

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, FEBRUARY 16, 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, February 16, 2011. Mr. Tornetta called the meeting to order at 7:00 p.m. Attending were East Norriton Township Planning Commission members Keith Tornetta, Colleen Henderson, Judith Belkowski, Frank Brouse, William Griffin Jr., Kevin McDevitt, Jeffrey Moller, Robert Schottmiller and Kristl Wiernicki. Zoning Officer, Bryan Bortnichak and E. Van Rieker, Township Planner were also in attendance.

1. Approve Minutes of the January 19, 2011 Planning Commission Meeting:

Chairman Tornetta called for a motion to approve the January 19, 2011 meeting minutes. Mr. Tornetta made a motion to approve the minutes of the Planning Commission's January 19, 2010 meeting. Mrs. Wiernicki seconded the motion and the motion was passed 9 – 0.

2. Review LD 2009-1, 2500 DeKalb Pike, Provident, Paul Kath Builders, Inc.

Present: Frank Caiola, Attorney
 Thomas R. Wittemann, Wittemann Architects
 D. Bradley Clymer, Richard C. Mast Associates, P.C.
 Marc Salamone, Paul Kath Builders, Inc.

Planning Commission member William Griffin, Jr. recused himself from the meeting citing a business relationship with Mr. Oliver.

Frank Caiola, Attorney for Philomeno & Salamone reviewed the land development application that was before the Planning Commission a few years ago at which time there was a request for zoning relief and the Zoning Hearing Board granted relief from the flood plain, parking setbacks and buffering requirements. The new plan is very similar to the plan that was reviewed a few years ago. The difference in the plan before the Planning Commission tonight is that the plan has been reduced in density and the parking has been increased.

Bryan Bortnichak reviewed two zoning issues – alluvial soils and the issues of loading and unloading designated area for trucks.

Brad Clymer, Engineer reviewed Woodrow & Associates letter dated February 9, 2011 B. Threshold Issues – loading, unloading and site circulation. C. Zoning Ordinance Review - #1. – Section 205-44.4.H(4)(b) & (c) - Mr. Clymer stated they will comply; #3. – Section 205-92.A(2) - Mr. Clymer has talked with the soil scientist and all the proper testing has been done and the information needs to be added to the plans. This item has been addressed in terms of not interfering with the Floodplain Conservation District as related to soils. #2 – Section 205-44.4.J – Mr. Clymer reviewed that the majority of the loading and unloading will be a single axle truck such as postal mail truck or FedEx truck. They feel that a pull off/designated area is not needed for these deliveries. Mr. Clymer reviewed the four main entrances for this site. Mr. Clymer stated that the proximity of the curb line to the front access ways does not allow for a dedicated loading/unloading area. Mr. Clymer questioned if the zoning ordinance requires a dedicated area. Mr. Bortnichak stated the ordinance calls for the designated area for loading and unloading, and that while signage may be adequate for FedEx deliveries, a designated loading and unloading area would need to be provided for moving trucks to satisfy the Zoning ordinance.

Mr. Tornetta asked about larger vehicles such as moving vans. Mr. Clymer stated that they are working with Traffic Planning and Design, Inc. to do truck turning templates on the site. Mr. Clymer reviewed that they have worked with TPD to get the maximum sized fire truck into the development. They have increased designated radii and adjusted the site before the last submission of plans to make sure the fire truck can get in and around the development. A five foot curbed median at the entrance will have to be removed to accommodate larger trucks.

Kristl Wiernicki reviewed the pull off area at Brightview Senior Living development.

Bryan Bortnichak questioned the size of the largest unit. Mr. Wittemann stated that the largest unit is 1300 square feet. Rob Schottmiller referenced the plan stated that the largest unit was 1502 square feet.

Mr. Salamone stated that the loading/unloading area needs to be reviewed by the engineer and the architect and they need to come back to Township staff with a solution.

