

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, MAY 20, 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, May 20, 2009. Vice-Chairman, Joe Gavanus, called the meeting to order at 7:03p.m. Attending were Township Planning Commission members Joseph Gavanus, William Griffin, Colleen Henderson, Joan Morello, Robert Schottmiller, Kristl Wiernicki and Kevin McDevitt. Zoning Officer, Bryan Bortnichak was also in attendance.

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

Vice-Chairman Gavanus called for a motion to approve the April 1, 2009 meeting minutes. Mr. Schottmiller made a motion to approve the minutes. The motion was seconded by Mr. Griffin and the motion passed 7-0.

2. Approve Minutes of the April 8, 2009 Planning Commission Meeting:

Vice-Chairman Gavanus called for a motion to approve the April 8, 2009 meeting minutes. Mr. Griffin made a motion to approve the minutes. The motion was seconded by Mrs. Morello and the motion passed 7-0.

3. Approve Minutes of the April 15, 2009 Planning Commission Meeting:

Vice-Chairman Gavanus called for a motion to approve the April 15, 2009 meeting minutes. Mrs. Wiernicki asked that the last paragraph on page five of the minutes be revised to identify Matthew Hammond and that the last paragraph of page six be revised to read "Tornetta asked whether". Mrs. Henderson made a motion to approve the minutes as amended. The motion was seconded by Mrs. Wiernicki and the motion passed 7-0.

4. Review of ZHB Case #2009-9, 804 Irenic Court

Present: Marisol Lopez, Applicant
Sam Vallone, Representing the applicant

Mr. Vallone introduced the application and described the applicant's desire to install an in-ground swimming pool to the rear of their house on Irenic Court. Mr. Vallone noted that the property runs between Irenic Court and Whitehall Road and that it is about 25,000 square feet, but that approximately half of the land is a catch basin. Mr. Vallone noted that a sewer line which runs from under the house

in the middle of the back yard is a limiting factor in locating the swimming pool and that the only way to place the pool is to locate it within the 20' setback. Mr. Griffin asked if the applicant has discussed the proposed pool with the resident of 802 Irenic Court. Mr. Vallone noted that they have not because the resident of 802 objected to the fact that the applicant had installed a fence without first contacting them. Mr. Griffin recommended that the applicant contact the neighbor and attempt to get a letter indicating that the neighbor is okay with the proposed pool. Referring to the neighbor at 806 Irenic Court, Vice-Chairman Gavanus asked how the other neighbor feels about the pool and recommended that the applicant obtain a letter from them as well. Mrs. Lopez noted that they want to swim there when the pool is installed.

Mrs. Henderson asked if the proximity of the pool to the basin is a problem. Mr. Bortnichak advised that the applicant must respect the easement but that the pool is proposed outside of the easement area. Mrs. Henderson also asked if the proposed 16' x 36' pool includes the walkway around the pool. Mrs. Lopez noted that the concrete walkway around the pool would project another 3' into the setback. Mr. Bortnichak advised that the setback for swimming pools is measured to the waters' edge. Mrs. Henderson also asked if a 16' x 36' is standard. Mrs. Lopez noted that the builder said that it would be aesthetically right for the property.

Vice-Chairman Gavanus reiterated his desire that the applicant obtain letters from both adjacent property owners and called for a motion.

Mrs. Henderson made a motion to recommend approval of the variance to permit the pool to project into the required 20' setback with the condition that the applicant get at least one letter from one of the neighbors and that no pool equipment, storage shed or similar apparatus be located in the 20' setback. Mrs. Wiernicki seconded the motion and the motion passed 7-0.

A brief discussion ensued regarding the need for a variance from §205-16.B(2) regarding the location of a swimming pool in the front yard setback. Mr. Bortnichak explained that because the property fronts on both Irenic Court and Whitehall Road, it has two front yards and a variance is required.

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

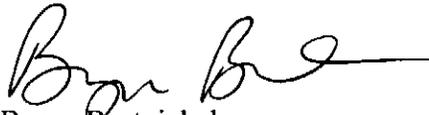
5. **Other Business:**

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

6. **Adjournment:**

Mrs. Morello made a motion to adjourn. The motion was seconded by Mrs. Henderson, and passed 7-0. The meeting adjourned at approximately 7:30p.m.

Respectfully submitted,



Bryan Bortnichak
Zoning Officer



Joe Gavanus
Vice-Chairman