EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, JANUARY 19, 2011

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 19, 2011. Mr. Tornetta called the reorganization meeting to order at 7:04 p.m. Attending were East Norriton Township Planning Commission members Keith Tornetta, Colleen Henderson, Judith Belkowski, Frank Brouse, William Griffin Jr., Kevin McDevitt, Robert Schottmiller and Kristl Wiernicki. Zoning Officer, Bryan Bortnichak was also in attendance.

Reorganization:

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

1. **Approve Minutes of the December 15, 2010 Planning Commission Meeting:**

Chairman Tornetta called for a motion to approve the December 15, 2010 meeting minutes. Mr. Tornetta made a motion to approve the minutes of the Planning Commission's December 15, 2010 meeting. Mrs. Wiernicki seconded the motion and the motion was passed 8 – 0.

2. **Review LD2010-2, 2701 DeKalb Pike, Mercy Suburban Hospital Oncology Center Addition, Robert E. Heist**

Present: Peter Haas, Barry Isett & Associates, Inc.
Robert DeMinico, Mercy Suburban Hospital
Carol Fluegge, Mercy Suburban Hospital
Bob Ochs, CID Group, LLC

Mr. Haas reviewed the land development application for a new Cancer Center at Mercy Suburban Hospital that will be a story addition connecting to both the ground and first floors of the main hospital. The Cancer Center will include both radiation on the ground floor and medical oncology services on the first floor, including two LINAC vaults. The

exterior site work improvements will be limited to minor modifications to the existing front parking lot to accommodate the proposed addition.

Mr. Haas referenced Tim Woodrow's letter dated January 13, 2011 which they are requesting waivers from: Section B. #2. §175-17.1.C: Traffic Impact Study – Mr. Haas stated that generally a project this small scale would not have an impact on traffic generated to and from the site and request a waiver at the recommendation of Mr. Woodrow. In lieu of a traffic study they have agreed to provide trip generation calculations and then a traffic impact fee will be generated based on the calculations.

Mr. Haas then reviewed Section B. #5. §175-19.D(14): No alterations to the light fixtures is proposed, #6. §175-19.D(15):No new light fixtures are proposed, the existing light fixture illuminates the entire parking lot and the parking lot is being shrunk by the addition and #7 §175-19.E: The existing parking lot does not have parking islands.

Kevin McDevitt asked if the driveway would remain in the front of the building. Mr. Haas stated that there are no plans to alter the traffic patterns and the driveway would remain in place.

Mr. Brouse asked how many patients they would have a day, the parking is tight now. Mr. Haas stated that on an average day they have noted on approximately 75 -100 empty spaces a day. Ms. Fluegge stated that there would be approximately 20 – 30 patients a day seen. Mr. Haas stated that the hospital added an additional 100 parking spaces in 2005.

Mr. Tornetta referred to the table referencing 38 spaces being required. Mr. Bortnichak stated that parking count of the Zoning ordinance calls for 1 parking space for every 4 beds. Mr. Tornetta asked about the impervious data. Mr. Hass stated that since the ordinance does not have a maximum requirement, the building is going on top of existing parking and it is almost a net wash of 1000 square feet of additional impervious. A storm water management report has been submitted.

Mr. Tornetta referred to the 100 foot heliport setback designation that seems to encroach over the one story. Mr. Haas stated that is not a zoning setback, it is FAA recommended guidelines and the building encroaches approximately 3 feet. Mr. Haas stated they have correspondence from FAA stating that the building location is fine. Mr. Haas stated that he would supply the Township copies of the correspondence from the FAA.

Mrs. Henderson asked if the services to be provided are already being provided. Ms. Fluegge stated that the services are being provided at the Norristown Regional Cancer

Center. Mrs. Henderson asked in additional to the patients would the Cancer Center be adding to the employees. Ms. Fluegge stated that the employees from the Norristown Regional Cancer Center will be transferred to the site on the hospital grounds and additional employees may be added as the volume expands.

Mrs. Wiernicki asked if the operating equipment includes the LINAC vaults and if they exist now on the hospital site. Mr. DeDiminico stated that the vaults are currently on the Norristown campus.

Mr. Tornetta asked what LINAC vaults are. Mr. DeDiminico reviewed that LINAC is a treatment device for radiation therapy, currently at the Norristown campus. Mr. Tornetta asked if the vaults were self contained units above ground or below ground. Mr. DeDiminico stated that the units will be at grade level.

Mr. Schottmiller asked if the facility was strictly out patient or if beds would be added. Mr. DeDiminico stated it is strictly out patient and the hours of operation would be daytime Monday through Friday.

Mr. McDevitt asked if any hazardous materials would be generated. Mr. DeDiminico stated that chemotherapy waste that is already generated at this site; there would be approximately a 20% increase in chemo waste.

Mrs. Henderson questioned the capacity in this facility. Ms. Fluegge stated they would treat up to 40 patients a day.

Mr. Griffin asked if other procedures would be offered which would generate other traffic. Ms. Fluegge stated that they would have chemotherapy and radiation therapy.

Mr. Tornetta asked about the proposed Route 202 widening project and the hospital property. Mr. Bortnichak reviewed that the project is mainly of the North side of Route 202 and the helipad would not be affected.

Mr. Bortnichak reviewed the pedestrian access and the crosswalk that was discussed earlier with Mr. Haas and staff providing a dedicated pedestrian route so that people leaving the main entrance of the hospital can follow a sidewalk to a crosswalk and a pedestrian route to get to the unused and more remote parking area.

Mrs. Wiernicki asked if they foresee the addition to bear a name to designate the cancer center and if there would be exterior signage. Ms. Fluegge stated at the present time they

do not have a donor that would provide the center with a name. It is in discussion about future signage for the hospital that would be brought back to the Township.

There being no further questions, Chairman Tornetta made a motion for recommendation for land development to include the four waivers Section B. #2 §175-17.1.C traffic impact study - the applicant will provide the traffic counts and pay the fees accordingly, #5 §175-19.D(14), #6 §175.19-D(15) and #7 §175 -19.E lighting/landscaping – the applicant will provide additional landscaping as shown on the plans and the applicant will provide pedestrian access to the lower lot are to the satisfaction of the Township. The motion was seconded by Mr. Griffin and passed 8 – 0.

3. **Other Business**

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

4. **Adjournment:**

Chairman Tornetta made a motion to adjourn. The motion was seconded by Mr. Griffin and passed 8 – 0. The meeting adjourned at approximately 7:47 p.m.

Respectfully submitted,

Margaret Y. Thomas

Keith Tornetta
Chairman