

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, APRIL 21, 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, April 21, 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, 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 March 17, 2010 Planning Commission Meeting

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

2. Review S/D 2010-1, 245 Connor Street, Michael Organski

Present: Michael Organski for Frances Baptiste

Mr. Organski stated that a sketch plan has been submitted and he previously was in front of the Planning Commission and the Zoning Hearing Board for this property and was granted variances to create this two lot subdivision. Mr. Organski stated he is in receipt of the review letters from Gilmore & Associates, Inc. and Woodrow & Associates. Mr. Organski asked if he is in the position to request waivers or is a preliminary plan needed to request the waivers.

Mr. Tornetta stated he would like to see the preliminary plans. The plans that the Planning Commission has now seem to lack information. Mr. Tornetta indicated that Mr. Organski should appear before the Planning Commission in May with a more detailed subdivision plan.

3. Review ZHB 2010-7, 57 East Germantown Pike, PA Fit, LLC

Present: James C. Sommar, Attorney for applicants
Member of the LLC:
Denise and Bill Maher
Meghan and Jeff Switzer

James Sommar stated the applicants have entered into a ten year lease with Norber Trust.

Mr. Sommar reviewed that the applicant is looking for special exception under §205.68.J to operate an indoor recreational establishment which is permitted under the East Norriton Township Zoning Ordinance §205.68.C, but in the alternative is a use of the

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same general character when authorized as a special exception by the Zoning Hearing Board under §205.68.J.

Mr. Moller asked what the previous use of this space was. Mr. Switzer stated the unit previously was a Staples and a thrift shop.

Mr. Tornetta asked what the hours of operation would be. Mr. Switzer stated the hours of operation would be 5:00 a.m. to 10:00 p.m. on weekdays and 7:00 a.m. to 7:00 p.m. on weekends.

Mr. McDevitt asked how many members do they plan to have and expressed a concern for parking. Mr. Switzer replied as concern to the parking the employees would have a designated parking area in the rear right corner of the building.

Kristi

~~Mrs. Belkowski~~ asked what type of lighting and signage would there be. Mr. Switzer stated there would be a neon sign that would match the façade for the neighboring businesses. Mr. Sommar provided the members of the Planning Commission drawings of the proposed signage.

Colleen

~~Mrs. Belkowski~~ asked if there would be dedicated security for the facility. Mr. Switzer stated there will be staffing at the facility at all times and they do not have security plans at the moment, if the need arises it will be addressed.

Mrs. Henderson asked if the parking needs have been looked into. Mr. Switzer stated that the franchise has looked at this location and the landlord of the property and Shop Rite have been addressed about the parking and they foresee no issue.

Mr. Tornetta asked Mr. Bortnichak about the parking code. Mr. Bortnichak stated that they would meet the requirements under the parking code.

Mr. Moller asked how many clients are expected to be in the facility at one given time. Mr. Switzer stated that the franchise does demographic studies, but that he did not have that information available.

Mr. McDevitt asked if the facility will have a pool. Mr. Switzer replied that there would not be a pool.

Nick Viglianese of 3105 North Whitehall Road asked what the maximum capacity of the facility is. Mr. Bortnichak stated that the facility will be inspected for code and the appropriate exits based on the number of occupants.

Chairman Tornetta made a motion to recommend approval of the special exception under §205-68.J to permit a use consisting of various forms of exercise and related activities including fitness/strength personal training facilities with the incidental sales and services of fitness equipment, aerobics, cardio classes, circuit training and/or nutritional counseling, two tanning beds as well as the sale and serving of protein and related drinks and prepackaged protein and energy bars, as a use of the same general character as any of the permitted uses under §205.68. Mr. Moller seconded the motion. The motion was passed 7-0.

4. **Review ZHB-2010-8, 2501 Swede Road, Ronald J. Faggioli**

Present: Ronald J. Faggioli, Applicant
Mike McKinley, Solar Project Manager
Peter Marklund, Solar Design Specialist for ASTRUMSOLAR

Mr. Faggioli reviewed that he would like to install solar paneling and is requesting a setback variance.

Mr. Moller questioned the expected total output with these proposed solar panels. Mr. McKinley stated the expected output is 9.87 kilowatts. The system as proposed will meet 70% of Mr. Faggioli's annual electric demand.

Mrs. Belkowski asked the dimensions of the freestanding panels. Mike McKinley stated the dimensions of the freestanding solar panels are 21' by 10' each.

Mrs. Henderson asked what percent of power Mr. Faggioli would receive without the free standing solar panels. Mr. Marklund reported that the power would be reduced by two thirds.

Mrs. Belkowski asked Mr. Faggioli if he has talked with his neighbors regarding the installation of the solar panels. Mr. Faggioli stated he has not. Mr. Tornetta recommended that Mr. Faggioli get letters from his adjacent neighbors.

Mr. Tornetta asked if there was a height restriction. Mr. Bortnichak pointed out that in E. Van Rieker's letter dated April 19, 2010 he referenced the maximum height established for an accessory building in the AR Residential District is 20 feet and should reference 14 feet.

Mr. Tornetta asked what relief Mr. Faggioli was seeking. Mr. Bortnichak stated Mr. Faggioli is seeking 6 feet 2½ inches on the side yard and 15 feet from the rear. Mr. Bortnichak stated the side yard setback is 20 feet and 60 feet for the rear yard.

Mr. Tornetta made a motion to recommend that a variance be granted for the rear yard setback at 15' as requested, but that the Zoning Hearing Board only grants a variance for the side yard equal to the maximum height of the solar panels. Mr. Tornetta reiterated the Planning Commission's recommendation that Mr. Faggioli speak with his neighbors at 2503 Swede Road and at 501 Overhill Road in advance of the Zoning Hearing Board meeting. Mrs. Henderson seconded this motion. The motion was passed 7-0.

5. **Review proposed Zoning Ordinance text amendment**

Mr. Bortnichak reviewed the current proposal to amend the East Norriton Township Zoning Ordinance, Article XVIII, Section 205-102. The current proposal increases the ratio to 1 parking space for every 75 square feet of floor area including outdoor seating

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areas. Restaurants, cafes or other eating or drinking establishments offering drive-thru service shall provide a 12 foot wide drive-thru lane that is capable of providing stacking for up to six vehicles without interfering with other required parking facilities or vehicle or circulation.

Mr. Bortnichak also reviewed to add a new subsection 205-102.B(2)(q) to provide separate parking requirements medical offices, one parking space for every 200 square feet of floor area.

Mr. Tornetta made a motion for recommendation for approval for the proposed Zoning Ordinance text amendment. Mrs. Henderson seconded this motion. The Motion was passed 7 – 0.

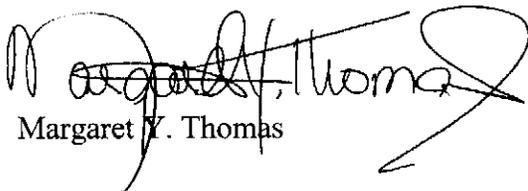
6. Other Business

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

7. Adjournment

Mrs. Henderson made a motion to adjourn. The motion was seconded by Mr. Tornetta and passed 7 – 0. The meeting was adjourned at approximately 8:32 p.m.

Respectfully,



Margaret V. Thomas



Keith C. Tornetta
Chairman