

**EAST NORRITON TOWNSHIP  
PLANNING COMMISSION MEETING  
WEDNESDAY, MAY 18, 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, May 18, 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, Kevin McDevitt, Jeffrey Moller, Robert Schottmiller and Kristl Wiernicki. Zoning Officer, Bryan Bortnichak and Township Planner, E. Van Rieker was also in attendance.*

**1. Approve Minutes of the April 20, 2011 Planning Commission Meeting:**

Mr. Tornetta called for a motion to approve the April 20, 2011 meeting minutes. Mrs. Henderson made a motion to approve the minutes of the Planning Commission's April 20, 2011 meeting. Mr. Schottmiller seconded the motion and the motion was passed 8 – 0.

**2. Review ZHB 2011-7, Central Street, B.J. Winters on behalf of the owner, R.M.L. Construction, Inc.**

Present: B.J. Winters

B. J. Winters of R.M.L. Construction gave a brief history of how they came about purchasing the lots located at the end of Central Street. Mr. Winters stated he is here requesting maximum building coverage relief, in addition to four other variances.

Mr. Winters presented the Planning Commission members with packets of examples of other homes in the area similar to what they are proposing to build.

Mr. Moller asked if the pavement and curb would be continued past the lot on Central Street. Mr. Winters stated if required.

Mr. McDevitt asked how wide the proposed drive way would be. Mr. Winters stated the driveway would be at least 20 feet wide to meet with code.

E. Van Rieker asked Mr. Winters if when he purchased the lots on Central Street if he attempted to purchase the land west of the purchased lot. Mr. Winters stated he has tried to contact the owner of the two lots and has so far had no luck.

Mr. Rieker referred to his memo dated 5/10/2011 that 6,000 square feet seems small for the newer application. Mr. Rieker suggested that Mr. Winters' surveyor prepare the plan before the case is presented to the Zoning Hearing Board to show the lots to the west of the subject lot that would be left over if the subject lots were developed.

Mr. Winters presented the Planning Commission members with possible plans for a 3 bedroom, 2 ½ bath, 2 story home that is proposed.

Mr. Tornetta questioned previous cases for this area and the size of those lots. Mr. Bortnichak stated there have been other cases with 8,000 square foot lots or a number of lots being consolidated that equaled 8,000 square feet.

Mr. Rieker asked if Mr. Winters is entitled to a building permit if the yard requirements are met. Mr. Bortnichak stated that the lot is undersized and can continue to exist as an unimproved lot and have non conforming status with respect to the current requirement of the Zoning ordinance. In order for Mr. Winters to build a house the lot would have to conform at 10,000 square feet or a variance would have to be obtained.

Mr. Bortnichak questioned the site plan noting that the ground does not perk. Mr. Bortnichak asked if it would be Mr. Winters' intention to extend the township's storm water system to the lot to provide for storm water management. Mr. Winters stated that the land was not had a perk test, the plan presented is a plot plan.

Mr. Bortnichak reviewed that it would be in Mr. Winters best interest to contact and attempt to purchase the lots to the west.

Mrs. Henderson asked if the two rear lots were acquired what would be proposed for the lot. Mr. Winters stated that a 4 bedroom house totaling 2200 square feet.

Mr. Moller asked if Mr. Winters has talked with the neighbors. Mr. Winters stated that he has not.

Mrs. Belkowski asked if the owner of the two adjacent lots would receive a copy of the Zoning advertisement. Mr. Bortnichak stated that the owner is included in the group to receive notice prior to the Zoning Hearing.

Mr. Tornetta stated that he agrees with Mr. Reiker's memo that the lot is not big enough and that exploring the other lots would be beneficial.

Mr. Tornetta reviewed Mr. Winters options and variances that would be needed if one or both of the rear lots were to be purchased.

Mr. Winters stated that he will send a certified letter to the owner of the rear lots and provide copies to Mr. Bortnichak.

Nick Viglianese of 3105 Whitehall Road asked what the lots are zoned. Mr. Bortnichak stated that the lots are zoned BR.

Mr. Robinson of 212 Central Street asked what Mr. Winters plan is for disposing of sewage from the proposed property. Mr. Winters stated public sewer/public water. Mr. Robinson stated according to Municipal Planning Code Zoning Article 56 §205-30 lot area shall be as follows if not serviced by sanitary sewer lot size must be 15,000 square feet; if serviced by sanitary sewer lot must be 10,000 square feet. Mr. Robinson stated that the applicants request must be denied because he claims to own the sewer line that the sewer line has put in by the original owner of 212 Central Street and has a copy of the application permit for hook up to the sewer line that was run down Rahway Avenue. Mr. Robinson reviewed some history of the sewer line. Mr. Robinson is not going to give Mr. Winters permission to hook up to his sewer line.

Mr. Moller asked Mr. Robinson would be willing to allow Mr. Winters access to tie into the sewer line is at least one of the lots were added and became a 10,000 square foot lot. Mr. Robinson stated that he would not allow Mr. Winters to tie into the sewer line.

Mr. Robinson stated that he feels that Mr. Winters created his own hardship knowing the lot was only 6,000 square feet. Mr. Robinson feels that Mr. Winters will change the esthetics of the neighborhood if allowed to build on a 6,000 square foot lot.

Mr. Tornetta suggested that the Planning Commission not make a recommendation on this case. He would like to see Mr. Winters explore more options and do more homework. Mr. Tornetta made a motion to defer making a recommendation.

There being no further comments, Chairman Tornetta made a motion to defer making a recommendation and to remain neutral on the application. The motion was seconded by Mr. McDevitt and passed 8 – 0.

**3. Other Business**

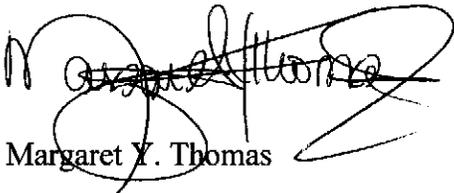
Planning Commission members reviewed the construction and land development update provided by Mr. Bortnichak.

**4. Adjournment:**

Mr. Schottmiller made a motion to adjourn. The motion was seconded by Mr. McDevitt and passed 8 – 0. The meeting adjourned at approximately 8:07 p.m.

A handwritten signature in black ink, appearing to be 'M. Schottmiller', written in a cursive style.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Margaret Y. Thomas', written in a cursive style.

Margaret Y. Thomas

A handwritten signature in black ink, appearing to be 'Keith Tornetta', written in a cursive style.

Keith Tornetta  
Chairman