker noted that the Township's Park and Recreation Director did not feel that this was appropriate but that he has discussed a future trail from Nottingham Road to the main entrance with Einstein and that Einstein has committed to the trail if the Township wants it to be installed. Mr. Griffin asked about a timeline during which the Township must request that the trail be installed. Mrs. Pionzio responded that the Township has up until dedication to request that the trail be installed and made reference to Mr. Tornetta's recommendation that the neighbors be polled. Mrs. Wiernicki inquired about a pedestrian connection to the McDonald's and Walgreen's property. Mr. Montalbano stated that he would have no objection to providing a pedestrian connection and that he would be happy to approach the owner and suggested that this could be a condition of an approval recommendation.

Mrs. Viglianese asked when the millions of dollars being conceded were discussed. Mr. Kuhls explained that this was discussed at public meetings, staff meetings and review letters and that the park and recreation and traffic impact fees are established by ordinance. Mrs. Pionzio added that it is normal for draft resolutions to be circulated among staff and consultants prior to approval for all developments. Review letters, Planning Commission and Shade Tree Commission meeting minutes are also often included as conditions of a conditional preliminary or conditional final resolution. Lastly, Mrs. Pionzio noted that copies of the conditional preliminary resolution were available for review at the meeting.

Dave Harbaugh of 521 Norris City Avenue identified himself as the superintendent of Woods Golf Course and stated that traffic is a problem everywhere and expressed a concern with the addition of macadam and taking water from properties on Whitehall Road and Barbara Drive. He expressed a concern with the basin and asked that if the property is developed that it be done right. Mr. Baran responded noting that the site does not allow for the infiltration of water and that the basin has been designed to help the situation.

Ken Christovich of 2937 Tanglewood Lane referred to the Syms helicopter report and stated that this is the type of report you get when you can afford an expert witness and asked why the report makes no reference to Mr. Syms having visited the site. Mr. Christovich also asked about the approach and departure paths and if birds or geese in the basin would pose a

hazard for helicopters. He made reference to geese and deer advisories to pilots at Wings Field. Mr. Christovich continued asking if the 10° variation on the approach and departure paths will allow the helicopter to avoid residences. Mr. Christovich also noted that the Goddard School on Germantown Pike appears to be within the flight path, and that no noise abatement plan has been provided. Lastly, Mr. Christovich called for another study of the traffic conflict that will be created by traffic looping back from the Walgreen's development and called on the Planning Commission to deny progress of the plan. In response, Mr. Syms noted that he has visited the site and that he has turned down many potential clients. He continued noting that the approach and departure paths do take into account noise abatement procedures and that he has never hit a goose or duck in 40 years of flying helicopters. He noted that the speed of the helicopter in the vicinity of the helipad is slower than geese can fly and that a strike is unlikely. If a bird strike were to occur on the blade of a helicopter, the blade would win. Mr. Syms referred to an exhibit to explain how the approach and departure paths fan out as a clearance area and noted that this follows FAA requirements. He continued noting that all potential obstructions within the clearance area have been identified and added that pilots typically gain altitude at a faster rate than the 8% slope that is required.

Mr. Christovich also inquired about the decibel level of the helicopter at startup and along inbound paths. Mr. Syms noted that the nearest receptor to the helipad is located 1018' to the west and 1600' to the east and explained that for each doubling of the distance to the helicopter there is a 6 decibel loss. Mr. Syms stated that the greatest amount of sound comes from the helicopter when it is in flight not during startup and shutdown when it is on the helipad. Mr. Christovich asked if the preschool had been considered. In response, Mr. Syms stated that it had not been, only that the approach and departure path is over Germantown Pike.

Mrs. Henderson asked if the applications filed with the FAA included the flight paths and if the applications met all of the requirements with respect to flight paths. Mr. Syms noted that they did and referred to a letter dated April 14, 2008 from the National Safety Council regarding injuries to the public from helicopter crashes for which there were none. Mr. Syms added that he understands the concern but that the introduction of a helipad poses no documentable safety hazard.

