

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, JULY 23, 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, July 23, 2008. Chairman, Keith Tornetta, called the meeting to order. Attending were Township Planning Commission members Gavanus, Henderson, Morello, Schmidt, Tornetta and Wiernicki. Bryan Bortnichak, Zoning Officer was also in attendance.

1. Approve the Minutes of June 18, 2008 Planning Commission Meeting

A motion to approve the minutes from June 18, 2008 Planning Commission meeting was made by Mrs. Morello and seconded by Mr. Gavanus. The motion passed 6-0.

2. Approve Secretary's bill from June 18, 2008 Planning Commission Meeting

A motion to approve the secretary's bill from June 18, 2008 Planning Commission meeting was made by Mrs. Morello and seconded by Ms. Henderson. The motion passed 6-0.

3. Acknowledge receipt of Einstein's Preliminary LD application

Chairman Tornetta announced that Einstein's preliminary land development application was received on June 20, 2008 and that the Planning Commission members have received a copy of the plans and associated documents to review.

Chairman Tornetta announced that Einstein's application will not be presented tonight, but will be the subject of a future Planning Commission Meeting.

4. Discuss possible date to visit Wood's Golf Center

Chairman Tornetta stated this request has come up a few times at previous meetings, feels a visit at this time is not warranted.

Ms. Henderson agrees with Chairman Tornetta.

Mrs. Wiernicki responded if it were a more obscure location, a visit would be needed. Since this is not the case, she also agreed that a visit is not warranted.

Virginia Fitzpatrick of 6 Embassy Circle asked if anyone in the room had not seen Wood's Golf Course. No response.

George Craciun of 3102 North Whitehall Road suggested a trip to Wood's to see what the Township has had for 50 years, and a second trip to Philadelphia to visit Einstein in order to visualize what would be constructed where Wood's is currently.

5. **Discuss scheduling of additional meeting dates/locations in consideration of Einstein's application**

Chairman Tornetta asked Mr. Bortnichak if it was his understanding that Einstein will be ready to appear in September before the Planning Commission, and if it would be best to schedule a separate meeting to hear Einstein's application so as not for to mix with the regular September Planning Commission Meeting on Wednesday, September 17, 2008. The first dates suggested for Einstein are Wednesday, September 24, 2008 and Wednesday, October 1, 2008 at East Norriton Middle School. These are preliminary dates as not all members were in attendance. Mr. Bortnichak stated he will check with all Planning Commission members to confirm a date and place to be announced at the August Planning Commission meeting.

Nick Viglianese of 3105 Whitehall Road asked if the future meetings on Einstein is on a different topic or a continuation of previous discussion. Mr. Viglianese suggested that the meetings be scheduled at least two weeks apart. Chairman Tornetta responded that he disagreed and feels one week separation is sufficient.

Ed Duffy of 206 W. Hartranft Boulevard asked Chairman Tornetta if he would be setting parameters and guidelines due to the magnitude of the meeting. Mr. Duffy wanted this information announced before the meeting.

Deb Knawby of 3100 N. Wales Road asked when a decision would be made. Chairman Tornetta responded possibility the first meeting coming up on one of the possible dates suggested and did not foresee having to have more than two meeting totaling approximately six hours. The goal is to make a recommendation to the Board of Supervisors when all information has been submitted and discussed.

Mrs. Knawby asked if there would be multiple options or changes that the township could request. Chairman Tornetta responded yes. In the normal land development process, noting this application being in the preliminary stage, the applicant submits a fully documented application that the Planning Commission reviews and makes recommendation when all members are in agreement.

Mrs. Knawby asked if those discussions would occur during these meetings. Chairman Tornetta responded that all discussion happens at the meeting.

Connie Bennett of 2910 North Whitehall Road asked for explanation for what happens at a preliminary meeting and what preliminary plans are. Mr. Bortnichak responded the preliminary is different from final. Preliminary set of plans are not fully engineered for

all aspects of the project. If the Planning Commission recommends in favor or recommends against, Einstein has the option to submit a final land development plan with changes and go before the Planning Commission a 2nd time with new plans in hopes of a recommendation before it goes to the Board of Supervisors. A project of this magnitude has two phases; a preliminary and a final submission of land development plan.

