

**EAST NORRITON TOWNSHIP  
PLANNING COMMISSION MEETING  
WEDNESDAY, JULY 20, 2011**

*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, July 20, 2011. Mr. Tornetta called the meeting to order at 7:00 p.m. Attending were East Norriton Township Planning Commission members Keith Tornetta, Colleen Henderson, Judith Belkowski, Frank Brouse, William Griffin, Kevin McDevitt, and Kristl Wiernicki. Zoning Officer, Bryan Bortnichak and Township Planner, E. Van Rieker was also in attendance.*

**1. Approve Minutes of the June 15, 2011 Planning Commission Meeting**

Mr. Tornetta called for a motion to approve the June 15, 2011 meeting minutes. Mr. McDevitt made a motion to approve the June 15, 2011 minutes. Mr. Griffin seconded the motion and the motion was passed 7 – 0.

**2. Review 2011-8, 559 W. Germantown Pike, New Regional Medical Center, Inc.**

Present: Richard Montalbano, Vice President and Project Executive for Albert Einstein  
Joseph Kuhls, Esquire  
Rick Paul, Perkins + Will

Mr. Montalbano introduced himself and noted that he last appeared before the Planning Commission in 2008.

Mr. Kuhls reviewed the relief requested from §205.110.B and 205-115.A and B to permit three ground sign where the ordinance permits two ground signs. Each ground sign will be greater that twenty-five square feet in area, and higher than three feet.

Mr. Kuhls reviewed the relief requested from §205-113.B to permit multiple incidental signs, each in excess of four square feet.

Mr. Kuhls reviewed the relief requested from §205-108 to permit signs upon a building at a height greater than thirty-five feet.

Mr. Kuhls notes that the request for relief under §205-121.E will be withdrawn.

Mr. Paul reviewed the placement, location, type and size of all the proposed signs.

Mrs. Henderson questioned the illumination of the signs. Mr. Paul reviewed the main entrance sign will have in ground luminaries.

Mr. Paul stated that the building mounted directional signs will not exceed 60 square feet.

Mr. Griffin opined that the main entrance sign does not need to be as large as proposed. Mr. Montalbano noted that the factors used to establish the sign size includes: the speed limit of the road, elderly patrons using the hospital, and the stressful condition of the persons arriving at the hospital. He also pointed out that Germantown Pike will be widened to five lanes in width.

Mr. Paul stated that the size of the sign is a function of the size of the legibility of the text.

Mrs. Wiernicki asked if the signs have been tested with rain/snow and the ground luminaries. Mr. Paul stated that the lettering is reflective and the signs are three inches in width, and that heat generated from the ground mounted light fixtures would melt any accumulating snow.

Mr. Bortnichak reviewed that three other zoning districts allow signs larger than the minimum 25 square foot ground sign; that is the shopping center district which allows a sign up to 150 square feet at the main entrance and up to 75 square feet at the secondary entrance and in the EC1 and EC2 districts ground signs are 150 square feet.

There being no further comments, Chairman Tornetta made a motion to approve the variances under §205-110.B and §205-115.A and §205-115.B to permit three ground signs where the Ordinance permits only two ground signs and to permit each of the three ground signs to exceed the maximum permitted size of twenty-five square feet in area and to exceed the maximum permitted height of three feet. The motion was seconded by Mrs. Henderson and passed 6 – 1 with Mr. Griffin opposed.

Mr. Tornetta made a motion to approve the variance under §205-113.B to permit multiple incidental signs, each in excess of the maximum permitted sized of four square feet. The motion was seconded by Mrs. Henderson and passed 7 – 0.

Mr. Tornetta made a motion to approve the variance under §205-108 to permit signs upon a building at a height greater than the maximum permitted height of thirty-five feet, 62 feet. The motion was seconded by Mrs. Wiernicki and passed 7 – 0.

**3. Review 2011-10, 1055 Germantown Pike, John Alfonse**

Present:        John Alfonse, Owner  
                    Mike Pupillo, Tenant

John Alfonse reviewed his application to have his tenant, Mike Pupillo operate a sporting apparel and home goods business that will include the manufacturing of sportswear, embroidery of garments and retail sales of similar products.

Mr. Alfonse gave a brief overview of the property that is zoned BP and the tenants that currently operate at the location and the parking for the building.

Mr. Pupillo reviewed that his business is 90% manufacturing and 10% retail.

Mr. Tornetta asked what the hours of business would be. Mr. Pupillo stated that the hours of operation would be Monday, Wednesday and Friday 10:00 a.m. til 6:00 p.m. and Tuesday and Thursday 10:00 a.m. til 8:00 p.m. and Saturday 9:00 a.m. til 3:00 p.m. with a total of three employees.

Mrs. Henderson asked about truck traffic. Mr. Pupillo reported that his deliveries are from UPS and Fedex.

Mr. Bortnichak noted that the proposed use is more fitting with the property than many of the uses that are permitted by right.

There being no further comments, Chairman Tornetta made a motion to approve the variance under §205-61 to permit the operation of a sporting apparel and homegoods business that will include the manufacturing of sportswear, embroidery of garments and retail sales for similar products. The motion was seconded by Mr. McDevitt and passed 7 – 0.

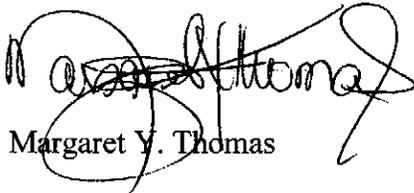
**4. Other Business**

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

5. Adjournment:

Mr. Tornetta made a motion to adjourn. The motion was seconded by Mr. Griffin and passed 7 – 0. The meeting adjourned at approximately 8:24 p.m.

Respectfully submitted,



Margaret Y. Thomas



Keith Tornetta  
Chairman