

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 17, 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, September 17, 2008. Chairman, Keith Tornetta, called the meeting to order. Attending were Township Planning Commission members Gavanus, Henderson, Morello, Schmidt, Tornetta, Schottmiller and Bell. Bryan Bortnichak, Zoning Officer was also in attendance.

1. Announce Appointment of Robert Schottmiller:

Chairman Tornetta announced that the Board of Supervisors recently appointed Robert Schottmiller to the Planning Commission to fill the vacancy created by Lloyd Young's resignation. Chairman Tornetta welcomed Mr. Schottmiller on behalf of the Planning Commission.

2. Approve Minutes of August 20, 2008 Planning Commission meeting:

Mr. Gavanus made a motion to approve of the minutes of August 20, 2008. The motion was seconded by Mrs. Henderson. The motion passed 7-0.

3. Approve Secretary's bill from August 20, 2008 meeting:

Mrs. Henderson made a motion to approve the Secretary's bill. Mrs. Morello seconded the motion.

4. Review L/D Case #2006-2, Gambone Development Co. (Altemose Tract):

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

Mr. Bartle began by introducing himself and stated that he was there to represent the Applicant, Gambone Development Co. In accordance with a prior recommendation from the Planning Commission, the applicant received all necessary Zoning relief from the Zoning Hearing Board and has now submitted the land development plan that is the subject of tonight's meeting.

Mr. Bartle introduced Dave Allen with Bohler Engineering to show the presentation with respect to the property along with the Township's Engineer's review letter received earlier that day. The letter consists of fifteen waivers and four additional waivers suggestions.

Mr. Allen presented an aerial photo of the proposed site and provided a description of each building. There will be one existing building to remain with the second to be demolished. Self storage units will be constructed and two heavy commercial buildings are proposed along the Germantown Pike frontage.

Mr. Bartle commented that at the Zoning Hearing Board the relief request for use variance was withdrawn and that the use will be in compliance with the zoning ordinance.

Mr. Allen stated that the storage facility at the rear of the proposed site consists of approximately 183,000 sq. ft. of storage, the smaller building is approximately 2,000 sq. ft. of storage with a manager's office, there will also be a split level building to the rear of the site for storage.

Mr. Bartle stated that the storage space proposed for the two front buildings is a total of 40,000 sq. ft. (one @ 22,000 sq. ft and the other @ 18,000 sq. ft.).

Mr. Allen stated that there will be a stormwater management system including an above ground basin located on the West Norriton side of the property. Mr. Allen continued, noting that the discharge rate will not exceed the predeveloped condition. There is access to public utilities, water and sewer for the building with the manager's office and the two heavy commercial buildings along Germantown Pike and the existing building will be connected to public sewer. There will be lighting and landscaping as required by the Township code.

Mr. Allen proceeded to review the letter from Bohler Engineering, dated August 15, 2008, with members of the Planning Commission regarding the waiver requests.

Mr. Allen stated that some of the curbs are less than the 15 Foot radii and per their discussion with the Township Engineer and Fire Marshal they were given their approval and endorsement of the waiver.

Chairman Tornetta asked if there were any areas less than the 15 feet along the circulation route through the parking lot. Mr. Allen responded that there are some areas of the parking lot that are not exposed to circulation and that there are areas in the parking lot that are a 5 foot radii.

Mr. Griffin asked how this impacts emergency vehicle access. Mr. Allen responded that the plan is based on the size of a fire truck anticipating this to be the largest emergency vehicle to access the site.

Mr. Schmidt asked if the diagonal parking is for overnight vehicles such as RV's and boats. Mr. Allen responded that it is. Mr. Schmidt asked that when the diagonal spaces are occupied will it cut down on the radii. Mr. Allen responded that it would not.

Mr. Allen commented on section 175-19(b)(3) that due to the existing elevation there is a 7 ½ % grade which the Township Engineer has reviewed.

Mr. Allen commented on section 175-20(A)1 that they agree to defer the sidewalk to a later date.

Chairman Tornetta asked Bryan Bortnichak if the sidewalk plan the Township did five years ago identify Trooper Road to have sidewalks. Mr. Bortnichak responded that he was not aware if the sidewalk plan did include this area.

