East Norriton Township – Special Meeting
November 19, 2008

The Special Meeting of the Board of Supervisors of East Norriton Township was called to order by the Chairman, Mr. Lewis McQuirns, at 7:00 p.m. on Wednesday, November 19, 2008, at the East Norriton Middle School. Supervisors present were Lewis K. McQuirns, Donald J. Gracia, James K. Staufenberg, James J. Serratore and Karen "Kandy" Heckman.

Following roll call, Mr. Gracia offered a prayer and the Pledge of Allegiance was then recited by all in attendance.

The Chairman announced that the Board of Supervisors met in executive session prior to this meeting.

Township Solicitor, Christen Pionzio explained that the purpose of tonight's meeting is to review the preliminary land development application of Einstein Hospital and the rules for the meeting.

Mr. Joseph Kuhls, Esq., Dishell, Bartle, Yanoff & Dooley, Attorney for AEHN, Mr. Richard Montalbano, Vice President and Project Executive AEHN and Robert Irons, Bohler Engineering gave a presentation of the preliminary land development application and provided responses to the waiver request comments from the Pennoni Associates Inc., Township Special Consultant Engineer letter dated November 14, 2008. Mr. Irons of Boehler Engineering noted that AEHN would also be requesting a waiver for comment #19 in Pennoni's November 14, 2008 preliminary plan review letter. Mr. Irons noted that AEHN would comply with all other comments in the preliminary plan review letter dated November 14, 2008.

Mary Stover of Pennoni Associates Inc., Township Special Consultant Engineer reviewed her comments in the waiver request review letter dated November 14, 2008.

Township Planning Consultant, E. Van Rieker reviewed his comment letters dated November 3, 2008, November 11, 2008 and November 17, 2008. Joseph Kuhls, Esquire responded that Einstein will comply with Mr. Rieker's three review letters.

The Board of Supervisors presented the following questions: Mr. Staufenberg questioned the widening of Germantown Pike. Richard Montalbano reported that a four lane solution was submitted, the ideal would be five lanes. Mr. Staufenberg questioned the elevations of the buildings. Rick Paul, Project Architect for AEHN provided elevations. Issues and questions about storm water, the number of lots and net area of the property were presented by the Board of Supervisors. Robert Irons of Bohler Engineering responded. Issues concerning traffic were brought up. Matthew Hammond, Traffic Planning & Design, Inc. responded to the questions. The size of the buildings was questioned. Richard Montalbano, Vice President AEHN and Project Executive responded. The sanitary sewer system was questioned. Robert Irons of Bohler Engineering and Stuart Rosenthal of Gilmore & Associates reviewed the sanitary sewer system proposal.

The following questions and comments were presented by the public. The Board of Supervisors, Township Staff and Consultants and Einstein representatives addressed the comments and questioned as each resident presented them. Kevin Dyson of 2996 Brambling Lane questioned the helipad location next to the wetlands and the sampling requirements of the storm water. Ken Christovich of 2937 Tanglewood Lane expressed concerns with the geese crossing Germantown Pike to the wetlands, the impact of traffic looping through the commercial properties at Whitehall Road and Germantown Pike intersection. Mr. Christovich asked for a list of service providers of helicopters that will

use the hospital and the decibel ratings on various helicopters. Mr. Christovich expressed that he feels the traffic planning is insufficient. John Bosler of 3032 Whitehall Road asked if Whitehall Road is going to be widened and what is going to happen to the two lakes on the Wood property. The two man-made ponds will be filled in as part of the application to the DEP. Nick Viglianese of 3105 Whitehall Road expressed concerns with the wetlands on the property. Also, he is concerned with the filling in of the ponds and the possible impact of the private water wells in the area and possible contamination. Mr. Viglianese asked why the preliminary plans are not complete. He also expressed concerns with traffic from Whitehall Road to Burnside Avenue. Mr. Viglianese also questioned the helicopter traffic and what type of trauma center will Einstein have. John Harris of 3000 Nottingham Road expressed opposition to any pedestrian path from the site to Nottingham Road and asked if a path is installed who will own the path. Mr. Harris expressed concern with Einstein changing the pedestrian path to vehicular access in the future. Gheorghe Craciun of 3102 Whitehall Road provided trauma statistics from the PA Department of Health website. Mr. Craciun expressed concerns with traffic at Whitehall Road and Germantown Pike and the adding of more traffic signals on Germantown Pike. Jim Welsh of 3015 Eisenhower Drive expressed concerns with traffic on Whitehall Road (North and Southbound) and Germantown Pike West of the site. Mr. Welsh asked who will pay for future improvements to these roads. Susan McLaughlin of 2926 North Whitehall Road expressed concerns with noise, trash collection and claims to be a victim and opposes the hospital. Connie Bennett of 2910 North Whitehall Road provided a letter with concerns dated November 19, 2008 and expressed that she opposes the development. Janet Denick of 2912 North Whitehall Road expressed concern with the

impact of private wells in the area and asked who will pay if properties have to connect to public water. Ms. Denick expressed concerns with the access to the site from Germantown Pike and the closeness to the Whitehall Road intersection as well as the closeness of the two access drives into the hospital site. Ms. Denick asked what will happen to the frogs when the ponds are filled in. Virginia Craciun of 3102 North Whitehall Road expressed concerns with the wells of adjacent properties and the helipad being near a gas pipeline. Mrs. Craciun also expressed concerns with traffic on other streets. Bryan Jones of 2932 Sunset Avenue expressed he has too many questions and asked that the Board of Supervisors conduct an independent environmental impact study before a decision is made.

The Chairman introduced the next item to be discussed, Cancel Public Hearings. Mr. Staufenberg made a motion to cancel the public hearings previously scheduled for December 11, 2008 to consider an amendment to the Zoning Code relative to RR-Residential district; the other to consider housekeeping amendment to the Zoning Code. After requesting any comments and there being none, the motion was seconded by Mrs. Heckman and approved unanimously.

The Chairman introduced the next item to be discussed, Resolution No. 2428 – Schedule Public Hearing. Mr. Staufenberg made a motion to schedule a Public Hearing to consider a housekeeping amendment to the Zoning Code which was originally scheduled for December 11, 2008 to be held Tuesday, December 23, 2008 at 6:30 p.m. After requesting any comments and there being none, the motion was seconded by Mrs. Heckman and approved unanimously.

Mr. Staufenberg made a motion to adjourn the meeting at 10:15 p.m. After requesting any comments and there being none, the motion was seconded by Mr. Gracia and approved unanimously.

Helmuth J. H. Baerwald
Secretary