Mr. Hammond noted that nine major intersections around the facility were studied including those along Whitehall Road. He continued, noting that the studies required by Montgomery County and PennDOT account for the facility opening in 2012 and that they consider background growth for an additional ten years. The 2022 projected conditions include a 39% increase in traffic on Whitehall Road which is not attributable to the hospital.

Thomas Smith of 904 Baker Drive asked about the impact of the helicopter on neighbors when it is delivering a patient and also about the dedicated left turn lane on Germantown Pike.

In response Mr. Syms stated that the helipad is not designed to provide for the maintenance, fueling and housing of helicopters. The helipad will only be for pickup and drop-off. Mr.

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Hammond referred to the exhibit showing the widening of Germantown Pike and explained that from Whitehall Road to Einstein's eastern property line, the road will be widened to five or six lanes including a left turn lanes at Einstein's main and secondary entrance. East of Einstein's eastern property line, the widening would consist of two lanes in each direction.

Mr. Griffin asked for clarification as to the four lane configuration being either two lanes in each direction or two east, one west and one center turn lane. Mr. Hammond responded that the County's preference is for two lanes in each direction without a center turn lane unless land can be obtained from the Farm Park prior to June of 2010 in which case a five lane cross section will be provided.

Bill Ellison of 2920 Whitehall Road inquired about the height of the berms and asked what effort is being made to naturalize the berms. He asked about the ability of the berm to shield views of the hospital and specifically if the berms can be made higher or if more trees could be placed on top of them. In response, Mr. Paul reviewed the cross sectional exhibit showing the hospital driveway at an elevation of 244.5' and the berm at 262.5'. Mr. Paul showed the mature heights of trees and the impact on the view from surrounding properties and discussed an attempt to balance the cut and fill on the site and also their desire to make the berms appear as natural as possible. Mr. Ellison asked why the buffer had been proposed in the location it is shown. In response, Mr. Bishop noted that the buffer will be within 50' of the property line as required by ordinance and added that landscaping will create a buffer between the houses and the berms. Mr. Paul again referred to the cross sectional exhibit and discussed the vegetation relative to homes on Whitehall Road.

Gheorghe Craciun of 3102 Whitehall Road referred to the report prepared by Mr. Syms and stated that Mr. Syms cannot give any opinion about the real estate values, noise or pollution. He added that there is no indication in the report that Mr. Syms ever visited the site and referred to the noise table in the report adding that OSHA rates helicopters at 105 decibels which is more than 85 decibels which causes hearing loss. Mr. Craciun also stated that there is nothing in the report stating that Mr. Syms is independent, no language that the report is issued without prejudice, nothing about the tower behind the firehouse at Whitehall Road and Germantown Pike and that it contains nothing about the frequency of flights at Mercy Suburban Hospital. Mr. Craciun stated that he feels that these topics should have been included. Mr. Craciun referred to a 2004 FAA report about helicopter noise, low frequency noise and vibration perception and to a 2006 NTSB report about 41 helicopter accidents during a three year period. 60% of the accidents occurred during takeoff or landing. Mr. Craciun then asked if the helipad should be allowed next to the gas pipeline and a major roadway. In response, Mr. Syms noted that he is an independent contractor and that he does not take jobs when he does not agree with them. He believes that this is a good application and added that he did visit the site and drive the area.

*Chairman Tornetta called for a five minute recess.*

Janet Denick of 2912 Whitehall Road inquired about the future expansion and how it will affect the berm and also about lighting on the helicopter. Ms. Denick also referred to the

