

**EAST NORRITON TOWNSHIP  
PLANNING COMMISSION MEETING  
WEDNESDAY, FEBRUARY 18, 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, February 18, 2009. Chairman, Keith Tornetta, called the meeting to order at 7:03p.m. Attending were Township Planning Commission members Keith Tornetta, Joseph Gavanus, William Griffin, Colleen Henderson, Joan Morello, Robert Schottmiller Kristl Wiernicki and Kevin McDevitt. Zoning Officer, Bryan Bortnichak was also in attendance.*

**1. Approve Minutes of the January 21, 2009 Planning Commission Meeting:**

Chairman Tornetta called for a motion to approve the January 21, 2009, meeting minutes. Mrs. Henderson made a motion to approve the minutes. Mr. Griffin seconded the motion and the motion passed 8-0.

**2. Review of Act 537 Special Study:**

Present: Stu Rosenthal, Township Sewer Engineer

Mr. Rosenthal identified himself and reviewed the Act 537 Special Study noting that it will enable the Township to handle flows from the proposed Einstein facility while better managing the current inflow and infiltration problem that exists.

Einstein will construct a pump station and surge tank on their property which will be dedicated to the Township upon completion. The pump station will pump to a gravity line that flows to the Timberlake pump station. Additional work associated with the Special Study includes the rerouting of Sandra Lane pump station flows to the Einstein pump station and the elimination of the Marion Avenue pump station to allow gravity to convey this drainage area to flow to Timberlake. This work will remove approximately 224 connections from the Germantown pump station. The surge tank will create capacity within the collection system by providing storage for up to 250,000 gallons during significant rain events.

Mr. Rosenthal noted that the Township has the responsibility for sewer planning and must submit the Special Study to DEP for final approval. The next step is to have the Supervisors adopt the Special Study.

Chairman Tornetta noted that the Township must plan for future growth in the western end of the Township and specifically questioned if the future development of the Valley Forge Heart Hospital property had been considered in

the Study's future growth projections. Mr. Rosenthal noted that he would double check the calculations to ensure that this property is included.

Mr. Griffin inquired about the size of the pump station and surge tank and asked how much larger the facility would need to be in order to accommodate the Township's flows. Mr. Rosenthal noted that Einstein will contribute approximately 92,000 gallons of flow per day and that the Township will contribute approximately 50,000 gallons per day. He added that the cost for the majority of the construction of the pump station and surge tank will be borne by Einstein, though a cost sharing measure is yet to be finalized.

In response to a question from Chairman Tornetta about future growth on the Einstein site, Mr. Rosenthal noted that Einstein will purchase 400 EDU's of capacity and that this capacity will meet Einstein's needs well into the foreseeable future. Mr. Rosenthal noted that future upgrades would take the form of larger pumps and equipment upgrades as opposed to expansion or reconstruction of the wet well and surge tank facilities.

Chairman Tornetta asked if the Tank is above ground. Mr. Rosenthal noted that most of it will be below ground with approximately four feet above ground, but the grade will be brought up to cover the tank. One of his recommendations will be that the tank be enlarged to reduce the depth thus reducing construction and operational costs over the long term.

Mr. Gavanus questioned the need for a surge tank. Mr. Rosenthal noted that if the Einstein development were to remain as open space the Township would still require a tank at the Germantown pump station and that the Township has investigated the concept of placing a tank at this pump station to eliminate overflows.

Mrs. Wiernicki asked if the tank would obstruct sight distances for the proposed western access driveway. Mr. Rosenthal noted that the traffic engineer would have to investigate this issue.

Chairman Tornetta recognized the opportunity to work with a developer to help resolve the Township's inflow and infiltration problem, but asked if this proposal would be more costly than the construction of a surge tank at the Germantown pump station property. Mr. Rosenthal noted that this is a good opportunity to take advantage of and that the Township would bare the full cost of design and construction if a tank were installed at the Germantown pump station.

In response to a question from Mrs. Henderson about placing the tank deeper into the ground, Mr. Rosenthal noted that a deeper tank would cost more to construct and that the additional horsepower needed to pump flows from a lower elevation would result in increased long term operational costs, primarily for electricity. Mr. Schottmiller asked if the gravity line on Barbara Drive is sufficient to handle the additional load that would come from diverting the Marion Avenue line.

Mr. McDevitt inquired about the recent break in the Germantown force main. Mr. Rosenthal responded that his firm is currently weighing options to rehabilitate the force main.

Nick Viglianese asked if the Township's sharing of construction costs would result in a tax increase and specifically if the cost of the tank at the Germantown pump station would exceed the cost of improvements that we will share with Einstein. Mr. Rosenthal noted that the exact cost of either project have not yet been determined and reiterated that this is a good opportunity for the Township to take advantage of. Mr. Viglianese also noted that the plans should be finalized before the Planning Commission reviews them. In response, Chairman Tornetta noted that not every detail can be worked out at the time when the Planning Commission reviews plans.

Mr. Schottmiller asked how many townhouses and houses could fit on the Woods property. Mr. Bortnichak noted that he does not recall the exact number but that he had calculated the number of dwelling units that could be accommodated based on different zoning districts and estimated that about 600 townhouses could be constructed on the site.

Mrs. Morello noted that taxes not only affect members of the audience, but that they affect the Planning Commission members as they are all residents.

There being no further questions, Mr. Tornetta made a motion to recommend adoption of the Act 537 Special Study with conditions that the cost sharing be defined, and that the future growth in the Western end of the Township be confirmed so that the proposed facilities may be appropriately sized. Mr. Griffin seconded the motion. The motion passed 8-0.

**3. Review of ZHB Case #2009-2, 2301 DeKalb Pike, David Erb:**

Present: David Erb, Applicant

Mr. Erb identified himself as the owner of the property and advised that he is seeking a use variance to permit a hair salon in the property. He added that he had previously obtained a variance to permit an office, but with the current economic conditions, he has consolidated his office staff and that the property is currently vacant. The hair salon would be operated by his daughter.

Mr. Bortnichak advised that there are a number of commercial-style uses along DeKalb Pike where many properties are zoned Residential Office. This property is zoned B-Residential and therefore Mr. Erb requires a variance to allow the proposed use. A discussion ensued regarding the various businesses along DeKalb Pike in the vicinity of the subject property.

Chairman Tornetta encouraged Mr. Erb to seek letters from his neighbors before proceeding to the Zoning Hearing Board.

*East Norriton Township*

There being no further questions, Chairman Tornetta made a motion to recommend approval of the variance. The motion was seconded by Mrs. Henderson. The motion passed 8-0.

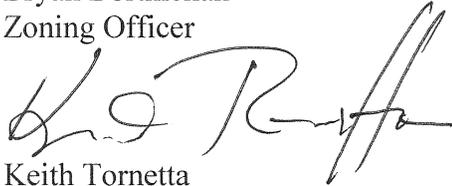
4. **Adjournment:**

Mrs. Wiernicki made a motion to adjourn. The motion was seconded by Mrs. Henderson, and passed 8-0. The meeting adjourned at approximately 9:01p.m.

Respectfully submitted,



Bryan Bortnichak  
Zoning Officer



Keith Tornetta  
Chairman