EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, OCTOBER 21, 2009

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, October 21, 2009. Vice-Chairman, Joe Gavanus called the meeting to order at 7:010p.m. Attending were Township Planning Commission members Joseph Gavanus, Colleen Henderson, Joan Morello, Robert Schottmiller, Krystl Wiernicki and Kevin McDevitt. Zoning Officer, Bryan Bortnichak and Township Planner, E. Van Rieker were also in attendance.

1. Approve Minutes of the September 16, 2009 Planning Commission Meeting:

Mrs. Henderson made a motion to approve the September 16, 2009 meeting minutes. The motion was seconded by Mrs. Morello and the motion passed 6-0.

2. Review of ZHB Case #2009-22, 4 West Township Line Road

Present: Judee Rapoza, Applicant
Ed Hughes, Attorney
William Owen, Engineer

Mr. Hughes introduced the application noting that Mrs. Rapoza is moving her practice from Plymouth Township to the subject site and that her intent is to provide a parking lot and renovate the existing structure. He added that relief is required to accommodate her plan. Mr. Hughes provided a revised site plan showing access from the parking lot to both DeKalb Boulevard and the adjacent alley and noted that the second access was added to appease the neighbors.

Mr. Owen stated that the existing structure would remain intact except that the rear deck would be removed. He stated that while the revised plan reduces the number of parking spaces by two, the plan still complies with the parking requirements of the Ordinance. Mr. Owen reviewed the four requested variances which include a reduction in the rear yard parking setback, a reduction in the parking setback from the building, a reduction in the required green space within the parking lot and the proximity of the proposed parking lots access points to street intersections. Mr. Owen noted that the applicant will provide landscaping to shield the adjacent residential properties from the parking areas.

Vice-Chairman Gavanus questioned the ownership of the alley and asked if the applicant proposes paving the alley. In response, Mr. Hughes noted that Mrs. Rapoza will own half of the alley and that the paving of the alley will be discussed with the Township when they file for a land development waiver. He

added that the neighbors would prefer that the alley not be paved as this would discourage cut-through traffic. Vice-Chairman Gavanus indicated that cut-through traffic should be discouraged and asked if the Applicant would be opposed to eliminating the alley access. Mrs. Rapoza stated that she would have no opposition to closing the alley access, and also added that if the alley remains stone, public use would be discouraged.

Mr. McDevitt raised the issue of emergency vehicle access and noted that he would prefer if the alley access remained open. He also inquired about lighting. Mr. Owens advised that lighting on the site has not yet been fully designed, but that one or two fixtures would likely be adequate. He estimated that fixture heights of 14' to 16' would be appropriate for this application.

In response to a question from Mrs. Henderson, Mr. Owen noted that the width of the alley is approximately 20'

Vice-Chairman Gavanus asked about existing landscaping features on the property. Mr. Owen advised that the existing landscaping is of little value and that it will not be saved. He noted that the landscaping to be installed will consist of some evergreens and some deciduous trees which will be specified with a minimum caliper of 3" to 3½".

Mr. Bortnichak noted that the plan now provides access to a public street and that it would be inappropriate to have traffic exit the applicant's lot via a private alley when a public street is available. A discussion ensued regarding signage prohibiting certain movements. Mr. Owens noted that two "do not enter" signs could be located at the alley to prohibit vehicles from existing onto the alley while still allowing neighbors to have an entrance into the parking lot from the alley.

In response to a question from Mrs. Henderson regarding the architectural appearance of the building, Mrs. Rapoza noted that it would be restored to be period correct.

Mr. Van Rieker raised the issue of stormwater management. Mr. Owens advised that it had not yet been designed, but that on site infiltration would likely be a component of the plan. Mr. Van Rieker noted that whatever form of storm water management system takes, it should not impact the proposed landscaping buffer to the rear of the property.

Mrs. Henderson asked about fencing on the property. Mrs. Rapoza noted that she wants to remove the chain link fence that exists today. Mr. Owen suggested that a board on board fence along the rear property line would likely be proposed.

Mr. Schottmiller made a motion to recommend approval of the requested rear yard parking setback variance. The motion was seconded by Mrs. Wiernicki and the motion passed 6-0.

Mrs. Henderson made a motion to recommend approval of the variance to permit both parking lot access ways within 200' of an intersection with the condition that the parking lot access way at the alley be signed to prohibit traffic from exiting onto the alley. The motion was seconded by Mrs. Wiernicki and the motion passed 6-0.

Vice-Chairman Gavanus made a motion to recommend approval of the requested variance to provide less than the required amount of green space within the parking lots. The motion was seconded by Mr. Schottmiller and the motion passed 6-0.

Mrs. Wiernicki made a motion to recommend approval of the requested variance to allow parking within 20' of the building. The motion was seconded by Mrs. Morello and the motion passed 6-0.

3. Other Business:

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

4. Adjournment:

Vice-Chairman Gavanus made a motion to adjourn. The motion was seconded by Mrs. Henderson, and passed 6-0. The meeting adjourned at approximately 8:10.

Respectfully submitted,

Bryan Bortnichak
Zoning Officer

Joe Gavanus
Chairman