EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, JULY 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, July 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, Kristl Wiernicki, Rob Schottmiller, Frank Brouse, and Zoning Officer, Bryan Bortnichak was also in attendance.

1. **Approve Minutes of the May19, 2010 Planning Commission Meeting**

Chairman Tornetta called for a motion to approve the May 19, 2010 meeting minutes. Keith Tornetta made a motion to approve the minutes of the Planning Commission's May 19, 2010 meeting. Colleen Henderson seconded the motion and the motion was passed 7-0.

2. **Review S/D 2010-2, Irv Gill, Township Line Road**

Present: Irv Gill, Applicant
D. Barry Pritchard, Jr., Attorney
Scott E. Camburn, Engineer

D. Barry Pritchard Jr. gave an overview of the proposed subdivision. Lot #1 is approximately 6.3 acres and lot #2 is approximately 20.4 acres. No construction is planned at this time. Driveway access is not presently planned for either lot. Lot #1 will remain in Gill's ownership; lot #2 has been marketed for the past three months for sale.

Scott Camburn reviewed Tim Woodrow's letter dated May 26, 2010. A. #1 Mr. Camburn stated that no sewer planning module is required; #2. Mr. Camburn stated that they will comply when necessary. B. #1 Mr. Camburn stated that this will be added to the plan note. C. #1 through 7 Mr. Camburn stated these items refer to improvements if the individual lots are developed. At this time they are asking for deferral until future land development subdivision plan is submitted. #8 Mr. Camburn stated that the water table elevations will be taken from the Montgomery County soil survey. #9 Mr. Camburn stated that will be submitted with future revised plans or legal descriptions with final submission and #10 will comply and provide in a format acceptable to the Township Solicitor. D. Mr. Camburn stated at this time they do not want to entertain adding lot #1 with any surrounding lots. Lot #1 will remain an independent lot owned by Gill Quarries.

Mr. Tornetta asked about access to the lot. Mr. Camburn stated that there is frontage along Township Line Road and necessary environmental permits would need to be obtained to take access from Township Line Road.

Mr. Schottmiller asked why Gill was coming before the commission at this time. Mr. Camburn stated to sell off the 20.4 acres.

Judith Belkowski questioned if lot #2 has spoilage. Mr. Gill stated that lot #2 does not have spoilage.

Mr. McDevitt questioned the access onto Township Line Road and the danger of getting out onto Township Line Road. Mr. Camburn agreed that there is a significant drop off at that location but would be subject to PaDOT review and permit.

Mr. Tornetta questioned an easement access and also referenced E. Van Rieker's letter dated May 19, 2010 paragraph two suggesting that the subdivision include approval of a cross-easement permitting future access from lot #2 toward North Trooper Road and Schultz Road through adjacent lands owned by Gill Quarries, Inc.

Mr. Bortnichak talked about the difficulty of access to Township Line Road because of grade and suggested that an access easement through the quarry property as an alternative.

Mr. Tornetta questioned if lot #1, lot #2 and the balance of the quarry were one parcel. Mr. Camburn stated that these are separate parcels. Mr. Pritchard reviewed the all the parcels.

Colleen Hendreson questioned if all the parcels are zoned AR and the combined acreage of the what is being marketed and proposed lot #2. Mr. Camburn stated that the combined acreage is 53 acres.

Mr. Tornetta questioned if lot #1 would be used in conjunction with the quarry. Mr. Pritchard stated that is an issue that is presently pending with the DEP and also pending with the Township.

Mr. Tornetta questioned the current status of the quarry. Mr. Gill stated that the quarry has been in operation for approximately three years.

Mr. Bortnichak asked about the status of the application into DEP and the reclamation permit. Mr. Camburn stated that the application is currently being reviewed by DEP.

Kristil Wiernicki asked for clarification in reference to Stuart Rosenthal's letter dated May 24, 2010 paragraph three. "Responsibility for approval of the on lot sewage disposal systems would fall upon the Montgomery County Health Department." Mrs. Wiernicki asked if this is standard. Mr. Bortnichak stated that it is standard in areas with no sewers and that on lot systems or septic systems are inspected by the Montgomery County Health Department.

