

**EAST NORRITON TOWNSHIP  
PLANNING COMMISSION MEETING  
WEDNESDAY, SEPTEMBER 16, 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, September 16, 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, Krystl Wiernicki and Kevin McDevitt. Zoning Officer, Bryan Bortnichak and Township Planner, E. Van Rieker were also in attendance.*

**1. Approve Minutes of the August 19, 2009 Planning Commission Meeting:**

Chairman Tornetta made a motion to approve the August 19, 2009 meeting minutes. Mrs. Wiernicki noted that she was not present at the August meeting and amended the motion. The motion was seconded by Mrs. Henderson and the motion passed 8-0.

**2. Review of ZHB Case #2009-19, 8 East Germantown Pike**

Present: Jerry Canavan, Service Select Signs

Mr. Canavan advised that Service Select has authorization from the landlord to apply for zoning relief for signage on the property and reviewed the proposed signage including wall signs and a second pylon sign.

Chairman Tornetta opined that while this appears to be a corner property, the second pylon sign and the third wall sign are too much. He noted that the wall signs proposed along Germantown Pike and DeKalb Pike are acceptable.

A discussion ensued about existing signage in the area and the future widening of Route 202.

Mrs. Wiernicki inquired about lighting and if the signs would be internally illuminated. Mr. Canavan advised that they would be.

Mr. Van Rieker recommended allowing the applicant to choose which additional wall sign they desire if the Planning Commission's only allows one additional wall sign.

Mrs. Henderson asked if the awnings were considered signage. Mr. Bortnichak advised that they would not be if they did not contain any advertising. Mrs.

Wiernicki advised that the second pylon sign is not necessary and that she would prefer to see a wall sign on the building.

Following a discussion about the exhibits presented, Chairman Tornetta recommended that the applicant revise the exhibits and come to a future Planning Commission meeting to present their case again. Mr. Canavan agreed that Service Select would appear the next Planning Commission meeting in October.

**3. Review of ZHB Case #2009-21, 1040 West Germantown Pike**

Present: David Erb, Applicant

Mr. Erb advised that he wants to crush and recycle concrete materials at the Altemose site and noted that what he wants to do is permitted by a construction / demolition waste landfill in the zoning ordinance. Mr. Erb continued noting that materials would be processed on site and trucked away.

Mr. Bortnichak advised that Mr. Erb has filed an application for a use variance in the Industrial zoning district and that by the definition of landfill in the zoning ordinance the proposed use is not a landfill because the materials will not be left on site.

Chairman Tornetta noted that very little was presented considering the possible impact of the granting of a use variance.

Mr. Erb advised that he plans to lease two acres of property which is the subject of a land development application for the Altemose self storage site. He noted that this is a mobile operation and he would be using the land, not buildings on the site.

Mr. Van Rieker asked if what Mr. Erb proposes is similar to the Horgan Brothers operation in West Point. Mr. Erb advised that it would be, but that he would use dirt and topsoil.

Chairman Tornetta noted that more information about the site and process is needed for the Planning Commission to make a recommendation. Mr. Van Rieker raised questions about dust, equipment, buffers, fencing and storage on the site.

Mr. McDevitt asked if the existing driveway is too narrow. Mr. Erb noted that it would be widened to accommodate truck traffic.

Mr. Erb advised that he recently crushed for two months at Gill Quarry with no complaints.

Mr. Bortnichak noted that while the use may pose no negative impacts, the Planning Commission members are not familiar with the activity and that it would be in his best interest to inform them about the details of what he proposes.

Chairman Tornetta recommended that Mr. Erb return at the next Planning Commission meeting with more information about the recycling center so that the Planning Commission could make an informed recommendation. Mr. Erb agreed to represent his proposal to the Planning Commission.

4. **Other Business:**

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

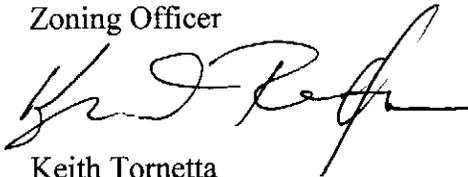
5. **Adjournment:**

Mr. Gavanus made a motion to adjourn. The motion was seconded by Mrs. Henderson, and passed 8-0. The meeting adjourned at approximately 8:15.

Respectfully submitted,



Bryan Bortnichak  
Zoning Officer



Keith Tornetta  
Chairman