

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, OCTOBER 21, 2015**

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 21, 2015. The meeting was called to order at 7:00pm. Attending were Planning Commission members John Kolb, Keith Tornetta, Judy Belkowski, Kevin McDevitt, George Kennedy, and Kandy Heckman. Zoning Officer, Bryan Bortnichak was also in attendance.

1. Approve Minutes of the September 16, 2015 Planning Commission Meeting:

Ms. Belkowski requested a correction to the meeting minutes. Mr. Tornetta made a motion to approve the amended minutes of the Planning Commission's September 16, 2015 meeting. Ms. Heckman second the motion and the motion passed 6-0.

2. ZHB 2015-15, 701 West Germantown Pike:

*Present: Michael Gill, Applicant's Attorney
Joe Sperone, Applicant's Engineer*

Mr. Gill described the trash enclosure and the location of the enclosure that will place it within 35' of the rear property line. Mr. Gill explained that the Wawa store opened in 2001 and that all trash and recyclables were stored inside the building at that time. Wawa's business has since grown significantly and that the storage of trash has become an operational problem. Mr. Gill noted that the proposed dumpster, 7' x 7' shed and compactor within the enclosure will help to reduce the frequency of trash collection and that the property adjacent to the rear yard is a funeral home. Mr. Gill advised that Wawa doesn't foresee any impact on the health, safety or welfare of the community and added that the drive aisle will be maintained at more than 24' in width. Mr. Gill stated that the noise generated by the enclosure will be minimal and that there will be no lighting in the enclosure.

In response to a question from Mr. Tornetta about the width of the drive aisle, Mr. Gill explained that the drive aisle does not get any smaller as the trash enclosure fencing is located within the area that is currently striped out. Mr. Tornetta inquired about the need for a variance. Mr. Bortnichak explained that the zoning ordinance requires a rear yard that is open from the ground to the sky and that the enclosure is a structure that projects into the required rear yard.

Mr. Kennedy inquired about the frequency of collection. Mr. Gill explained that trash is now collected once or twice per day and that after the proposed improvements are installed, trash will be collected once or twice per week.

Mr. Tornetta asked if the enclosure would have an impact on deliveries to the store. Mr. Gill noted that the area is used now for the storage of trash cans and that there will remain a long area behind the store for delivery.

Mr. Bortnichak made reference to the unified architectural style of the development and asked if the applicant would consider constructing a masonry trash enclosure a brick that would match the color and texture of the development instead of installing a white PVC fence. Mr. Sperone noted that the numerous utility conflicts around the perimeter of the enclosure and explained that it would not be practical to install footings to support a masonry wall.

Mr. Kolb requested the fence be moved in closer to the Wawa store if utility conflicts require adjustment of the fence location.

Ms. Belkowski asked about snowfall in the enclosure. Mr. Sperone noted that there is no roof on the enclosure and that snow would have to be shoveled out.

Mr. Tornetta suggested that Wawa contact the affected neighbors in advance of the Zoning Hearing Board meeting.

Mr. McDevitt called for a motion. Mr. Tornetta made a motion to recommend approval of the requested variance to the Zoning Hearing Board. The motion was second by Ms. Heckman and the motion passed 6-0.

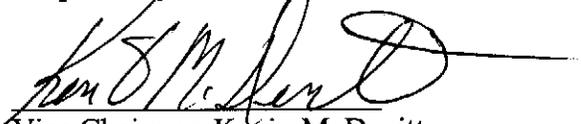
3. Other Business:

Planning Commission members reviewed the Land Development and Construction update that was provided by Mr. Bortnichak.

4. Adjournment:

Mr. Tornetta made a motion to adjourn. The motion was second by Mr. Kolb and passed 6-0.

Respectfully submitted,



Vice Chairman Kevin McDevitt
East Norriton Township Planning Commission



Bryan Bortnichak
Zoning Officer