

**EAST NORRITON TOWNSHIP  
PLANNING COMMISSION MEETING  
WEDNESDAY, JANUARY 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, January 20, 2010. Mr. Tornetta, called the reorganization meeting to order at 7:03p.m. Attending were Township Planning Commission members Keith Tornetta, Colleen Henderson, Jeffrey Moller, Robert Schottmiller, Kevin McDevitt, Judy Belkowski and Kristl Wiernicki . Zoning Officer, Bryan Bortnichak was also in attendance.*

**Reorganization:**

Mrs. Henderson made a motion to nominate Keith Tornetta as Chairman. The motion was seconded by Mr. McDevitt. The nomination was approved unanimously by the members of the Planning Commission.

Chairman Tornetta made a motion to nominate Mrs. Henderson as Vice-Chairman. The motion was seconded by Mr. Schottmiller. The nomination was approved unanimously by the members of the Planning Commission.

**1. Approve Minutes of the October 21, 2009 Planning Commission Meeting:**

Chairman Tornetta called for a motion to approve the October 21, 2009 meeting minutes. Mrs. Henderson made a motion to approve the minutes of the Planning Commission's October 21, 2009 meeting. Mr. Tornetta seconded the motion and the motion passed 7-0.

**2. Approve Minutes of the November 18, 2009 Planning Commission Meeting:**

Chairman Tornetta called for a motion to approve the November 18, 2009 meeting minutes. Mrs. Henderson made a motion to approve the minutes of the Planning Commission's November 18, 2009 meeting. Mr. Schottmiller seconded the motion and the motion passed 7-0.

**3. Review of ZHB Case #2010-1, 245 Connor Street, Michael Organski**

Present: Michael Organski, Applicant

Mr. Organski introduced the application noting that the intent is to subdivide the property into two lots. He then reviewed the three variances needed to accomplish the subdivision. He noted that he has done this same process several times on streets off of Rahway Avenue.

In response to a question from Mrs. Belkowski about emergency access to the proposed lot, Mr. Organski noted that in the past they have provided a double wide driveway measuring 16' in width. The same driveway is proposed in this instance. Mr. Schottmiller asked if the applicant would be willing to extend the driveway beyond where the radius turns into the property to facilitate snow plowing and access. Mr. Organski stated that that would be acceptable.

Nick Viglianese of 3105 Whitehall Road asked about the shared driveway with the proposed lots across the street. Mr. Tornetta explained that this portion of the driveway, while private, would be located within the right of way.

There being no further questions about the application, Mr. Tornetta made a motion to approve the three variances as requested with two conditions. First, that the applicant extend the driveway within the right of way a distance of 20' beyond where the radius turns off from the right of way toward Lot #2 on the subdivision plan and second, that the applicant coordinate the installation of the driveway with the proposed development at 222 Connor Street, if possible. Mrs. Henderson seconded the motion. The motion passed 7-0.

4. **Review of ZHB Case #2010-2, 3006 Oak Drive, Andy Branca**

Present: Andy Branca, Owner / Applicant

Mr. Branca explained his proposal to construct a 30' x 32' detached garage on the property and described the necessary variances to locate the garage within 15' of the rear property line. Mr. Branca noted that the garage would be constructed at the end of his driveway and that he wants to use the garage to store classic cars. He noted that his neighbors are agreeable to the proposal and that a line of evergreen trees along his rear property line would serve as a visual buffer.

Mrs. Henderson asked about the use of the garage and about how many vehicles would be stored in it. Mr. Branca reiterated that he has a few classic cars that he would like to store and that the garage would hold three vehicles.

In response to a question from Mr. Moller, Mr. Branca explained that the garage would be one story in height and that the roof would be of truss construction limiting the amount of storage space. Mr. Branca added that the exterior of the garage would be of stucco and stone to match the existing home.

Mr. Bortnichak noted that there are existing concerns with storm water management in the neighborhood and recommended that the Planning Commission require that the downspouts from the proposed garage be tied into a seepage bed.

Mrs. Wiernicki inquired about lighting. Mr. Branca noted that small wall fixtures will be provided on the side of the garage that faces the driveway.

Mr. Tornetta referred to comments in the Township Planner's memo and asked that Mr. Branca provide a plot plan that is drawn to scale when the building permit is submitted.

A discussion prompted by a question from Mrs. Henderson ensued regarding alternate locations for the garage on the property.

Deb Knawby of 3100 North Wales Road asked about the definition of a private garage. Mr. Bortnichak noted read from the Zoning Ordinance the definition of "private garage".

There being no further questions, Chairman Tornetta made a motion to recommend approval of the variances requested with two conditions. First, that the applicant submit a plot plan drawn to scale with the building permit application and second, that a seepage bed be provided into which the downspouts from the garage should be connected. The motion was seconded by Mr. Schottmiller and passed 7-0.

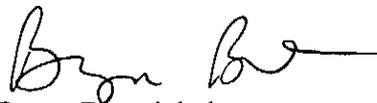
**5. Other Business:**

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

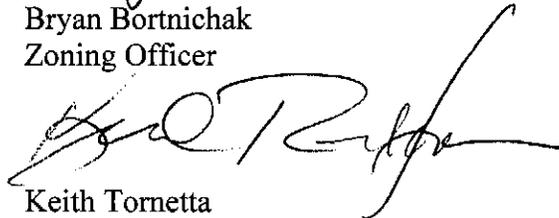
**6. Adjournment:**

Chairman Tornetta made a motion to adjourn. The motion was seconded by Mr. Schottmiller, and passed 7-0. The meeting adjourned at approximately 7:55p.m.

Respectfully submitted,



Bryan Bortnichak  
Zoning Officer



Keith Tornetta  
Chairman