

**EAST NORRITON TOWNSHIP  
PLANNING COMMISSION MEETING  
WEDNESDAY, MAY 21, 2008**

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 21, 2008. Chairman Tornetta called the meeting to order. Attending were Township Planning Commission members Tornetta, Gavanus, Henderson, Griffin, Schmidt and Young. Bryan Bortnichak, Zoning Officer and E. Van Rieker, Planning Consultant were in attendance.

1. **Approval of the Minutes of the April 16, 2008 Planning Commission Meeting**

A motion to table the minutes of the April 21, 2008 Planning Commission meeting minutes was made by Keith Tornetta and seconded by Mr. Schmidt. The motion passed 6-0.

2. **Review of ZHB Case #2008-5, Altemose Tract, Gambone Development Co.**

Present: Richard Burke, Gambone Development Co.  
Frank Bartle, Applicant's Attorney  
Matt Chartrand, Bohler Engineering  
Michael Gambone, Gambone Development Co.

Mr. Bartle began with distributing handouts to the members stating tonight's case had been submitted a few months prior and there were issues concerning the flood plain that he intends to clear up with this documentation and a power point presentation by Matt Chartrand.

Mr. Bartle stated that the previous appeal and requested variance have both been taken off after determination with Bryan Bortnichak, Director of Code Enforcement.

Mr. Bartle stated that section 205-95(B) with reference to prohibited uses in a Floodplain Conservation District has been withdrawn due to the absence of chemicals in the floodplain.

Mr. Bartle stated that the approval from the East Norriton Township Fire Marshal is still pending review of the requested relief of 10' distance to building.

Mr. Bartle asked Mr. Bortnichak if he had a copy of the plan that was approved with the condition of FEMA approval. Mr. Bortnichak replied yes.

Mr. Chartrand showed a Power Point presentation showing a preliminary HEC-RAZ Graph study that showed where the 100 year floodplain would be and how they have contained it within the channel. Mr. Burke explained further the channel flow today was constructed under a 105 Permit obtained from the Army Corps of Engineers.

Mr. Rieker asked where this is reflected on the plan. Mr. Chartrand response is it is at the culvert as it crossed the driveway.

Mr. Tornetta asked if the Township Engineer has looked at this plan. Mr. Bortnichak replied not yet. Mr. Bortnichak inquired what the diameter would the pipe be. Mr. Chartrand explained it is an elliptical pipe at the culvert.

Mr. Bortnichak asked with respect to pervious pavement within a floodplain what portion this applies to? Mr. Chartrand explained the elevated area of the driveway at the channel crossing.

Mr. Rieker noted the water course was relocated pursuant to prior decision per 105 Permit issued by the Army Corps of Engineers.

Mr. Bartle addressed the members and ended his presentation with a request that the board finds favorable with the new presentation.

Mr. Schmidt asked if there are any toxic materials on the property. Mr. Burke explained that they would not have been able to purchase the property in the Maxi Group without a clean Phase One environmental study.

Mr. Bortnichak complimented the graphics and improvements in this report and hopes that it makes the application clearer to the Planning Commission Members.

Mr. Tornetta asked if any members of the audience had any questions. Mr. Nick Viglianese of 3105 Whitehall Road, asked on the floodplain map versus the way it exists today was it diverted due to the permit. In response, Mr. Bartle explained yes with the approval from state and federal level.

Connie J. Bennett of 2910 N. Whitehall Road raised the question of non-combustible material and Mr. Bartle replied that there are no chemicals.

Virginia Craciun of 3102 North Whitehall noted that you are no longer asking for a variance to store toxic chemicals in a floodplain conservation district as there are no longer any toxic chemicals stored there. Mr. Bartle noted that it is correct.

Frank Riccardelli of 2934 Whitehall Road asked which buildings on the plan are

existing and which are new and it was noted that the buildings in green are the new proposed buildings. Mr. Riccardelli also asked what the material is to be on the exterior of the building with the 10' variance. Mr. Chartrand stated it to be brick.

