

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, NOVEMBER 14, 2012**

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, November 14, 2012. Mr. Tornetta called the meeting to order at 7:02 p.m. Attending were East Norriton Township Planning Commission members Keith Tornetta, Colleen Henderson, William Griffin Jr., Jeffrey Moller, Judith Belkowski, Frank Brouse, Robert Schottmiller and Kristl Wiernicki. Zoning Officer, Bryan Bortnichak was also in attendance.

1. Approve Minutes of the September 19, 2012 Planning Commission Meeting

Chairman Tornetta asked for a motion to approve the September 19, 2012 meeting minutes. Mrs. Henderson made a motion to approve the September 19, 2012 minutes with noted corrections. Mr. Tornetta seconded the motion and the motion was passed 8 – 0.

2. Review ZHB Case 2012-20, 229 Hazelton Street, BJ Winters

Present: Charles Breinig, Vice President C. Everett, Inc.
B. J. Winters, Applicant

Charles Breinig reviewed the history of the lot and the attempted purchase of the adjacent lot on Hazelton Street. Mr. Breinig provided the members with a print out showing other homes in the area on 40' lots. Mr. Breinig reviewed the proposed layout of the house to be constructed.

Mr. Breinig reviewed the requested variances to construct the house on the 40' lot. #1 the lot does not have 80' of frontage at the right of way, #2 the lot does not have the minimum of 10,000 square feet of 7,500 square feet, #3 lot does not have 80' of minimum width at the building line, #4 lot does not have a rear yard of 25' or side yards of 15', #5 house covers 32% of the lot (requirement is 18%) and #6 the lot does not have 2 off street parking spaces however there is enough room between the street and the house for two cars (36').

Mrs. Belkowski asked if the proposed patio goes beyond the footprint of the house. Mr. Breining stated that the patio does. Mrs. Belkowski also questioned if the driveway starts where the road ends and if the snow were plowed to the end of the road, emergency vehicles would not be accessible during such weather.

Mrs. Wiernicki questioned if Mr. Jones would be permitted to construct a garage on the 20' lot. Mr. Bortnichak stated he would not be permitted without a single-family dwelling being there.

Mr. Moller motioned he is in favor to grant recommendation of approval as long as the builder would agree to extend Hazelton Street to cover the entire frontage of the 40' lot. Mr. Schottmiller stated he would like to see a letter from the property owner from the rear of the property. Mr. Griffin seconded the motion for the conversations to come to a close with the other members opposed 7 – 1. Motion does not carry.

3. Review ZHB Case 2012-21, Swede Square Shopping Center, Craig Robert Lewis, Esquire

Present: Craig Robert Lewis, Esquire
Michael Kissinger, PE Pennoni Associates Inc.
Barry Jacobson, Forman Signs
Cami Staub, Cedar Realty Trust

Mr. Lewis introduced Cedar Realty Trust's proposal to provide additional signage at the shopping center and noted the work that the owner had done over the last several years to revitalize the center including the dedication of significant right of way to permit the widening of Swede Road and the installation of sidewalks along the frontage of the center.

He noted that they are seeking zoning relief to provide a sign on Swede Road identifying the shopping center and providing for individual tenant identification and two signs on Germantown Pike each of which would identify the shopping center and provide for individual tenant identification.

Mr. Lewis noted that the proposal includes updating some of the existing signs that are located on the property, which he believes to be existing non-conforming in nature. Mr. Lewis introduced Mr. Kissinger from Pennoni Associates who provided an overview of the locations of all existing and proposed signs in the shopping center. A discussion ensued regarding sight distances that may be affected by the installation of the two

larger shopping center identification signs. Mr. Kissinger noted that sufficient sight distances would be maintained in accordance with PennDOT's requirements.

Mrs. Henderson asked if the existing roof sign that projects up from the Minado restaurant could be eliminated in light of the fact that additional identification signs are being provided. Mr. Lewis responded that removing the roof sign is a reasonable request.

Mr. Bortnichak noted that the roof sign should be removed in consideration of the fact that three identification signs are proposed. He also stated that the western most identification sign should include only individual tenant identification signs for tenants of the office building to the rear of the shopping center so that duplicate shopping center tenant's identification signs should not appear on both signs proposed along Germantown Pike.

Mr. Tornetta noted that none of the individual tenant signs should be larger than the shopping center 'ID' portion of the signs and that he would like to see that as a condition of any recommendation for approval.

Mr. Tornetta made a motion to recommend approval of the minimum zoning relief necessary to permit the proposed signs with the following conditions: 1) That the existing roof sign be removed; 2) That the western most shopping center identification sign on Germantown Pike only contain individual tenant identification signs for tenants of the office building behind the shopping center and 4) That the sizes and dimensions of the proposed signs be limited to that which is shown in the Applicant's exhibits. Mr. Moller seconded the motion and the motion passed 8 - 0.

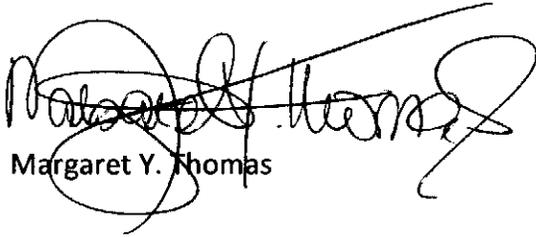
4. Other Business

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

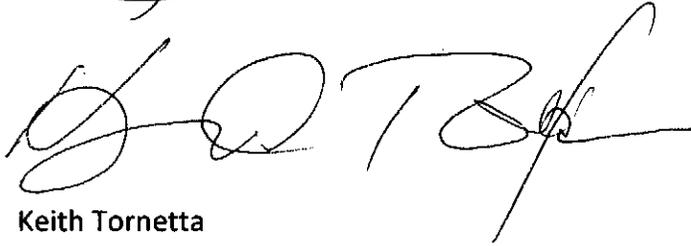
5. Adjournment:

Chairman Tornetta made a motion to adjourn. The motion was seconded by Mr. Schottmiller and passed 8 – 0. The meeting adjourned at approximately 8:38 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Margaret Y. Thomas". The signature is highly stylized and cursive, with a large loop at the beginning and a long horizontal stroke extending to the right.

Margaret Y. Thomas

A handwritten signature in black ink, appearing to read "Keith Torretta". The signature is highly stylized and cursive, with a large loop at the beginning and a long horizontal stroke extending to the right.

Keith Torretta
Chairman