

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, AUGUST 19, 2009**

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, August 19, 2009. Chairman, Keith Tornetta, called the meeting to order at 7:00p.m. Attending were Township Planning Commission members Keith Tornetta Joseph Gavanus, William Griffin, Colleen Henderson, Joan Morello, Robert Schottmiller, and Kevin McDevitt. Township Manager, Don Delamater, and Township Planner, Van Reiker, were also in attendance.

1. **Approve minutes of July 15, 2009 Planning Commission Meeting:**

Mrs. Morello made a motion to approve the July 15, 2009 meeting minutes. The motion was seconded by Mr. Griffin and the motion passed 7-0.

2. **Review ZHB Case #2009-17, 736 Sandra Lane**

Present: Tracy D. Sage

Mr. Sage rents the townhouse at 736 Sandra Lane and is requesting a use variance to permit a swimming pool in the CR district. The 4-foot deep, temporary pool is currently filled but he intends to take it down in the fall and not put it up again next year. Although the Homeowner's Association Agreement does not address swimming pools, the Association has approved Mr. Sage's pool and he has given that documentation to the Township. His neighbors on both sides are not in favor of the pool.

Mrs. Henderson asked how many other homes have pools, to which, Mr. Sage replied only one that was installed possibly ten years ago.

Mr. McDevitt inquired if the 4-foot fence was sufficient. Mr. Sage replied that it meets code.

Mr. Schottmiller stated the customary letters of agreement from adjoining neighbors would not be forthcoming in this case.

Mr. Gavanus expressed concern for setting a dangerous precedent in this case.

Mr. Gavanus made a motion to not recommend to the Zoning Hearing Board to grant use variance from Section 205-16.B(2) to permit a swimming pool to be located in the CR zoning district. The motion was seconded by Chairman Tornetta. The motion passed 7-0.

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Mr. Nick Viglianese, 3501 Whitehall Road resident stated precedent was set ten years ago when the other pool was installed. Mr. Griffin reminded the audience that the Planning Commission is an advisory board.

Mr. Sage's landlord, Mary Roddy, stated other residents in the complex had pools in the past without any problems and she feels this seems to be personal against Mr. Sage.

3. **Review ZHB Case #2009-18, 2716 DeKalb Pike**

Present: Sherry Shapiro, Esq. for American Heritage
Jeff Carson – City Sign

Ms. Shapiro reviewed the hardship associated with this out parcel. American Heritage is relocating from Swede Square to DeKalb Pike.

Mr. Carson detailed the proposed sign as double faced, internally lit, 51 sq. ft., LED similar to the hospital across the street, monochromatic, copy only, no pictures. For comparison, the Wachovia Bank sign is 36 sq. ft. and Chick-Fil-A's sign is 56 sq. ft.

Mr. Rieker asked if there would also be a building mounted sign. Yes, per Mr. Carson, it will be 30 sq. ft. on the front facing DeKalb Pike.

Mr. Tornetta noted that is about half of which is permitted.

In response to Mr. Reiker's question, Ms. Shapiro confirmed the LED sign would not scroll, would not flash and will be red on black.

Mr. Tornetta asked about the placement and Mr. Carson replied it would not be in the ultimate right of way and the position would not have to change with the proposed widening of Rt. 202.

Mr. Tornetta asked if there was another plan that would not require as many variances. Ms. Shapiro responded none that would require less.

Mrs. Henderson asked the height of this sign as well as others in the area. Mr. Carson stated the American Heritage sign would be 20 feet, Wachovia Bank is 18 feet and Chick-Fil-A is 16 feet. He also confirmed the building is much higher than the sign.

Mr. Tornetta asked if there is parking on both sides of the sign. Yes, per Mr. Carson.

Mr. Reiker asked if the sign is within 25 feet of the driveway to which Mr. Carson replied he was not sure. Mr. Rieker advised this item must be clarified prior to presentation to the Zoning Hearing Board.

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Chairman Tornetta made a motion to recommend to the Zoning Hearing Board to grant variance from Section 205-115 to permit a ground sign to be located in the SC zoning district, variance from Section 205.115.A to permit a ground sign with an area of 51.25 square feet, variance from Section 2-5.115.B to permit a 20' tall ground sign within 15' of the street line and variance from Section 205.115.B to permit a 20' tall ground sign within 25' of the nearest street access driveway provided that the applicant supplies additional exhibits relevant to Section 205.115.B within 25' of the nearest street access driveway and that the sign is static only, monochromatic, with message change frequency of not less than 30 seconds. The motion was seconded by Mr. Schottmiller. The motion passed 7-0.

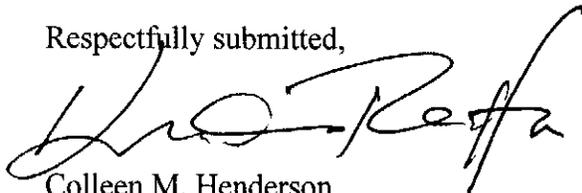
4. **Other Business**

Planning Commission members reviewed the construction and land development update provided by Mr. Bortnichak.

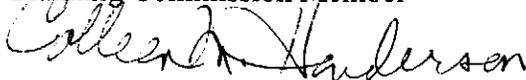
5. **Adjournment**

Mr. Griffin made a motion to adjourn. The motion was seconded by Mr. Schottmiller and passed 7-0. The meeting adjourned at approximately 7:50p.m.

Respectfully submitted,



Colleen M. Henderson
Planning Commission Member



Keith Tornetta
Chairman