Mr. Clymer reviewed Woodrow & Associates letter dated February 9, 2011 page 3 – requested waivers: #1. Section 175-19.D(4): *No less than 20 feet of open space shall be provided between the curblines of any parking area and the outside wall of the dwelling unit in residential area.* Mr. Clymer stated they are showing 9 feet and 10 feet on some of the buildings. #2. Section 175-19.D(10): *No less than a five foot radius of curvature shall be permitted for all curblines in all parking areas.* Mr. Clymer stated this is

primarily for the median in the entrance. If the waiver is not granted then the median will be eliminated. #3 Section 175-19.D(12): *No more than 15 parking spaces shall be permitted in a continuous row without being interrupted by a ten foot wide landscape island. This island shall be planted with either shrubs or appropriate buffer planting.* Mr. Clymer reviewed the parking area on the smart board.

Mr. Bortnichak pointed out that the plans received by the Township in January state 184 units and the plans handed out tonight state 172 units. Mr. Clymer stated the permissible density allows 187 units according to parking requirements permitted 184 units, 172 units are proposed to be constructed. Mr. Clymer conferred with Mr. Salamone and reported that the site plan handed out tonight is correct 172 units with 30 extra parking spaces.

#4. Section 175-20.A(1), A(2), & A(3): *Requires sidewalk widths shall be no less than 4 feet. Mr. Clymer stated to minimize the impervious surface on the site they went down to 3 ½ feet that also provided for a 2 foot wide planting strip between a the curb and the sidewalk.* Mr. Tornetta asked what the impervious coverage was. Mr. Clymer stated he does not have a total. Mr. Bortnichak stated that there is a building coverage limitation but there is not an imperious coverage limitation in the HR-1 district. Mr. Clymer stated that they can accommodate the 4 feet if they have to but they would rather have the 3 ½ feet to keep the impervious down. #5. Section 175-20.B(1): *Requires concrete curbs with 8" reveals.* Mr. Clymer stated they are proposing Belgium block curbing which provides a 7 inch reveal. #6. Section 175-22.B(7): *The top or bottom edge of slopes shall be a minimum of three feet from property, right of way line of streets or alleys in order to permit the normal rounding of the edge without encroaching on the abutting property. There are areas along the adjoining property lines that are not in compliance with this section.* Mr. Clymer reviewed they are grading up to existing fence shown on the white board. #7 Section 175-22.1.C(1)(c): *Parking is not allowed in the buffer yard, except in the case of joint or common parking areas between two adjacent lots.* The parking has been allowed per granted variances from Section 205-44.4H(4)(b) & (c). Mr. Clymer reviewed that there is also a subdivision land development component. #8. Section 175-26.C(3)(a): *Note – The waiver requested is to allow the use of Rational Methodology rather than the TR-55 methodology.* Judith Belkowski asked why the use of the Rational Methodology rather than the TR-55 methodology. Mr. Clymer reviewed his firm usually uses the Rational Methodology because they are more familiar with this methodology. It is more complicated with this site because of the wetlands and they feel the Rational Methodology is better suited to small drainage areas. #9. Section 175-26.C(2): *Storm drainage pipe – The minimum grade of piping shall be reinforced concrete and conform to Pennsylvania Department of Transportation specifications. All joints shall be mortared.* Mr. Clymer reviewed that they are asking for waiver from the reinforced concrete pipe for the underground storm water facilities only. They will be using a high

density polyethylene pipe or a coated corrugated metal pipe. All the other storm sewers will be reinforced concrete. #10. Section 175-35.C(1): *Requires showing existing features within 400 feet of the subject property. Application is requesting a partial waiver from this requirement.* Mr. Clymer reviewed that they have done a very comprehensive fly over the site and there is overlap and they feel the overlap that they have provided is appropriate and adequate to design the site safely. The additional 300 feet of overlap is not necessary to adequately engineer the site. #11. Section 175-19.D(11): *Parking aisle minimum width of 25 feet for Drive B to be 24 feet.* Mr. Clymer stated that they reduced Drive B down to 24 feet and this item has to be added to the plan.

Mr. Tornetta asked if anyone has any additional questions on the waivers. Keith Tornetta brought up concerns about the waiver request about the sidewalks from 4 feet to 3 ½ feet.