Chairman Tornetta stated that he recalls that it was not an area identified in the comprehensive plan to put in sidewalks, but if it is stated then sidewalks will need to go in.

Mr. Allen stated that on Section 175-20.B.1 that 6" concrete curb is standard in the industry and they will have 6" throughout the site. Mr. Griffin asked if the 6" is standard then why ask for a waiver request. Mr. Allen responded that the Township specification is for 8" curbing.

Chairman Tornetta stated that the Township adopts PennDot specifications and PennDot states that the curb requirement is 8" concrete.

Colleen Henderson asked about Section 175-22.1(C) if the chain link fence is along the Germantown Pike side. Mr. Allen responded that it is not and that the fence is intended to surround the storage building.

Mr. Griffin asked if on the Trooper Road side the fence would be off the road. Mr. Allen responded that the fence will be 75' to 80' from Trooper Road. Mr. Griffin asked if the existing building, a garage, on Trooper Road is to remain and if so will there be a chain link fence at that location. Mr. Allen responded that the building is a residence that will remain and that the fence will be a minimum of 25' from the residence with a regulated height of no more than 8'.

Mrs. Henderson asked about Section 175-19.B.1(i)3 how much will the slope be exceeded by. Mr. Allen responded that a slope of 3 to 1 would be required based on the existing lay of the land.

Mr. Allen commented on Section 175-26(C)2 that the requirements to use reinforced concrete pipe have no advantage and do not promote infiltration. The applicant proposes to use perforated HDPE plastic pipe that is perforated for a storm water conveyance system the advantage being it allows the water to slow down which gives it a chance to filtrate back into the ground water.

Mr. Allen commented on Section 175-26(C)3(f) that they have used the maximum surface storage they can use for storm water management and the basin in the West Norriton portion of the proposed plan has a berm for that basin which is 3 to 1. As

engineering practice goes this is an acceptable slope per a letter from the Township Engineer.

Mr. Allen commented about Section 175-26.(C)3j that there will be a chain link fence around the entire site which will block the gated storage area from the general public. Chairman Tornetta commented that the public would have access. Mr. Estock responded that only those who have entry approval set up will have access.

Mr. Griffin asked why is there discussion about the storage area which sits in the West Norriton portion of the proposed site and its relevance to this application.

Mr. Allen responded that he is including the West Norriton portion of the proposed site because it is a piece of the plan that requires explanation and Mr. Allen has included that portion in the plan for this application.

Mr. Griffin commented that even though the basin area is not an accessible area to the general public, it is accessible, and that this poses a safety issue.

Mr. Van Rieker stated that he had met earlier that day with the West Norriton staff and their Engineer who agreed that East Norriton is to perform the engineering service process since 90% of the property is in East Norriton. West Norriton has no objection to the waiver relative to the fencing around the basin, however West Norriton is requiring a consistency letter written by the Engineer from the applicant stating that all the requirements that would apply from the West Norriton land development and subdivision ordinance are met. If East Norriton was to disagree with this provision even though it's West Norriton our decision would be enforced.

Mr. Rieker stated that we could disagree, you are looking at this as an entire master plan with a small portion in West Norriton and if the Planning Commission Members felt strongly about a certain aspect to make it known and it will be pass on to the West Norriton Staff and Consultants and they could change their mind.

Mr. Rieker stated that as of Wednesday, September 17, 2008 West Norriton observed that since there is no general public access and that the basin is going to be fenced on the outside that there is no need for a fence on the inside.

Ms. Henderson asked about the two interior sides.

Mr. Rieker stated that this is West Norriton's position since it is very low volume, highly regulated facility and that they did not expect there to be an issue. If the Planning Commission members see this differently then you should make your recommendation.

Mr. Allen commented on Section 175-26.G.20 that the basin is to have a meadow mix that only requires cutting every three years and in line with BMP (Best Management Practices) and DEP requirements.

Chairman Tornetta asked if the meadow mix absorbs water. Mr. Allen responded that it absorbs water which helps infiltrate stormwater and remove hydrocarbons from the runoff. Chairman Tornetta asked what happens with the design of this basin when the grass gets 5' tall. Mr. Allen stated that it is such a slow growing grass, so much so, that it only needs cutting every three years.

