

**EAST NORRITON TOWNSHIP  
PLANNING COMMISSION MEETING  
WEDNESDAY, MAY 19, 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, May 19, 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, Kristl Wiernicki, Rob Schottmiller, Jeffrey Moller and Frank Brouse, Zoning Officer, Bryan Bortnichak was also in attendance.*

**1. Approve Minutes of the April 21, 2010 Planning Commission Meeting**

Chairman Tornetta called for a motion to approve the April 21, 2010 meeting minutes. Keith Tornetta made a motion to approve the amended minutes of the Planning Commission's April 21, 2010 meeting. Colleen Henderson seconded the motion and the motion was passed 8-0.

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

Present: Michael Organski for Frances Baptiste

Mr. Organski reviewed the proposed two lot subdivision. Lot #1 9,014 sq. ft. lot and lot #2 8,000 sq. ft. lot to be subdivided.

Mr. Tornetta questioned waiver request #1 175-18.A waiver from full right of way and cartway and waiver request #2 175-18.C(1) (a) waiver from full right of way and cartway.

Mr. Bortnichak reviewed that Mr. Organski received zoning relief to improve a lot that does not front along an existing street and usually the first two waiver request go along with the zoning relief.

Mr. Tornetta reviewed waiver request #3 175-20.A deferral from sidewalk installation. Mr. Tornetta questioned if there are sidewalks in this neighborhood. Mr. Bortnichak stated that there are not sidewalks in this neighborhood that the Board of Supervisors does not typically waive the request for sidewalks that a note be put on the plan deferring the request to sometime in the future if the Township obtains the right of way or requests that sidewalks be installed.

Mr. Tornetta reviewed waiver request #4 175-35.C (1) waiver from showing features within 400' of the site.

Mr. Bortnichak stated this is not appropriate for a development of this size.

Mr. Tornetta reviewed waiver request #5 175-36.B (2) (c) waiver from dedication of ultimate right-of-way.

Mr. Bortnichak stated that the ultimate right-of-way could be 50 ft. in the width and the Township will not likely extend Conner Avenue that the right-of-way is not necessary.

Mr. Tornetta reviewed waiver request #6 175-27.1 waiver from screening and buffers.

Mr. Bortnichak stated that this is appropriate for developing commercial properties that are adjacent with residential properties.

Mr. Organski pointed out on the smartboard the substantial wooded area between the commercial property and the proposed lot.

Mr. Tornetta reviewed waiver request #7 175-32 (G) (1) waiver from hydrant within 400' of site.

Mr. Tornetta questioned where the closest fire hydrant was located.

Mr. Organski stated that the closest hydrant is at the intersection of Rahway Avenue and East Johnson Hwy.

Mr. Bortnichak pointed out the other hydrants in the area.

Mr. Moller expressed concerns with the placement of trash.

Nick Viglianese of 3105 Whitehall Road asked if there is a stipulation with a curved driveway and the placement of snow and wouldn't that be the ideal place for the trash.

Mr. Tornetta stated there is supposed to be an area designated on the plan for the plowed snow.

Mr. Organski claimed his Engineer left that designated area out on the plan.

Mrs. Wiernicki asked Mr. Organski to review the 14' x 32' stone infiltration trench.

Mr. Organski stated this item is a requirement of the building permit application and will have to be approved by the Township Engineer at the time of the building permit application.

Mr. Bortnichak noted that the two lot subdivision across the street has received preliminary final approval with a waiver not to extend the street and Mr. Organski is requesting the same with his waivers.

Chairman Tornetta made a motion to recommend approval to include all seven waivers and deferral of the sidewalk to be listed on the plans. And the plans also need to indicate the area designated for the snow and that the applicant complies with all staff and consultant comments. Mrs. Henderson seconded this motion. The motion was passed 8-0.

3. **Review ZHB #2010-9, 6 Birchwood Circle, Jeffrey Schools**

Present: Jeffrey Schools, applicant

Mr. Schools reviewed that he would like to construct a 35' x 25' basketball court with a 60 cubic foot default seepage bed. Mr. Schools stated that he applied for a driveway/sidewalk/curb permit. The court will be constructed of asphalt so that when he would like to remove the court it will easily be dug up.

Mr. Bortnichak stated that this is not a dimensional variance. The installation within 5 feet to the property line is acceptable for a driveway. The variance that Mr. Schools is seeking is a use variance.

Mr. Tornetta asked if additional lighting will be installed.

Mr. Schools stated that no additional lighting will be installed.

Mr. Tornetta asked that Mr. Schools speak with his adjacent neighbor and suggested that he get a letter from the neighbor.

Chairman Tornetta made a motion to recommend that a use variance be granted under §205-23 to permit the construction and use of a 35' x 25' basketball court, provided that the applicant seeks neighbor approval in the form of a letter for the Zoning Hearing Board. Mr. Schottmiller seconded this motion. This motion was passed 8-0.

4. **Review ZHB #2010-10, 3119 Sharon Lane, E. Thomas Morrison**

Present: Thomas Morrison, contractor

Mr. Morrison presented that they would like to construct an addition that is 145 square feet .9% over the allowable building on the lot.

Mrs. Henderson asked what the use of the addition would be.

Mr. Morrison stated that addition would be used as a family room.

Mrs. Wiernicki asked if there were any objections from the neighbors.

Mr. Morrison stated that they would obtain a letter from the adjacent neighbor.

Mrs. Henderson asked about storm water runoff referenced in E. VanRieker's letter.

Mr. Morrison stated that there are no formal plans drawn at this point until the addition is approved.

Chairman Tornetta made a motion to recommend that a variance under §205-30.E to permit the construction of an addition that would increase the building coverage of the lot from 17.1% to 18.9% which is .9% or 145 square feet over the allowed maximum with the stipulation that the owners obtain a letter from the neighbors. Mr. McDevitt seconded the motion. The motion was passed 8-0.

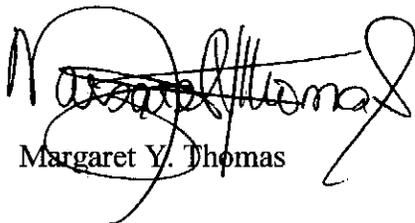
5. **Other Business**

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

6. **Adjournment**

Mr. Tornetta made a motion to adjourn. The motion was seconded by Mr. Schottmiller and passed 8-0. The meeting was adjourned at approximately 7:46 p.m.

Respectfully,



Margaret Y. Thomas



Keith C. Tornetta  
Chairman