Mr. Tornetta asked if public sewer was available. Mr. Camburn stated that public sewer is on Schultz Road and could be brought up to the area.

Nick Viglianese of 3105 Whitehall Road questioned the status of the quarry at present. Mr. Gill stated that the quarry has been in operation for the past three years and at the present rate for about approximately another forty years.

Mr. Tornetta made a recommendation for approval for Subdivision 2010-2 based on the testimony here tonight by the applicant to include the deferral of items # 1 through 7 per Mr. Woodrow's letter dated May 26, 2010 at the time of land development application and to create an easement of access for the adjoining property for lot #1. Mrs. Henderson seconded the motion. The motion was passed 7-0.

3. **Review ZHB Case 2010-11, Ronald Faggioli, 2501 Swede Road**

Present: Ronald Faggioli, Applicant
Dan Gansgey, Astrum Solar representative

Mr. Faggioli reviewed his previous case and advised the board he has spoke with his neighbor at 501 Overhill Road and she is willing to provide a certified letter to the Zoning Hearing Board if she is not able to attend the August 17, 2010 meeting. Mr. Faggioli reviewed that the previous panels were to be 15 feet high, the new panels will be 5 feet 2 inches high. Mr. Faggioli also stated the structures are temporary structures and are movable.

Mr. Tornetta questioned if the panels will penetrate the ground. David Gansgey of Astrum Solar reviewed that the structure does not penetrate the ground. There will be three arrays with nine panels each, a total of twenty-seven panels to be placed in the North-West corner of Mr. Faggioli's property facing South.

Judith Belkowski questioned the height referenced on the paperwork not corresponding with what Mr. Gansgey referenced. Mr. Gansgey stated the Unirac is one manufacture of mounting equipment for the solar arrays for a different system. The height will not exceed five feet two inches, that will not change. Is entire structure is movable with machinery. The structures are able to take up to one hundred and twenty mile an hour winds.

Mr. Schottmiller asked about the panels reflection. Mr. Gansgey stated there will be no reflection; it is tempered glass over top of silicon wafers.

Colleen Henderson asked what fence has been installed. Mr. Faggioli stated he has installed a side fence six feet in height. Mrs. Henderson asked what the fence material was. Mr. Faggioli stated the fence was solid wood fence.

Judith Belkowski questioned the panels being able to handle twenty pounds of snow in weight and what if the amount of snow was larger. Mr. Gansgey stated that the panels are tilted and the snow is likely to slide off and the panels will heat up some and melt the snow.

Colleen Henderson questioned E. Van Rieker's letter dated July 19, 2010 asking about how the solar panels will be treated in terms of the impervious surface. Mr. Gansgey stated that each concrete skids will measure eight feet long, one and a half feet wide and eight inches tall. Mr. Bortnichak stated that the concrete skids are not a concern in reference to impervious surface; the panels are a concern for the impervious coverage.

Mr. Gansgey reviewed the vertical angle of the placement of the panels.

Mr. Tornetta asked Mr. Bortnichak if these panels are temporary structures similar to the shed on the property.

Mrs. Henderson the status of the rebate program that Mr. Faggioli had referenced with his previous application. Mr. Gansgey reviewed the Solar Tax Credit, the Federal government is offering thirty percent of the total cost of the system as a income tax credit and PADEP has the PA Sunshine Program that is a cash grant. Information can be found on the PA Energy Program website.

Mr. Tornetta recommended the variance under §205-16.B(1) to permit three additional temporary structures (solar panels) to be located on the property with the agreement with the neighbor to the rear and Mr. Faggioli installing the six foot fence. Mrs. Henderson seconded the motion. The motion was passed 7-0.

4. Other Business

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

5. Adjournment

Mr. Schottmiller made a motion to adjourn. The motion was seconded by Mr. McDevitt and passed 7-0. The meeting was adjourned approximately 8:04 p.m.

Respectfully,

Margaret Y. Thomas

Keith C. Tornetta
Chairman