Chairman Tornetta asked if the West Norriton Township Engineer supports this plan. Mr. Estock responded that he does.

Mr. Allen commented on Section 175-18.(D)4 that within the storage facility there will be drainage in the center of each drive aisle to meet the 2% slope required per the Township Engineer. The door on either side of the drive aisle would prohibit this.

Mr. Allen commented that with respect to the sidewalk request along Trooper Road the Township Engineer stated that he would support a deferral rather than a waiver.

Mr. Allen stated that the requirement for maximum grade within an intersection does not exceed more than 1% and that approach to the intersection follow a straight horizontal course for 100'. McMahon Associates provided a report that supports this. Bob Blue called for a waiver for Section 175-18.E(6).

Mr. Estock stated that Section 175-18.E(7) requires that an approach grade to an intersection shall not exceed 3% for a distance of 50'. A waiver will be requested of technical requirement.

Chairman Tornetta asked Mr. Estock if the board members could have a copy of the letter stating the four additional waivers.

Mr. Allen advised that he would provide the letter. Mr. Estock asked Mr. Allen if Bob Blue's review complies with the engineer requirements set forth in the letter. Mr. Allen responded that he felt there are no major items that can't be addressed.

Chairman Tornetta asked if the chain link fence actually goes around the entire property or as shown on the plan. Mr. Estock responded that it is as shown on the plan and that it is primarily to restrict access to the storage units.

Chairman Tornetta asked if a black aluminum fence can be used instead of the chain link fence on the Germantown Pike and Trooper Road sides. Joe Gambone responded that they had planned to for the Germantown Pike side to be decorative but on the Trooper Road side there is a 40' drop and the fence will not be seen.

Chairman Tornetta expressed his concern for safety and his desire that a separate fence be installed surrounding the basin.

Mrs. Henderson asked for the Fire Marshal's response on the radii with fire trucks.

Mr. Bortnichak responded that the Fire Marshall has not reviewed the truck radii at this time but upon completion Mr. Bortnichak will ensure that the Fire Marshal has an opportunity to review the plan.

Chairman Tornetta asked if there were any more comments or questions from the board.

Mr. Rieker commented that the additional waivers are fairly standard. Mr. Rieker then asked if any had not been accepted by Bob Blue. Mr. Allen responded that there is not mention in the review letter.

Mr. Bortnichak stated that the reason that Bob Blue reviewed the portion of the plan that lies in West Norriton Township is because all of the stormwater from the site enters a basin in West Norriton. Out of respect to our neighboring municipality he asked Mr. Blue to ensure that the stormwater management facilities were appropriate regardless of which municipality they were installed.

Chairman Tornetta asked if there were any questions or comments from the public.

Virginia Fitzpatrick of 6 Embassy Circle works with Philadelphia Water Department and is encouraged that the Township chose to use meadow grass, the only better choice is trees and bushes.

Nick Viglianese of 3105 Whitehall Road commented that his concern is on not putting in sidewalk on Trooper Road side and the potential danger of fencing for the inside basin. Mr. Viglianese asked if the Township would be liable if approval was granted not to have a fence with reference to the flood plain drainage.

Mr. Allen responded that the Township Engineer suggested that they ask for a deferral not a waiver. With respect to the inside fencing they will defer to the Township for recommendation and if asked to put in a fence one will be put in.

Mr. Viglianese commented on an additional concern about concrete vs. plastic piping and asked what the life span is for plastic piping. Richard Burke stated that they will use a high density polyethylene pipe which is PennDOT approved.

Barbara Parker of 3118 Potshop Road asked who regulates what is permissible to be stored within the facility and what precautions are there to manage this.

Mr. Allen responded that this issue came up during the Zoning Hearing Board and the lease agreement would be conditioned by what can be stored and reviewed and approved by the Township. Mr. Allen added that all State, Local and Federal regulations will be met.

Ms. Fitzpatrick commented that she spoke with the scuba center and they are getting flooded more than ever due to the new development up stream to the scuba center and therefore Ms. Fitzpatrick feels that the FEMA assessment is not be accurate.

Benjamin Hynes of 120 Hilltop Avenue commented on the nature of the security slats in the chain link fence and feels that if the slats were not in place this would deter people from doing anything illegal. Mr. Estock responded that there will be security cameras at the entrance but if the Board of Supervisors were to decide that they do not want the slats then the applicant will comply.

