

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, AUGUST 15, 2012**

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, August 15, 2012. Mrs. Henderson called the meeting to order at 7:01 p.m. Attending were East Norriton Township Planning Commission members Colleen Henderson, Judith Belkowski, Kristl Wiernicki, Robert Schottmiller, Kevin McDevitt and Frank Brouse. Zoning Officer Bryan Bortnichak was also in attendance.

1. Approve Minutes of the July 18, 2012 Planning Commission Meeting

Mrs. Henderson made a motion to approve the July 18, 2012 meeting minutes. Mrs. Belkowski seconded the motion and the motion was passed 6 – 0.

2. Review ZHB Case 2012-14, Central Street

Present: Charles Breinig, Property Owner
Camillo Pulcini, Contractor

Mr. Breinig distributed a plot plan to the Planning Commission members depicting a proposed single family dwelling on the two lots. He advised that the lots are under separate ownership but there are agreements of sale to sell them to Mr. Pulcini if variances can be obtained.

Mr. Breinig noted that the lots will not conform with regard to lot width, minimum lot size or the requirement for frontage along a public street and that they are requesting variances from these three requirements. Mr. Breinig also distributed a tax map of the Rahway Avenue area to the Planning Commission members on which he had highlighted many non conforming properties with similar attributes to the subject lot.

Mr. Pulcini noted that he constructed a home at 221 Central Street earlier this year that that he proposes to construct the same house on these lots.

Mr. Bortnichak noted that he amended the variance request to include an additional variance for off street parking as the plans that were provided only provide for one off street parking space and the Zoning Ordinance requires two spaces.

There being no further comments, Mrs. Henderson made a motion to recommend approval of the requested variances. The motion was seconded by Mrs. Wiernicki and passed 6 – 0.

3. Review ZHB Case 2012-15, 926 Woodland Avenue

Present: Howard Wisnik, Owner
Nick Salamone, Contractor

Mr. Wisnik explained that he would like to add a second garage on the property and noted that he already has an attached garage and that the Township only permits one garage per property. The second garage would be detached and would be located at the head of his driveway. Mr. Wisnik added that he wants to be able to get his cars off the street and that he would like to have the extra storage space.

Mr. McDevitt asked if there would be any commercial use of the garage. Mr. Wisnik noted that the garage would only be for personal use.

A discussion ensued regarding the parking of vehicles in the cul-de-sac of Woodland Avenue and Mr. Wisnik reiterated that he wants the ability to park vehicles in a garage instead of the street.

Mr. McDevitt asked if there were any water runoff problems on the lot. Mr. Wisnik stated that there are not. Mr. Salamone added that the downspouts from the new garage would discharge onto Mr. Wisnik's driveway.

Mrs. Wiernicki acknowledged that Mr. Wisnik had obtained letters from his neighbors in support of the variance.

There being no further comments, Mrs. Henderson made a motion to recommend approval of the requested variance. The motion was seconded by Mr. McDevitt and passed 6 – 0.

4. Review ZHB Case 2012-16, 549 Foundry Road

Present: Ralph Gambone, Owner
Eddie Hendrick, Tenant

Mr. Gambone noted that Mr. Hendrick wants to occupy his property with a hauling company and a mechanic shop for both public work and for repairs to his own trucks. Mr. Gambone stated that the building has three large bays and is setup for a mechanic's shop.

Mrs. Henderson asked about the gas pump that is on site. Mr. Gambone noted that was for diesel fuel and that it is no longer in use, although he maintains a permit from DEP to operate the pump and underground tank.

A discussion ensued regarding the limited number of uses that are permitted by right in the industrial zoning district.

Mr. Schottmiller asked about the hours of operation and the number of employees that will be working at this location. Mr. Hendrick noted that they would typically work from 7am to 5pm and that he would probably employ five drivers and a mechanic.

Mrs. Henderson asked if he intends to service both trucks and passenger vehicles and if and if the shop would perform state inspections. Mr. Hendrick noted that he would like to service both types of vehicles but he is not yet a state inspection station.

Mrs. Wiernick asked about noise that may be generated by the use. Mr. Hendricks noted that his drivers will start the trucks and leave the site for the day and that all repair work would be performed inside the bays. Mr. Gambone noted that they are in an industrial zone with no residential neighbors.

There being no further comments, Mrs. Henderson made a motion to recommend approval of the requested variance. The motion was seconded by Mr. Schottmiller and passed 6 – 0.

5. Adjournment:

Mrs. Henderson made a motion to adjourn. The motion was seconded by Mr. Schottmiller and passed 6 – 0. The meeting adjourned at approximately 7:39 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Bryan Bortnichak". The signature is fluid and cursive, with the first name being the most prominent.

Bryan Bortnichak
Zoning Officer

A handwritten signature in black ink, appearing to read "Colleen Henderson". The signature is cursive and elegant, with the first name being the most prominent.

Colleen Henderson
Vice Chairman