

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, FEBRUARY 17, 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, February 17, 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, William Griffin Jr., Robert Schottmiller, Kevin McDevitt, Judy Belkowski and Kristl Wiernicki, Zoning Officer, Bryan Bortnichak was also in attendance.

1. Approve Minutes of the January 20, 2010 Planning Commission Meeting:

Chairman Tornetta called for a motion to approve the January 20, 2010 meeting minutes. Chairman Tornetta made a motion to approve the minutes of the Planning Commission's January 20, 2010 meeting. Kristl Wiernicki seconded the motion and the motion was passed 7-0.

2. Review of ZHB Case 2010-3, 3018 Stoney Creek Road, Michael Barber

Present: Michael Barber, Applicant

Mr. Barber described his request for a variance to permit the construction of an addition consisting of a kitchen, bathroom and laundry room with the same line as the existing addition. Mr. Barber explained the addition would reduce the required rear yard from 25' to 15'.

Mr. Schottmiller asked if Mr. Barber has contacted his neighbors. Mr. Barber responded that he has not spoken with his neighbors. Mr. Schottmiller recommended that Mr. Barber obtain a letter from his neighbor particularly the Oak Tree Road neighbor.

Judith Belkowski asked if the oil tank would be relocated. Mr. Barber responded that yes the tank would have to be moved.

Chairman Tornetta had a discussion about an infiltration bed.

Mr. Schottmiller made a motion for approval of the variance from §205.30.3C(3) to permit the construction of an addition and an open porch which would reduce the required rear yard from 25' to 15' with a condition that a letter from the neighbor on Oak Tree Road and storm water infiltration. Chairman Tornetta seconded the motion. The motion passed 7-0.

3. **Review of ZHB Case #2010-4, 3101 DeKalb Blvd, Chris Cawley**

Present: Chris Cawley, Applicant
Frank Laughlin, Architect
Kevin Fitzpatrick, Owner

Mr. Laughlin indentified himself as the architect for the proposed two story addition at 3101 DeKalb Blvd. Mr. Laughlin explained the lot is non-conforming at 13,000 square feet not the required 20,000 square feet. Mr. Laughlin described the plan to include a proposed deck 23' from Adams Avenue and the building coverage of 20.59%.

Kristl Wiernicki questioned the height of the fence on the property. Mr. Fitzpatrick stated the fence is 6 feet tall.

Kevin McDevitt asked about outside lighting. Mr. Cawley stated there will be outside lighting directed properly.

Chairman Tornetta made a motion for approval of the variance from §205-25.C(1) to permit a deck to be constructed which would reduce the required front yard from 50' to 23' along Adams Avenue and approval of the variance from §205-25.E to permit an addition to be constructed which would increase the building coverage of the lot to approximately 20.59% exceeding the maximum allowable 15% with the condition Mr. Fitzpatrick provides letters from his affected neighbors. Mr. Schottmiller seconded the motion. The motion passed 7-0.

4. **Review of ZHB Case #2010-5, 549 Foundry Road, Nova Care Ambulance**

Present: Jared Isaacs, Applicant

Mr. Isaacs presented an overview of purpose and operation of Nova Care Ambulance, noting the storage of ambulances at the 549 Foundry Road location. Ambulance crews would be in at approximately 4:00 a.m. to go to their staging site and return approximately between 5:00 – 9:00 p.m. The ambulances mainly operate from the field.

Mr. Isaacs explained Nova Care is a transport service with limited response by emergency lights and sirens. The business has approximately 25 employees, 8 vehicles, and 1 truck. Mr. Isaacs explained that there will be no renovations to the building with the exception of changing the existing sign.

Kristl Wiernicki asked Mr. Isaacs about projected growth in 5 – 10 years with this space. Mr. Isaacs reviewed that he sees with growth an additional location. Mrs. Wiernicki also asked about security for the vehicles. Mr. Isaacs explained that the ALS units would be locked inside and the BLS units would be in the fenced rear lot.

Colleen Henderson asked if the vehicles would be maintained on the property. Mr. Isaacs stated the only maintenance of the vehicles on site would be washing of the vehicles.

Colleen Henderson asked if lights and sirens would be used exiting the site. Mr. Isaacs explained that transports are not normally emergency calls. Very infrequently would the ambulances go out with lights and sirens operating and it would be even rarer to happen from this location.

Colleen Henderson asked if the ambulances that contain drugs are labeled. Mr. Isaacs explained the difference between the ALS and BLS ambulances.

William Griffin asked if there will be a permanent office staff 24/7. Mr. Isaacs explained there will be staff on duty during normal business hours.

Nick Viglianese questioned if a permit is required for this business. Zoning Officer, Bryan Bortnichak explained that a U & O permit is required.

Chairman Tornetta made a motion for approval of Case #2010-5 with a special exception from §205-72.E to permit the premise to be used as a transport ambulance station, to store and warehouse ambulances and to utilize the existing office space for related business purposes. Mrs. Henderson seconded the motion. The motion was passed 7-0.

5. Other Business

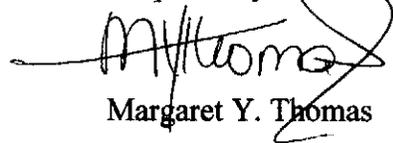
Planning Commission members reviewed the construction and land development update provided by Mr. Bortnichak.

Planning Commission members discussed exhibits #1 and #2 – storm water management issue at the corner of Hemlock Drive and Oak Drive.

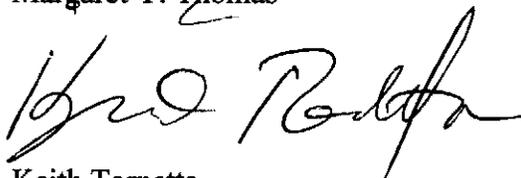
6. Adjournment

Chairman Tornetta made a motion to adjourn. The motion was seconded by Mr. Schottmiller, and passed 7-0. The meeting adjourned at approximately 8:00 p.m.

Respectfully submitted,



Margaret Y. Thomas



Keith Tornetta
Chairman