George Craciun of 3102 N. Whitehall Road commented that no side view plans or photos have been provide to see what the proposed site will look like from Trooper Road and Germantown Pike. Mr. Bortnichak responded that this is a plan view and what Mr. Craciun is referring to is an elevation view and the requirement is to submit a plan view.

Mr. Craciun asked if the storage facility is equipped with fire extinguishers. Chairman Tornetta responded that the requirements are to comply with all the Township consultants including the Fire Marshal.

Mrs. Henderson asked what will the proposed building look like. Mr. Burke responded that they will be brick and will look like the Gambone brick building. Joe Gambone commented that the building design is from his other building.

Chairman Tornetta commented that the intention is not to put up a steel building where it can be seen from the road but that a visually appealing design is preferred.

Trish Jones of 2932 Sunset Avenue is a member of the Sierra Club and the club is very concerned about covering up with asphalt and asked if an environmental impact study was done. Chairman Tornetta asked the Applicant if the impervious and pervious codes have been complied with. Mr. Allen responded that the application does comply with impervious coverage requirements.

Chairman Tornetta asked if the current accepted BMP's are being used. Mr. Allen responded that they will be.

Chairman Tornetta asked if there were any other questions.

Ms. Jones asked if there are any successful plans that can be reviewed. Mr. Estock responded that the plan being submitted on impervious and pervious is the plan that is required and there are similar basins in Montgomery County and the Commonwealth of Pennsylvania.

Deb Knawby of 3100 North Wales Road asked if there is an approximate number of employees utilizing the proposed buildings and also asked if a trip study has been done. Mr. Bartle responded that a Traffic Impact Study was submitted, reviewed and appropriately revised.

Chairman Tornetta stated that there are 17 waivers, 15 on the letter from Bohler Engineering dated August 15, 2008 and two letters from Robert E. Blue dated September 15, 2008 and on that same letter waiver #5 could be a deferral.

Mr. Allen stated that Mr. Blue recommended that #5 could be approved as a deferral and not a waiver.

Chairman Tornetta made a motion for recommendation for approval for all waivers listed on the letter of August 15, 2008 from Bohler Engineering with the exception of #12, Section 175-26.C(3) which talks about the fence around the basin and the two additional waivers from Mr. Blue's letter dated September 15, 2008 to East Norriton Township and to comply with all staff comments, Planning Commission Members comments such as the aluminum fence in the front of the proposed building.

Mr. Griffin stated that specifically item #2 the Fire Marshal's review of the turning radii should be included in the motion.

Mr. Griffin seconded the motion. The motion passed 7-0.

5. **Review ZHB Case #2008-10, Metropol Properties, L.P. (Power House):**

Present: Timothy P. Woodrow, P.E., Woodrow & Associates
Mike Clement, attorney for MetroPol
Mike Stapler, President of MetroPol
Brenden Walsh, Real Estate Consultant

Mike Clement opened by introducing himself and stated that he was there to represent the Applicant. Also present was Mike Stapler, Timothy Woodrow and Brenden Walsh.

Mr. Clement stated that there are four properties that Mr. Stapler currently owns and the purpose of their presentation is to request of a variance for the properties that are commonly known as the Power House.

Mr. Clement stated that the variance requested is to permit a proposed office building that will have an approximately 5,000 sq. ft. footprint to be joined to the Power House. The zoning for the proposed is about midline up going west on Township Line Road in the RP, Residential Professional, district which would permit offices, but the zoning where the Power House actually sits is zoned AR, Residential district. The zoning from a distance of approximately 180 ft. back from Township Line Road is also AR. Currently a house sits on the site which is the Choi residence that is west of the Power House and adjacent is the Alley way and adjacent to the Alley way is DeKalb Boulevard, not

DeKalb Pike. The Power House was originally the power transfer station for the trolley many years ago. Going south on DeKalb Pike, not DeKalb Boulevard, there is one house approximately mid line and one house which is shown on the plan. The proposal is to rehab the properties so that the house west of the Power House on Township Line Road will come down and the house south of the Power House on DeKalb Pike will come down and there will be buffering between the proposed parking lot and the existing house that is to be rehabilitated to create a transition between the proposed site and the neighborhood to the south. Mr. Clement's intent is to request a variance to permit the proposed office building on an extension of RP to AR district and to permit parking in an AR district which is south of Township Line Road and also to permit front yard setbacks which already exist in non-conformity with respect to the Power House and to permit front yard setbacks with respect to the proposed site in order to get as far away from the residential district as possible and finally to permit parking within 20 feet of the proposed office building to preserve as much as possible to the south so there will be a transition between the proposed office building and residential neighborhood.