wetland basin and asked about mosquitoes and noted that there will be no immediate benefit to the neighbors if it takes 20 years for vegetation to mature. She also asked about an incinerator, a park on the open space and specifically if Einstein will put the berms up first to shield the neighbors. In response Mr. Paul advised that the area noted for future expansion is for a 12 bed per floor expansion totaling 60 beds. Mr. Syms noted that helicopter lights are only used for landing and takeoff. The red, green and white tail lights are to meet FAA requirements. He noted that pilots usually turn on the landing lights when they are within 1000' of the landing area and that the landing lights are focused with a 5° to 10° beam and added that they are not a search light. Mr. Baran noted that the Pennsylvania BMP manual and other studies conclude that basins similar to what is proposed promote a habitat for insects and animals that will deter mosquito proliferation. He added that the wet basin will not be a good breeding environment for mosquitoes. Mr. Bishop noted that lighting fixtures will be installed with full cut off fixtures and that they will be night sky compliant in order to shield the neighbors from light trespassing on to their properties. He added that the trees that will be installed will be 6' – 8' in height. Mr. Montalbano noted that as much of the barrier landscaping and berming will be installed as possible before construction begins. He also stated that there is no plan for an incinerator. Mr. Montalbano added that through meetings with neighbors, he learned that they did not want active recreation and that some did not want any use of the property as a park. He noted that the zoning ordinance requires that 35% of the land remain as open space, that the Park and Recreation Director expressed no desire for a park and that Einstein is providing \$1.375 million to the Township as a fee in lieu of a donation of land.

Connie Bennett of 2910 Whitehall Road distributed two documents to members of the Planning Commission and read from a prepared statement discussing the following topics: The advertisement for the Planning Commission meeting, harm to Norristown Residents by the closing of Montgomery Hospital, outstanding issues in review letters issued by Van Rieker, Gilmore, Pennoni, and Montgomery County, issues raised by Kevin Dyson in a letter dated March 17, 2009 and discrepancies in the final plan set. Ms. Bennett urged the Planning Commission to require Einstein's consultants to fix the problems in the plans before making a decision.

Nick Viglianese of 3105 Whitehall Road commented about rhetoric about plan changes and the Township waiving requirements for Einstein and discussed the resolution granting conditional preliminary approval for the project that was adopted by the Supervisors. Mr. Viglianese referred to the many changes required in the review letters cited in the resolution, stated that the plans that have been submitted do not fulfill the requirements of the conditional preliminary approval resolution and stated that the Planning Commission should not consider approving the plans. Mr. Viglianese also asked if Einstein would commit to providing public water to residents whose wells may be affected by the project and asked what happened to the water samples which were collected from the property that were delivered to the Township. In response, Mr. Bortnichak advised that the samples were delivered to DEP and read from DEP's report noting that there was no evidence of a pollution incident. Mr. Kuhls noted that Einstein is not in a position to issue an insurance policy on the resident's wells. Mr. Bortnichak noted that all plan approval resolutions, both preliminary and final, refer to review letters and Planning Commission meeting minutes that

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were prepared for that project. Even if the Supervisors were to approve a conditional final resolution, no grading permit would be issued for the project until clean review letters were received from all consultants. Mrs. Pionzio also noted that clean review letters must be received before she will prepare an Application and Agreement for signatures by Einstein and the Township Supervisors.

Diana Castle of 3225 Kennedy Road expressed a safety concern about left turns into the Mission Kids location and the Farm Park if two lanes are provided in each direction without a center turn lane. Mr. Montalbano explained that Montgomery County is looking to put together a plan for road improvements. The County is taking the lead before going to the state in an effort to obtain right of way for a fifth lane. He added that the County prefers the four lane configuration with two lanes in each direction because of the increase in capacity over the prior four lane configuration. Chairman Tornetta noted that the center turn lane is important, but that the four lane condition with two lanes in each direction is an extension of the conditions that exist today. He added that he agrees with the proposed two lanes in each direction despite the fact that a center turn lane cannot be guaranteed.

