

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, OCTOBER 15, 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, October 15, 2008. Chairman, Keith Tornetta, called the meeting to order at 7:00p.m. Attending were Township Planning Commission members Gavanus, Griffin, Henderson, Morello, Schmidt, Tornetta, Schottmiller, Wiernicki and Bell. Zoning Officer, Bryan Bortnichak was also in attendance.

As an informational item, Mr. Bortnichak advised that the September 17, 2008, October 1, 2008, and October 8, 2008 meeting minutes had not been prepared and that they would not be ready for approval until the November meeting.

1. Review ZHB Case #2008-12, Shamokin Avenue, Curtis Building Corp.:

Present: Charles Brenning, Curtis Building Corp.
Mr. Porchini, Builder

Mr. Brenning introduced the proposed plan and explained the history of the property stating that his family has owned it since 1970 and that he inherited the property. Mr. Brenning noted that a deed of consolidation would be filed because the property is actually two pieces in different names.

Mr. Brenning reviewed the zoning relief being requested noting that he wants to have a 20' front yard setback to permit the house to be more in line with other homes in the area and to provide a larger back yard. A variance is also required for building coverage which will exceed the allowable 18% by .4%. Mr. Porchini advised that he has built this same home and constructed stormwater facilities to handle stormwater runoff. Mr. Brenning continued noting that a variance for lot size is also required because the lots total 8,000 square feet instead of the required 10,000 square feet, and that a variance is required because the lot does not abut a street. Mr. Brenning noted that the Zoning Hearing Board had previously granted the last two variances noted for a number of locations off of Rahway Avenue.

Mr. Brenning noted that a driveway would be extended out to the paved portion of Shamokin Avenue to permit access to the house.

Mr. Schmidt asked if the Township is giving up right-of-way to allow the driveway. Mr. Bortnichak responded that the Township would maintain rights to the right-of-way and that the owner of the home would be responsible for maintaining the driveway that is installed per the plan.

Mr. Griffin asked if utilities are available to tie into. Mr. Brenning noted that public water and sewer will serve the property.

Mr. Schottmiller raised a concern about fire department access to the house and asked if the driveway will be paved. Mr. Brenning responded that it would be.

Chairman Tornetta asked if the applicant would go through the land development process. Mr. Bortnichak responded that land development is not required when an applicant builds one house on a single lot. Chairman Tornetta also asked if an easement would be created for the driveway. Mr. Bortnichak responded that an easement would not be necessary as the driveway is within the right-of-way of Shamokin Avenue.

Mr. Griffin noted that the maintenance of the driveway may become an issue years into the future. Mr. Bortnichak stated that a note could be added to the record plan defining responsibility for the driveway.

Chairman Tornetta called for a motion. Mr. Griffin made a motion to recommend approval of the required variances to the Zoning Hearing Board. Mr. Schmidt seconded the motion and the motion passed 8-1 with Mr. Schottmiller opposed.

2. **Review ZHB Case #2008-13, 1021 Kinglet Drive, David & Patricia Ellick, Jr.:**

Present: Jeff Ellick, Applicant's Brother

Mr. Ellick identified himself as the Applicant's brother and added that neither David nor Patricia Ellick were able to attend the meeting. Mr. Ellick explained that David Ellick proposes the addition of a carport addition to the side of the house where the driveway is located that would reduce the required side yard setback. The purpose of the carport would be to store a boat. Mr. Ellick noted that he has a letter from the one neighbor that is closest to the carport.

Mr. Gavanus asked where the boat is kept now. Mr. Ellick responded that it is kept on the side of the house.

Mr. Schmidt asked if the area is paved. Mr. Ellick responded that it is.

Chairman Tornetta recommended that the Applicant bring the neighbor's letter to the Zoning Hearing Board meeting.

Mr. Bortnichak asked that, if granted, the Planning Commission's recommendation require that the carport remain open on three sides.

Mrs. Morello made a motion that the Zoning Hearing Board approve of the variance conditioned upon Mr. Bortnichak's request. Mr. Griffin seconded the motion. The motion was approved 9-0.

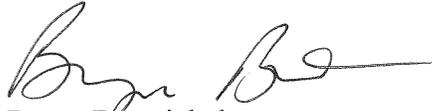
3. Review of current Land Development/Construction Projects:

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

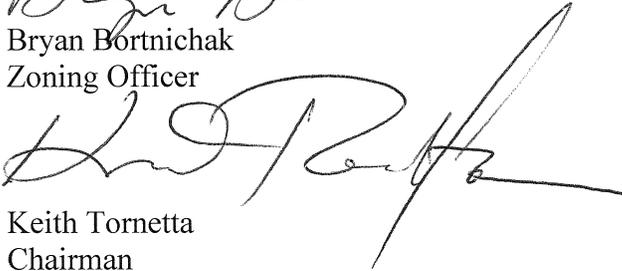
4. Adjournment:

Mr. Gavanus made a motion to adjourn. The motion was seconded by Mrs. Morello, and passed 9-0. The meeting adjourned at approximately 7:30p.m.

Respectfully submitted,



Bryan Bortnichak
Zoning Officer



Keith Tornetta
Chairman