Mr. Tornetta noted that this still has to come through the land development process.

Mr. Tornetta made a motion to recommend for approval of the variance requested from section 205-96(F) requiring that any driveways or parking lots constructed within a Floodplain Conservation District shall be constructed of pervious paving materials. The motion was seconded by Mr. Gavanus. The motion passed 6-0.

Mr. Tornetta made a motion to recommend for approval of section 205-102(B) 1(E) requiring that parking be located not less than 20' from any building. The Applicant proposes parking 10' from buildings. The motion was second by Mr. Young. The motion passed 6-0.

Mr. Tornetta made a motion to recommend for approval of section 205-84(F) which establishes a requirement that no building or structure erected or used in an Industrial zoning district be no closer than 200' to any residential or institutional zoning district and that a no parking area be closer than 100' to any residential or institutional zoning district. The motion was seconded by Mr. Griffin. The motion passed 6-0.

Mr. Tornetta made a motion to recommend for approval of section 205-96(C) which sets forth requirements for a special exception necessary to construct storm sewer facilities within the Floodplain Conservation District. The motion was seconded by Ms. Henderson. The motion passed 6-0.

Mr. Tornetta made a motion to recommend for approval of section 205-96(G) sets forth requirements for a special exception in order to grade within a delineated Floodplain Conservation District. The motion was seconded by Mr. Young. The motion passed 6-0.

3. **Review of ZHB Case #2008-6, 2904 Scenic Road, Ennio Bruno**

Present: Ennio Bruno, Applicant  
George J. Ozorowski, Attorney  
Victor DePallo, Engineer and Presenter of Proposed Plans

Mr. Ozorowski introduced the application by stating they are here tonight for the

Appeal from April of 2008 and to present the changes which the applicant has made to the plan to make it more accommodating and to better suit the neighborhood.

Mr. DePallo presented their proposal with the changes to the construction of the parking lot to better support proposed office building in a Residential District. Second to explain the interpretation of the location of the driveway entrance onto the parking lot and requested a variance now that the building is within 20' from the parking lot.

Mr. Tornetta asked Mr. DePallo if the current egress ingress was switched to the old location would this be outside the 200' code. Mr. DePallo replied no now that with the new plan there is more cueing in both directions. Mr. Tornetta noted that in the new plan they are going from three egress ingress to one.

Mr. Rieker commented that by the removal of the two egress ingress you now have improvement to streetscape as well as to the traveling public and the preservation of landmark trees and to work the landscaping around them.

Mr. Ozorowski explained the grading of the building using the natural slope of the land.

Mr. Tornetta asked on the Scenic Road Side what the elevation of the building is. Mr. Ozorowski replied two stories.

Mr. Tornetta asked if any members of the audience had any questions. Lorraine Lee of 2011 Birchwood Drive asked where the no parking area will be. In response, Mr. Ozorowski explained that the no parking area will be in front of the Salon only. Mr. Rieker commented that the plan is to improve the congestion and the no parking would be from the driveway to Germantown Pike.

Frank Riccardelli of 2934 Whitehall Road asked where the front of the building is. In response, Mr. Ozorowski explained the entrance will be off the parking lot.

Nick Viglianese of 3105 Whitehall Road commented that the plan is an improvement and a plus for the neighborhood.

Mr. Schmidt made a motion to recommend approval of variance from §205-28 to permit a parking lot serving an adjacent structure in the RP district to be constructed on the property. The motion was seconded by Mr. Tornetta and the motion passed 6-0.

Mr. Schmidt made a motion to recommend a variance from §205-102.B(1)(b) to permit a parking lot access way to be constructed within 200' of an intersection.

The motion was seconded by Mr. Tornetta and the motion passed 6-0.

Mr. Schmidt made a motion to recommend a variance from §205-102(B)(e) to permit parking within 20' of a building. The motion was seconded by Mr. Tornetta and the motion passed 6-0.