Mr. Clymer reviewed the Traffic Planning and Design, Inc. letter dated December 23, 2010 #17. *Consideration should be given to providing speed humps or other traffic calming devices to help maintain the 15 mph speed limit.* Mr. Clymer stated that they feel that speed humps are not warranted. This site will be posted with 15 mph speed limit signs.

Judith Belkowski referred to Robert E. Blue's letter dated July 17, 2009 page 6 Storm Drainage Comments: #1. *Recommending the TR-55 methodology within this watershed, as the watershed is upstream of an area which is experiencing continued erosion.* Bryan Bortnichak reviewed that when Bob Blue's letter was written there was no storm water management report submitted at the time and has since been submitted with two subsequent reviews.

Mr. Clymer reviewed Traffic Planning and Design, Inc. Letter dated December 23, 2010 #13. *Truck tracking templates must be provided indicating how a moving truck, trash truck, and East Norriton Township's largest fire truck will circulate the site.* And #25. *It is unclear where moving trucks and delivery vehicles will load/unload without blocking traffic on Drives A and B. Loading zones should be provided in the vicinity of each building.*

Mr. Clymer reviewed E. Van Rieker's letters and reported that he believes the item that hasn't been discussed is the Lighting Plan that will be presented further along with the plan.

E. Van Rieker questioned if the underground parking garage entrances will feature gates. Mr. Salamone stated that has not yet been decided.

Colleen Henderson questioned if the trash will be in the garage. E. Van Reiker stated that the trash will be in the garage, the trash trucks will be outside and many design comments have been addressed. Mr. Wittemann reviewed that the trash room will be on the lower level. All the enclosures are fire rated and will have sprinklers.

Kevin McDevitt questioned if the 8 inch water main is going to be looped. Mr. Clymer stated that they are not proposing to be looped. Mr. Clymer stated they are going to do what the water authority suggests that they do the water main. Mr. Clymer reviewed the Carol Lane water main. Mr. Clymer reviewed the fire hydrant placement.

Kevin McDevitt questioned if the parking garage will have a stand pipe system. Mr. Wittemann stated the garage and the stair towers will have a stand pipe system that still has to be designed.

Keith Tornetta questioned the plan Waiver #4 & #5 referring to requesting waiver from the installation of sidewalks and curbs on Route 202 because of reconstruction. Mr. Clymer stated that after PADOT goes through with their Route 202 project they will do everything they feel necessary for that road.

Mr. Bortnichak reviewed that there is a meeting with PADOT, the Township and representatives of Philomeno & Salamone February 17th regarding the culvert replacement, the intersection alignment and the sidewalks will be discussed at the meeting.

There being no further questions, Chairman Tornetta made a motion to recommend approval of the land development application and to recommend approval of the waivers that were discussed with the exceptions that internal sidewalks be 4' in width, and sidewalks on Route 202 be provided if PADOT and/or Township staff deem them necessary. Mr. Tornetta stated that it is the opinion of the Planning Commission members that the sidewalks need to be installed unless PADOT officials or Township staff recommends otherwise. The motion was seconded by Mrs. Henderson and passed 8 - 0.

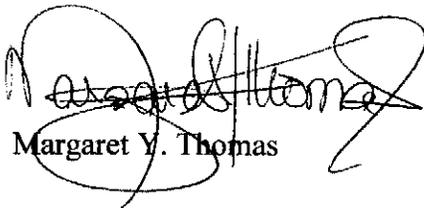
3. Other Business

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

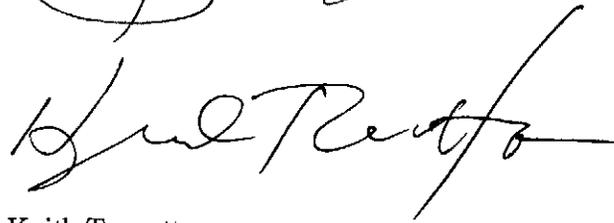
4. **Adjournment:**

Chairman Tornetta made a motion to adjourn. The motion was seconded by Mr. Griffin and passed 8 – 0. The meeting adjourned at approximately 8:52 p.m.

Respectfully submitted,



Margaret Y. Thomas



Keith Tornetta
Chairman