

**EAST NORRITON TOWNSHIP  
PLANNING COMMISSION MEETING  
WEDNESDAY, OCTOBER 20, 2010**

*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, October 20, 2010. Mr. Tornetta called the meeting to order at 7:00 p.m. Attending were East Norriton Township Planning Commission members Keith Tornetta, Colleen Henderson, Judith Belkowski, Jeffrey Moller, William Griffin Jr., Kristl Wiernicki, Rob Schottmiller, Frank Brouse, Kevin McDevitt and Zoning Officer, Bryan Bortnichak was also in attendance.*

**1. Approve Minutes of the August 18, 2010 Planning Commission Meeting**

Chairman Tornetta called for a motion to approve the August 18, 2010 meeting minutes. Keith Tornetta made a motion to approve the minutes of the Planning Commission's August 18, 2010 meeting. Colleen Henderson seconded the motion and the motion was passed 9-0.

**2. Approve Minutes of September 15, 2010 Planning Commission Meeting**

Chairman Tornetta called for a motion to approve the September 15, 2010 meeting minutes. Colleen Henderson made a motion to approve the minutes of the Planning Commission's September 15, 2010 meeting. William Griffin Jr. seconded the motion and the motion was passed 9-0.

**3. Review ZHB Case 2010-15, 2951 Swede Road, Jason Edelman, Clear**

Present: Jason Edelman, Applicant  
Michael Forbes, Attorney

Michael Forbes general counsel for Norristown Development reviewed that his client, Jason Edelman had a sign installed, Clear - Authorized Retailer, which exceeds the maximum allowable sign area of 20 square feet by 6.69 square feet. Mr. Forbes claims that the sign company, Allied Sign Systems, Inc. believed that they had received a verbal commitment for the size of the sign. Mr. Forbes distributed a letter to the Planning Commission members from Linda Brown of Allied Sign Systems, Inc. explaining that she thought that the sign permit was approved. Mr. Forbes reviewed that Clear requires that all their retailers specify on their signage

“Authorized Retailer” or “Retail Distributor” to be operating under their various franchise distributor agreements.

Keith Tornetta asked if the Authorized Retailer portion of the sign could be placed in the window rather than the store frontage.

Jason Edelman stated that it must be part of the sign.

Mr. Moller questioned if the sign company has been approached about replacing the sign and the replacement cost. Mr. Edelman stated that the cost to replace the sign would be approximately \$3,000.00.

Keith Tornetta stated that it appears that the only hardship presented is the cost of replacing the sign.

Mr. Bortnichak stated that by shrinking or removing the Authorize Retailer portion of the sign that the sign would still be .66 square feet over the allowable 20 square feet because of the height of the Clear logo portion of the sign.

Mr. Tornetta made a motion not to recommend the approval for the additional square footage for the sign. Colleen Henderson seconded the motion. The motion was passed 7-2 with Mr. Schottmiller and Mr. Moller opposing.

**4. Review ZHB Case 2010-16, 210 Woodlawn Road, Frances C. Hamaday**

Present: Frances C. Hamaday, Applicant

Frances Hamaday reviewed that she is requesting a side yard setback of 7 feet so that she may enclose her existing patio with a screened in porch. Ms. Hamaday stated that her property is on an angle. Ms. Hamaday also presented the Planning Commission members with a letter of support from her neighbor.

Mr. Bortnichak reviewed that there are two components to the side yard setback. There is a minimum side yard setback and also an aggregate setback.

Mr. Tornetta made a motion to recommend approval of the variance under §205-30.3.C(2) to permit the construction of a 12' x 19' screened porch to be located within the side yard reducing the minimum side yard from the required 10' to 7' and reducing the aggregate side yard from the required 25' to 16'. Mr. Schottmiller seconded the motion. The motion was passed 9-0.

**5. Review ZHB Case 2010-17, 3000 N. Wales Road, Lorna J. Cassano**

Present: Lorna J. Cassano, Applicant

Lorna Cassano reviewed that she is requesting a variance to run a small home based business out of her home with client traffic. Mrs. Cassano is proposing to run a Reiki healing practice. Mrs. Cassano reviewed that Reiki healing is a spiritual healing art and handed out a brief description of the proposed business.

Keith Tornetta questioned the reason why Mrs. Cassano is before the Planning Commission. Mr. Bortnichak reviewed that a no impact home based business is permitted in all the residential zoning districts but the type of business Mrs. Cassano is proposing would not meet the definition because there would be client/pedestrian traffic. Mrs. Cassano is proposing to begin with approximately 1 to 2 days a week with the operating hours of 8:00 a.m. to 6:00 p.m. Monday thru Friday with the maximum of 5 clients a day at 1 – 1 ½ hour sessions for each client.

Jeffrey Moller questioned if there is any anticipated signage or additional lighting for the business. Mrs. Cassano has no plans for additional lighting unless required; signage would be small and in compliance with what is allowed.

Kristl Wiernicki questioned if Mrs. Cassano has obtained letters from her neighbors. Mrs. Cassano stated that she has not obtained any letters but will seek out letters from her neighbors.

Keith Tornetta asked if there is any home based businesses in the area other than Germantown Pike. Mr. Bortnichak stated that there are none that come to mind.

Colleen Henderson questioned what type of changes if any would need to be made to Mrs. Cassano's home to accommodate this business. Mrs. Cassano stated that there would be some inside renovations to the room that would be used as the treatment room.

Keith Tornetta made a motion to recommend approval of the variance under §205-23 to operate a Reiki healing practice with the following conditions: #1. The business activity shall be compatible with the residential use of the property and surrounding residential uses. #2. The business shall employ no other than family members residing in the dwelling. #3. There shall be no display or sale of retail goods and no stockpiling of inventory of a substantial nature. #4. The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood. #5. The business activity may not generate any solid waste or sewage discharge in volume or type which is not normally associated with residential use in the neighborhood. #6. The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area. #7. The business may not involve any illegal activity. #8. The hours of operations are set at 8:00 a.m. to 6:00 p.m. Monday thru Friday only. #9. That the variance remains valid only as long as Mrs. Cassano owns and resides in the

home. And #10. That all clients park in the driveway, not in the street. Mr. Griffin seconded the motion. The motion was passed 9 – 0.

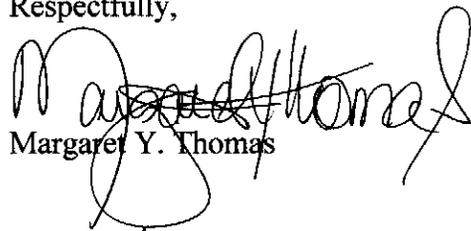
6. **Other Business**

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

7. **Adjournment**

Mr. Schottmiller made a motion to adjourn. The motion was seconded by Mr. Moller and passed 9-0. The meeting was adjourned approximately 7:57 p.m.

Respectfully,



Margaret Y. Thomas



Keith C. Tornetta  
Chairman