4. **Review of ZHB Case #2008-8, 2931 DeKalb Pike, McDonalds**

Present: Jason Sieminski, Esq.  
Michael E. Jeitner, Bohler Engineering  
Rodd J. White, Horizon Engineering  
Maureen Walker, Area Construction Manager for McDonald's

Mr. Sieminski introduced the application by explaining that the standard signage for McDonald's has changed cross country.

Mr. Jeitner provided a presentation and explanation on the exterior design, exterior lighting, architectural look, location of five new signs and second menu board.

Mr. Tornetta asked how the signs are lit. In response, Ms. Walker replied they are lit internally.

Mr. Tornetta asked if Haines Road is considered road frontage. In response, Mr. Bortnichak replied yes.

Mrs. Henderson asked if the multi menu board worked while patrons are waiting to pay and pickup their food. In response, Mr. Jeitner explained that with studies from other McDonald's currently using this method how the flow works.

Mr. Tornetta commented that there seems to be a request for a lot of signage but feel that in this situation it does not seem to adversely affect the surrounding area.

Mr. Rieker asked for clarification on the island sign and reader board. In response, Mr. Jeitner responded that nothing has changed since the previously approved design by the ZHB.

Mr. Rieker noted that depending on the clarification of the exterior illuminating lighting on the yellow architectural elements could cause additional sign request. Mr. Bortnichak commented that the building plans would need to be reviewed to make the determination.

Mr. Tornetta asked if any members of the audience had any questions.

Mr. Tornetta made a motion to recommend approval of variance from §205-114.B to permit five wall signs in lieu of the maximum permitted two wall signs for a building on a corner and to also permit signs along a building wall that do not face a street frontage, the motion was seconded by Mr. Smith. The motion was passed 6-0.

Mr. Tornetta made a motion to recommend approval of variance from §205-114.B to allow a wall sign with a sign an area of 54.5 square feet instead of the maximum allowed 36 square feet, the motion was seconded by Ms. Henderson. The motion was passed 6-0.

Mr. Tornetta made a motion to recommend approval of variance from §205-115 to permit five ground signs in lieu of the maximum one allowed, the motion was seconded by Mr. Griffin. The motion was passed 6-0.

Mr. Tornetta made a motion to recommend approval of variance from §205-115.A to permit a 43.3 square foot menu board ground sign instead of the maximum allowed 25 square feet, the motion was seconded by Mr. Young. The motion was passed 6-0.

4. **Review SD Case #2008-2, 912 N. Trooper Road, Jason & Clare Lubar**

Present: Jason Lubar, Applicant  
Rodd J. White, Horizon Engineering

Mr. White introduced application by explaining the layout of the ground and that the Lubar's are just looking for approval that their lot can be subdivided for a future sale of a lot.

Mr. Bortnichak asked Mr. Lubar would he anticipate coming back for a front yard set back variance considering the location of the steep slope areas on the lot. In response, Mr. Lubar said no that this is all for future possibilities. Mr. Bortnichak asked Mr. Lubar to confirm that he is not going forward with any plans and again Mr. Lubar responded that is correct.

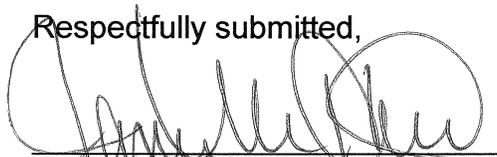
Mr. Tornetta asked Mr. White to explain the grade of the slope. In response, Mr. White explained this is noted on the plan.

Mr. Tornetta asked if any members of the audience had any questions.

Mr. Tornetta made a motion to recommend approval of Subdivision, the motion was seconded by Mr. Young. The motion was passed 6-0.

There being no further business the meeting was adjourned at 9:06pm on a motion from Mr. Young that was seconded by Mr. Smith.

Respectfully submitted,



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Janet M. Hitt



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Chairman