

**EAST NORRITON TOWNSHIP  
PLANNING COMMISSION MEETING  
WEDNESDAY, NOVEMBER 18, 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, November 18, 2015. The meeting was called to order at 7:00pm. Attending were Planning Commission members Robert Schottmiller, John Kolb, Keith Tornetta, Judy Belkowski, Kevin McDevitt, George Kennedy, Jeffrey Moller, Harold Smith and Kandy Heckman. Zoning Officer, Bryan Bortnichak was also in attendance.*

**1. Approve Minutes of the October 21, 2015 Planning Commission Meeting:**

Ms. Heckman made a motion to approve the minutes of the Planning Commission's October 21, 2015 meeting. Mr. Tornetta second the motion and the motion passed 9-0.

**2. ZHB 2015-17, 472 East Germantown Pike, Albandar Properties, LLC:**

*Present: Fred Wentz, Applicant's Attorney  
Nick Vestardis, Applicant's Engineer  
Jasim Albandar, Albandar Properties, LLC*

Mr. Wentz introduced the application and discussed the small parking lot that currently serves Dr. Albandar's dental practice today. Mr. Wentz stated that the difficulty maneuvering in the parking lot has resulted in Dr. Albandar losing patients and that he wants to expand the parking lot to better serve his dental practice.

Mr. Wentz noted that the property is non-confirming in many regards and stated that the property is undersized for the EC-II zoning district in which it is located. Mr. Wentz pointed out that the property is .6 acres in size while the EC-II zoning district calls for a minimum lot size of 10 acres. Mr. Wentz advised that Dr. Albandar would like to improve the property while allowing it to still be served by well water, overhead electrical lines and to continue to allow left turns from the unsignalized driveway that serves the property while not providing a vegetated buffer or providing 10% green areas in the parking lot. Mr. Wentz explained that there is an existing vegetated buffer to the rear and east of the property that is located in the flood plain and that the parking area is too small to dedicate 10% of the parking area to green space. Mr. Wentz also explained relief related to a small amount of grading work that will occur within the calculated 100-year flood plain.

Mr. Tornetta asked for clarification about the letter of map revision (LOMR) process. Mr. Bortnichak explained that Mr. Vestardis would prepare a plan and LOMR consistent with the calculated flood plain that is shown on the plan. The Township Engineer would then review the LOMR, plan and calculations before it is submitted to FEMA for a determination. If the LOMR

request is approved, the National Insurance Rate Map would be amended to show the calculated flood plain.

Mr. Smith expressed concern with left turns from the driveway onto Germantown Pike and asked if traffic studies had been done to look at left turns from the property. Mr. Vestardis noted that the expected volume of traffic is only 10 to 12 vehicles per day.

Mr. Moller noted that left turns are permitted now and asked if there had been any accidents in the past eight years that Dr. Albandar has been there. Dr. Albandar responded that there had been no accidents, and that patients just wait until the adjacent traffic signals afford a break in traffic.

Mr. Kennedy expressed concern about left turn movements even if it is only 10 to 12 cars per day.

Mr. McDevitt suggested that the driveway be widened. In response, Mr. Albandar noted that there is a significant drop off on either side of the driveway that would make widening difficult.

Mr. Moller suggested that left turns from the driveway be prohibited during certain hours.

Mr. Tornetta stated that the prohibition on left turns for this property is overly burdensome and noted that shrubs should be planted in front of the south-facing parking spaces to prevent headlights from shining into the adjacent neighborhood. Mr. Tornetta suggested that the buffer be planted on the slope of the hill so that they are not in the flood plain.

Mr. Kolb stated that he would not object to left turns from the property if there is sufficient sight distance. Mr. Kolb suggested that Mr. Vestardis determine if there is sufficient sight distance and document this on the site plan.

Mr. Moller made a motion to recommend that relief requested under §205-63.10.A, §205-63.10.E, §205-96.G and §205-105.1 be granted. Mr. Tornetta second the motion and the motion passed 9-0.

Mr. Kolb made a motion to recommend that relief requested under §205-63.10.D(2) be granted only if the applicant can demonstrate that adequate sight distance exists for left turns from the driveway onto Germantown Pike. Mr. Tornetta second the motion and the motion passed 8-1 with Mr. Moller opposed.

Mr. Tornetta made a motion to recommend that relief requested under §205-63.10.H be granted if the applicant provides a three to four foot tall landscape buffer in front of the south facing parking spaces and if the buffer is installed on the slope adjacent to the parking spaces out of the flood plain. Mr. Moller second the motion and the motion passed 9-0.

### **3. Other Business:**

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

4. **Sidewalk / Trail Feasibility Study:**

Mr. Schottmiller asked if the Planning Commission subcommittee should be disbanded. The general consensus of the Planning Commission members was that it should not be disbanded. Mr. Bortnichak advised that he included \$7,500 in his 2016 budget request specifically for the preparation and submission of a feasibility study grant. Mr. Tornetta noted that this will be a long process but that it is worth pursuing. Mr. Moller suggested that Mr. Bortnichak should ensure that the \$7,500 is spent for a grant application if it is approved as part of the final 2016 budget.

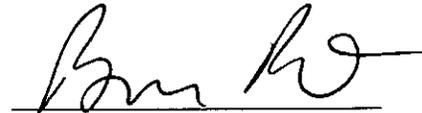
5. **Adjournment:**

Ms. Heckman made a motion to adjourn. The motion was second by Mr. Moller and passed 9-0.

Respectfully submitted,



Chairman Robert Schottmiller  
East Norriton Township Planning Commission



Bryan Bortnichak  
Zoning Officer