Susan McLaughlin of 2926 Whitehall Road noted that she is familiar with construction and expressed a concern about dirt being deposited on roads during construction. She also asked if the emergency access will be two lanes, if it will be signed to prevent use, if fencing will be provided and if the existing bushes will remain. Ms. McLaughlin also asked what assurance there will be that their wells will not be affected. Lastly, Ms. McLaughlin recalled a recent instance where a Pennstar helicopter landed at the firehouse and asked about the noise that was caused by the helicopter and also about the lights that it used to land. Ms. McLaughlin also asked why Einstein can't use the helipad that is located at Mercy Suburban Hospital. Chairman Tornetta noted that he is aware of the recent helicopter landing to which Ms. McLaughlin referred. Mr. Schottmiller noted that the helicopter uses a 10 – 30 million candlepower light to locate the landing zone when it lands at an unfamiliar location. Mr. Montalbano noted that the plan will provide for erosion and sediment controls, that all loads will be covered and that a truck wash will be provided for trucks exiting the site. He added that the emergency access to Whitehall Road will only be used when Germantown Pike is not useable, that the trees along the access will be left, that the surface will be of grass pavers and that while only one lane is proposed, the access will be wide enough to accommodate two lanes. He also noted that "do not enter" signage would be provided, that he would provide a gate if required and that the access would only be used when police or fire department personnel are present. Mr. Montalbano stated that he would be happy to work with individual neighbors regarding the installation of fencing along the access driveway. In response to the question about using Mercy Suburban's helipad, Mr. Montalbano noted that the helipad must be within a certain distance in order for the hospital to receive trauma accreditation and that no double transport is permitted. Chairman Tornetta asked Ms. McLaughlin if she wanted a fence. Ms. McLaughlin responded that she does not.

Frank Riccardelli of 2934 Whitehall Road asked if the Township will require escrow from Einstein before work begins. He also inquired about power requirements and asked if Einstein had discussed their requirements with PECO. Mr. Riccardelli also asked if the

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residents would be subject to power interruptions, from which direction the electricity would be brought to the site, if the traffic study took into account the location of the firehouse and if an additional warning light would be installed at the firehouse. Lastly, Mr. Riccardelli asked about the type of vegetation that would be provided on the berms, the height of the plantings and maintenance requirements. In response, Mrs. Pionzio advised that escrow for the site improvements would be required as part of the Application and Agreement. With respect to the questions posed about electricity, Mr. Montalbano noted that the site would require about three megawatts of power but that the engineering of where and how it will be routed to the site is yet unknown. He added that a portion of the installation will be overhead, but that in consideration of the extensive work along Germantown Pike, some of the wiring may be buried underground. Mr. Hammond noted that the plans call for preemption at all five signals along Germantown Pike and that fire department vehicles will continue to access Germantown Pike as they do now from in front of the firehouse. The preemption devices will provide a green signal to responding emergency apparatus. Mr. Bishop reviewed a portion of the planting schedule citing the types of deciduous, canopy and evergreen trees that are proposed and added that a meadow mix type grass which will grow to approximately 30" and be cut twice per year will be provided for the grass buffer.

Brian Jones of 2932 Sunset Avenue distributed two documents to members of the Planning Commission and read from a prepared statement in which he discussed the Pennsylvania Growing Greener Act, polluted waterways and overdevelopment. Mr. Jones concluded by demanding that elected officials conduct full and independent environmental and watershed impact studies.

Carol Allen of 1530 Whitehall Road in Worcester Township made reference to the recent fish kill that was investigated by DEP and prior problems with the Handy and Harman property. She asked why the helipad has to be approved now and urged the Planning Commission to wait until Einstein wants accreditation as a trauma center to grant use of the helipad. Ms. Allen also encouraged the transplanting of mature trees on the site. Ms. Allen referred to noise complaints from residents living near a helipad at the Merck facility and asked about pedestrian crossings at intersections. Lastly, Ms. Allen added that the crediting of tapping fees to Einstein while the Township is requiring residents to pay for sewer repairs is inappropriate. Mrs. Pionzio responded that no credit is being given to Einstein. Instead, Einstein will be doing the work and doing it cheaper than the Township could have performed. Mr. Hammond noted that pedestrian crossings will be provided at both Germantown Pike and Whitehall Road and Germantown Pike and North Wales Road. Mr. Montalbano noted that Einstein is investing millions of dollars into the trauma center and that they need a helipad to obtain accreditation as a trauma center.