Ms. Bennett asked about the statement by Mr. Bortnichak that Einstein has the option to submit a final land development plan. Mr. Bortnichak responded that they do, but they can choose not to submit and walk away.

Mr. Viglianese asked if this proposal is going to address traffic, water, waste, sewer. Chairman Tornetta responded yes.

Mr. Duffy asked if those in the audience would have a chance to review the plans for Einstein prior to the up coming meetings. Mr. Bortnichak responded that the plans are currently available at the township building during normal business hours and the public is welcome to come in.

Edmund Papiernik of 3120 North Wales Road asked that with a project of this magnitude what type of outside council does the township seek and what type of testimony will be given at the hearings to counter Einstein's position. Chairman Tornetta responded that the Township relies and uses inside and outside consultants.

Mr. Papiernik asked what about a totally independent third party with no alliance to Einstein or the Township. Mr. Bortnichak responded Pennoni Engineering is used.

Mr. Papiernik commented that there are 67 pages to the plans for Einstein, and that one would need a degree from Drexel in order to understand the document. Chairman Tornetta responded that the Planning Commission members are seasoned and familiar with the land development process. Einstein just happens to be a larger scale of information.

Mr. Viglianese expressed his concern with the traffic study he has researched and wanted to know if parameters will be addressed. Chairman Tornetta responded that this information will be discussed at the up coming meetings for Einstein.

Mr. Viglianese asked if the township has its own traffic study, and Mr. Bortnichak responded that Pennoni Engineering is reviewing the traffic study that Einstein paid to have prepared.

Mr. Viglianese expressed his concerns with anything Einstein does. Chairman Tornetta asked to return to the nights agenda.

Mrs. Bennett asked when will the public have access to the experts independent review, and Mr. Bortnichak responded when they are submitted to the township they become public record. By attending the monthly Board of Supervisors meeting, the public will hear announcements on the availability of the plans.

6. Land Development monthly report

Mr. Schmidt asked if there is any response on Chili's, and Mr. Bortnichak responded the township has received an application to build within the overall flex plan approved for Northwood in 2005.

Chairman Tornetta made an addition to the agenda by thanking Mr. Young for his many years of service given on the board and all he brought with him during the years. " We thank you Lloyd, you were a definite asset". Anybody interested in filling this vacancy is to see the Township Manager, Helmuth J.H. Baerwald or the Township Zoning Officer, Bryan Bortnichak.

Returning to the agenda, Chairman Tornetta asked if there were any question or comments.

Mrs. Bennett asked if the public could receive copies of the monthly land development report, and Mr. Bortnichak responded copies can be obtained at the monthly Board of Supervisors meeting.

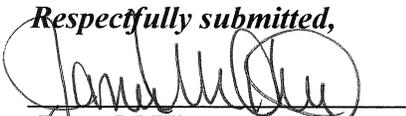
Mr. Craciun asked for any updates on Handy and Harmon, and Mr. Bortnichak responded the only activity was a proposal from Mr. Palmer for a residential development, but no further activity from Mr. Palmer or any other parties.

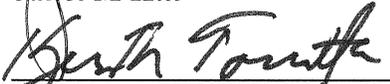
Mr. Viglianese asked if the Handy and Harmon property would require rezoning for residential, and Mr. Bortnichak responded yes.

The status on Mr. Bruno's project was questioned, and Mr. Bortinchak responded that Mr. Bruno has withdrawn.

*There being no further business the meeting was adjourned at 7:29 P.M. on a motion from Mrs. Morello that was seconded by Mr. Schmidt. The next meeting of the Planning Commission will be held on **Wednesday, August 20, 2008 at 7:00 PM.***

Respectfully submitted,


Janet M Hitt


Keith C. Tornetta, Chairman