Mr. Woodrow testified and gave a description of the property.

Mr. Clement stated a brief history of what the proposed office building, known to some as the Power House. Previously the Power House had been a hardware store, hair salon and today it has been rehabbed by Mr. Stapler so it could remain standing and not be torn down. What has happened is the Power House has become functionally obsolete.

Mr. Clement stated that the houses along a major highway like DeKalb Pike which is actually an artery and homes along an artery like Township Line Road in a vicinity of a corner such as the Power House have deteriorated all over the county because people have a difficult time buying a residential home on a corner like the proposed office building. Across Township Line Road is a CVS Pharmacy and across DeKalb Pike is a Walgreens Pharmacy.

Mr. Clement stated that the Applicant proposes to have the office building close to Township Line Road and the parking behind the building with a buffering line around the property and then a rehabilitated residence behind the proposed site going south so to create a transition from the corner to the neighborhood. The existing building is approximately 5,000 sq. ft. and the addition proposed is approximately 5,300 sq. ft. The design is to be consistent with the brick masonry structure of the Power House and also designed to be the height like the residential homes, two and a half stories and similar roof design. The nicest façade will face the neighborhood and the side with the most detail, the most windows and the most architectural design, will face the residents to the west.

Mr. Clement stated that that there is also the issue of traffic ingress/egress in this area. Madison Alley which is west of the proposed is approximately 10' – 15' wide and running east is DeKalb Boulevard which has an unusual turn around the Power House onto Township Line Road. Mr. Stapler had a traffic engineer to do the traffic counts on a typical weekend day and approximately 72 cars make the trip through DeKalb Boulevard

and on a typical week day approximately 52 cars make the trip through DeKalb Boulevard which again is parallel to DeKalb Pike.

Mr. Clement stated that the applicant proposes to improve the traffic to and from Washington Lane and the existing Alley way. Depending on the recommendation of the Planning Commission and the neighbors will depend on how the access will be obtained. The Applicant is asking for 4 variances, mostly with reference to the parking to allow what has become a functionally obsolete building to remain without the improvements the building will go into disrepair so the Applicant is asking the Township to allow what he understood in reading the Comprehensive Plan and Zoning and that is to put offices along Township Line Road.

Mr. Clement asked Mr. Woodrow to participate in a question and answer dialog with him. Mr. Clement asked Mr. Woodrow if he had examined the property and drawn the plan. Mr. Woodrow acknowledged that he had and continued answering questions about the plan noting that he views this transition from a residential use to that of a light commercial use as a natural progression for this corner.

Mrs. Henderson questioned the landscape buffer. Mr. Woodrow responded that an easement would be recorded against the property requiring that the landscape buffer remain in place.

Mr. Bell asked when the traffic counts were performed. Mr. Clement advised that they were performed in June and that an average of 52 vehicles went down DeKalb Boulevard during the counts.

Mr. Griffin asked about ownership of DeKalb Boulevard and raised an issue of left turns being permitted from the development onto Township Line Road. Mr. Clement responded that he hopes that the Township will abandon the roadway to permit the development to be constructed and that turning movements would be subject to a HOP from PennDOT.

Chairman Tornetta asked if any members of the audience had any questions for the Applicant.

Ed Hughes identified himself as an attorney for the resident at 1 Washington raised an issue of standing as the Applicant does not own the street. Mr. Hughes also noted that there was no use of the work hardship and that the applicant had not met the requirements for proving a hardship.

Brenda Leon of 4 Adams Avenue suggested that Mr. Stapler allowed the homes to fall into disrepair and is now using this as a basis for a variance.

Jim Maxwell of 11 Jefferson Avenue raised an issue of traffic and questioned where the 55 vehicles occupying the parking lot would enter and exit safely from the development.

