

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, MARCH 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, March 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, Jeffrey Moller and Frank Brouse. Zoning Officer, Bryan Bortnichak was also in attendance.

1. Approve Minutes of the February 17, 2010 Planning Commission Meeting

Chairman Tornetta called for a motion to approve the February 17, 2010 meeting minutes. Chairman Tornetta made a motion to approve the minutes of the Planning Commission's February 17, 2010 meeting. Colleen Henderson seconded the motion and the motion was passed 9-0. The members welcomed Frank Brouse to the East Norriton Planning Commission.

2. Review ZHB Case #2010-6, Rahway Avenue and Warsaw Street, Block 030, Units 82 & 99, Mike Evans

Present: Mike Evans, Applicant

Mr. Evans described his request to build an 1800 square foot three bedroom single family residence with a relief request to permit the construction of driveway to a public street to be located 57 feet from the corner instead of the required 200 feet.

Mr. Evans provided a plan of the house and a sketch of the proposed driveway.

Mr. Tornetta questioned if everything other than the driveway was in conformance. Zoning Officer, Bryan Bortnichak stated that everything else was in order.

Jeffrey Moller questioned the purpose of the 200 foot limitation.

Bryan Bortnichak stated the limitation is to facilitate the safe flow of traffic at an intersection. Mr. Bortnichak reported these streets do not see huge volumes of traffic but, on a main road the request for a driveway 200 feet from an intersection would be a cause for concern.

Judy Belkowski asked if any trees would be removed from the property. Mr. Evans stated he has no intention of removing any of the trees possibly some minor trimming will be done.

Judy Belkowski questioned what type of grading would be done. Mr. Evans stated the grading would be done up to the curb level.

Judy Belkowski asked if the grading work would impact any of the neighbors with storm water. Mr. Evans stated that he could grade the property away from the neighbor.

Bryan Bortnichak stated that the building permit would include the seepage bed and the tie in of the down spouts.

Keith Tornetta asked if this was an investment property. Mr. Evans stated that this property is an investment property.

Chairman Tornetta made a motion for approval of Case #2010-6 for a variance from §205-102.B(1)(B) to permit the construction of an accessway to a public street (driveway) within 200 feet of an intersection. The proposed driveway would be located approximately 51.6 feet from the intersection of Rahway Avenue and Warsaw Street would serve a proposed single family dwelling. Mr. Griffin seconded the motion. The motion was passed 9-0.

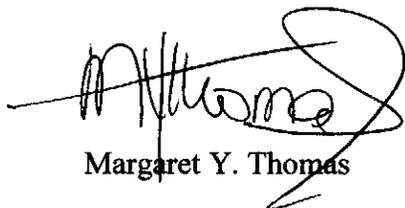
3. **Other Business**

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

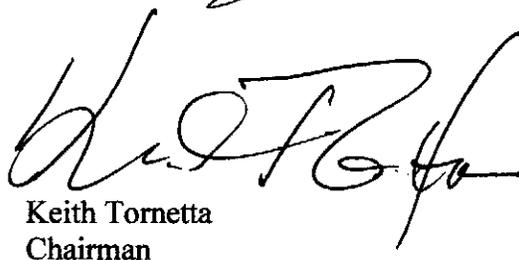
4. **Adjournment**

Chairman Tornetta made a motion to adjourn. The motion was seconded by Mr. Schottmiller, and passed 9-0. The meeting adjourned at approximately 7:18 p.m.

Respectfully,



Margaret Y. Thomas



Keith Tornetta
Chairman