Kathleen Price of 507 Barbara Drive noted that she agrees with the rest of the residents and referred to how people were treated during the sewer lateral repair project. Ms. Price asked about the level of trauma center that is proposed and also for clarification as to a publication from Einstein noting that burn victims would be accepted which contradicts a statement by Mr. Montalbano that burn victims would not be accepted. In response, Mr. Montalbano noted that no decision had been made with respect to the trauma center level that is

proposed and that initial plans are not to deal with burn victims or children. He added that other facilities such as Crozer-Chester Burn Center and the Children's Hospital of Philadelphia are good at what they do and that Einstein has no initial plans to serve these patients. Mrs. Pionzio reviewed how the traffic impact fee and sewer tapping fee credits will work and restated that the Township is not giving any money to Einstein. Mrs. Bennett stated that traffic impact fees are intended for other improvements. Mrs. Pionzio reiterated that in crediting the traffic impact fee to the developer, the Township is using the fee toward offsite improvements and explained that under the requirements of the Pennsylvania Municipalities Planning Code, the Township can only require that Einstein perform improvements along their frontage along Germantown Pike. The traffic impact fee is being used to encourage Einstein to perform offsite improvements which cannot legally be required.

Chairman Tornetta called for any additional public comment. There being none, he called on the Planning Commission members. Mrs. Henderson asked what improvements would be needed to increase a trauma center to high higher level trauma center. In response, Mr. Montalbano noted that all physical requirements remain the same, but that added services such as education and research are required.

Chairman Tornetta made a motion to recommend approval of the final land development plans to the Board of Supervisors with the following conditions:

- 1) That the applicant come back to the Planning Commission and Supervisors for approval if the approach and departure paths for the helipad change;
- 2) That the top of the oxygen tank be lower than the top of the berm;
- 3) That the applicant specify the materials of which the sound wall will be constructed;
- 4) That the applicant comply with all staff and consultant review letter which have been generated, whether they were specifically discussed or not.

Mr. Kuhls reviewed two slides showing various vegetated sound walls. Mr. Paul described the walls as having green wall planters over a masonry structure and estimated that the slides show three to four years of growth. Mr. Griffin asked if the vegetation is provided on both or only one side of the wall. Mr. Paul noted that vegetation is primarily provided on the side of the wall facing the neighbors. A discussion ensued about the type of vegetation.

Chairman Tornetta amended his motion to include a fifth condition:

- 5) That the applicant survey area residents regarding the walking / access path and also residents facing the wall regarding the type of wall that they would prefer to see on the property.

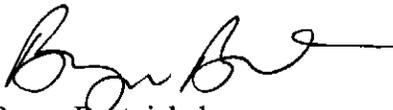
Mrs. Wiernicki reiterated her request that Einstein discuss a possible pedestrian connection between the hospital and the McDonald's / Walgreen's property. Mrs. Morello seconded the motion and the motion was approved 9-0.

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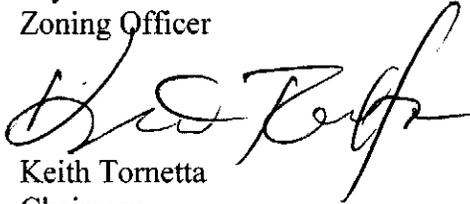
Mr. Schottmiller noted that he lives on Barbara Drive and reviewed the benefits that will result to the community. He also reviewed the number of homes that could be accommodated on the Wood's property if it were sold and constructed under various residential zoning districts. He discussed the traffic and tax implications and noted specifically the potential impact to the school district if hundreds of homes were built on the property. Mr. Schottmiller reiterated that the circumstances controlling the construction of a fifth lane on Germantown Pike are outside the Township's control.

There being no additional comments, Chairman Tornetta called for a motion to adjourn. Mr. Gavanus made a motion to adjourn. The motion was seconded by Mrs. Henderson. The meeting adjourned at approximately 10:28p.m.

Respectfully submitted,



Bryan Bortnichak  
Zoning Officer



Keith Tornetta  
Chairman