EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, DECEMBER 15, 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, December 15, 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., Kevin McDevitt, Kristl Wiernicki and Zoning Officer, Bryan Bortnichak was also in attendance.

1. **Approve Minutes of the October 20, 2010 Planning Commission Meeting**

Chairman Tornetta called for a motion to approve the November 17, 2010 meeting minutes. Colleen Henderson made a motion to approve the minutes of the Planning Commission's November 17, 2010 meeting. William Griffin seconded the motion and the motion was passed 7-0.

2. **Review ZHB 2010-21, 1012 W. Germantown Pike, 1010 Germantown Pike Associates**

Present: Eric Frey, Attorney
Adeghemiga Adegunwa, Tenant
Ray Kiennan, Gambone Group
Joe Gambone, Gambone Group

Eric Frey attorney for the applicant, 1010 Germantown Pike Associates reviewed the application for a variance request from §205-72 to permit a portion of the existing building to be used as a gym, health and fitness club, for a property that is located in the Industrial zoning district of 1012 West Germantown Pike.

The proposed gym, health and fitness club would occupy 19,223 square feet of the first floor.

Mr. Frey reviewed that there would be no signage relief requested. Mr. Frey supplied the Planning Commission members with a parking plan that shows 101 parking spaces available and the option for an additional 21 spaces in the future.

Mr. Frey reviewed the use variance is for the total 30,000 square footage with the intent to use 19,223 square feet. The second floor contains approximately 5,000 square feet.

Judith Belkowski asked about the new residential area across the street and what thought has been given with getting the residents safely across the street. Mr. Gambone stated that pedestrians could use the crosswalks to be installed by developers of Village of Caralea or Pimlico Farms.

Kristl Wiernicki asked what the intended hours of operation would be. Mr. Adegunwa stated the hours of operation would be 5:00 a.m. to 10:00 p.m. 7 days a week. Colleen Henderson asked about the peak hours of operation. Mr. Adegunwa stated the peak hours would be 8:30 a.m. to 10:00 a.m. and 4:30 p.m. to 6:00 p.m.

Colleen Henderson asked about the type of lighting that is at the facility and if the lights are sufficient for evening hours for pedestrian traffic. Mr. Gambone stated that there is lighting for the evening hours and that they intend to install 1 - 2 more fixtures.

Keith Tornetta asked what the name of the intended business is. Mr. Frey stated the name is IROY Sports. Keith Tornetta asked if this is a start up business. Mr. Adegunwa stated that it is a start up business.

Ken Christovich of 2937 Tanglewood Lane commented about the traffic patterns and pedestrian traffic. Mr. Christovich asked if the applicant would be adding a shower facility or adding a lap pool. Mr. Adegunwa stated that no pool would be installed. Mr. Frey reviewed that they are already in discussions with the Township regarding the public utilities that would be required and additional EDU's.

Keith Tornetta made a recommendation for approval for a use variance under §205-72 to permit a portion of the existing building to be used as a gym, health and fitness club with the condition that the parking map as supplied at tonight's meeting be part of the Zoning Hearing Board application and the additional 21 parking spots be marked as reserve and installed if needed. William Griffin seconded the motion. The motion was passed 7 – 0.

3. **Review Zoning Ordinance Housekeeping Amendment**

Bryan Bortnichak reviewed Ordinance No. 533 amending the code of East Norriton Township specifically Chapter 205 Article II, §205-5, Definitions, Article IV, §205-16, Accessory Uses, Article XV, §205-72, Permitted Uses, Article §205-72.1, Construction/Demolition Waste Landfills, Article XV, §205-72.2, Conditional Use Procedures for Construction/Demolition Waste Landfills, Article XIII, §205-65.A(3), Permitted Uses, Article XIII, §205-65.A(10)(i), Permitted Uses, Article XVI, §205-87, Permitted Uses, Article XIX, §205-115, Ground Signs, Article XXI, §205-137.1, Conditional Use Procedures, Article XXI, §205-137.2, Applications to Zoning Hearing Board, and Article XXVIII, Airport Overlay Zoning District.

Nick Viglianese of 3105 Whitehall Road asked if the section concerning airports also covers heliports. Mr. Bortnichak stated that it only covers airports.

Kristl Wiernicki asked about the Norristown Farm Park and the possibility of wind turbines, would any State regulations regarding wind power trump the Township code or would the Township work cooperatively with the State or would the State have to adhere to some of the limitations and restrictions in our code. Mr. Bortnichak stated that he believes there is no State or Federal regulations that would trump local zoning.

Keith Tornetta made a recommendation for approval of the Zoning Ordinance Housekeeping Amendments as summarized by Mr. Bortnichak. Colleen Henderson seconded the motion. The motion was passed 7 – 0.

4. **Other Business**

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

5. **Adjournment**

Keith Torneta made a motion to adjourn. The motion was seconded by Mr. Griffin and passed 7 – 0. The meeting was adjourned at approximately 7:47 p.m.

Respectfully,

Margaret Y. Thomas

Keith Tornetta
Chairman