Doug Seward of 1 Adams Avenue commented that it sometimes takes him three to four cycles of the light to get out onto the road.

Mary McMann of 3207 DeKalb Boulevard asked who would be responsible for maintaining the alley way. Mr. Clement responded that it would be offered to the Township for dedication if the Township desired. Alternatively, the applicant would maintain responsibility for maintaining the alley way. Ms. McMann stated that she is opposed to the additional traffic volume that would be generated by the development.

Deborah Smith of 1 Washington Avenue stated that she owns part of the alley and asked if the Applicant would just take it from her. Mr. Clement responded that the improvements would be on the Applicant's portion of the alley and that he would discuss the alley with each adjoining resident.

Mike of 6 Jefferson Avenue called the plan an abomination and stated that he can't get in and out now.

Nick Viglianese of 3105 Whitehall Road questioned the value of Township property that the Applicant was requesting to be abandoned to the developer's benefit. The land has value.

Maggie Wood of 16 Jefferson Avenue identified herself as a new resident and explained that the reason they bought in this neighborhood was, in large part, due to the character. Ms. Wood stated that she is opposed to the development.

Mike Simtempo of 13 Washington Avenue expressed a concern that the roads are used as a short cut now and asked how much worse the situation will become if the variances are allowed and the development occurs.

Chairman Tornetta thanked the audience for their participation in the meeting and explained the purpose of the Planning Commission meeting noting that the Planning Commission members are seen as the "watchdogs" of the community.

Mr. Griffin noted that like many of the audience members, he has questions about the traffic problems that may arise. Chairman Tornetta noted that he agrees and stated that he does not like the proposal.

For the benefit of the audience members, Mr. Griffin explained that the Applicant has the right to go to the Zoning Hearing Board regardless of the Planning Commission's recommendation. Mr. Clement noted that the application would likely be withdrawn if the Planning Commission does not recommend approval.

Chairman Tornetta made a motion to not approve the variances as requested by the Applicant. Mr. Griffin seconded the motion. The motion was approved 7-0.

6. Announce meeting dates to review Einstein preliminary land development plans at the East Norriton Middle School @ 330 Roland Drive:

Chairman Tornetta noted that a revised sketch plan was recently submitted and that he believes that additional time should be afforded to the Planning Commission members to review the sketch. Accordingly, Chairman Tornetta recommended that the meeting dates be delayed. Ms. Morello made a motion that the Einstein meeting dates be delayed by one week. Mrs. Henderson seconded the motion. The motion passed 7-0. Chairman Tornetta announced that meetings to review Einstein's preliminary land development plans would be held at the East Norriton Middle School at 7:00p.m. on Wednesday, October 1st and Wednesday, October 8th.

Chairman Tornetta announced the format of the meeting noting that a five minute question period would be permitted and that a one minute comment period would be permitted and that East Norriton Township residents would be permitted to speak before non-residents. Lastly, Chairman Tornetta asked that repeat questions not be asked at the meetings.

Barbara Parker asked that ENRO be notified of the date change. Mr. Bortnichak advised that he had checked the ENRO website and that the date had been updated.

Ms. Diane Viglianese noted that the ENMS has poor acoustics and Mr. Viglianese asked how they could be notified of date changes. Mr. Bortnichak responded noting that as soon as an agenda is prepared it is posted on the Township's website.

Ms. Bennett asked about the timing of Planning Commission meetings and Zoning Hearing Board meetings. In response, Mr. Bortnichak responded that the Township must hear a Zoning Hearing Board case within 60 days of receipt of the application. Accordingly, it is sometimes necessary to place a case on the Planning Commission meeting agenda with little notice.

Mrs. Craciun asked if she could see the plans. Chairman Tornetta responded that they are available for review at the Township offices.

7. Review of current Land Development/Construction Projects:

Mr. Griffin asked that the development and construction update be tabled to the next regular meeting.

8. **Adjournment:**

Mr. Griffin made a motion to adjourn. The motion was seconded by Mrs. Henderson, and passed 7-0. The meeting adjourned at approximately 10:16p.m.

Respectfully submitted,



Bryan Bortnichak
Zoning Officer



Keith Tornetta
Chairman