

**RESOLUTION No. 2605**

**EAST NORRITON TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**A RESOLUTION OF THE BOARD OF SUPERVISORS AUTHORIZING  
A CONDITIONAL WAIVER OF A LAND DEVELOPMENT APPLICATION**

**WHEREAS**, Section 175-5, "Approval Required Prior to Sale or Building Permit," Chapter 175, "Subdivision and Land Development" ("Chapter 175") of the Code ("Code") of East Norriton Township ("Township") provides that the Board of Supervisors ("Board") may waive or modify any mandatory provision of Chapter 175, when literal compliance with same is shown to the satisfaction of the Board to be unreasonable or to cause undue hardship, and further provided that any such modification will not be contrary to the public interest; and

**WHEREAS**, Einstein Medical Center Montgomery (the "Applicant"), proposes to construct improvements on the property located at 559 West Germantown Pike, and further identified as tax parcel number 33-00-03187-00-2, consisting of ± 81.67 acres (the "Property"). Specifically, the Applicant proposes to construct modular building on the Property to temporarily house relocated administrative offices for eighteen (18) months, together with associated improvements (the "Project"), pursuant to and as depicted on the plan submitted by the Applicant, prepared by Bohler Engineering dated January 29, 2013 (the "Plan"); and

**WHEREAS**, the Applicant, by letter dated February 1, 2013 submitted on Applicant's behalf by Dischell Bartle & Dooley, PC, attached hereto as Exhibit "A" and incorporated herein by reference, requested that the Board consider a waiver of the requirement that a land development application be filed ("Land Development") for the Project (the "Waiver Request"); and

**WHEREAS**, the Township Engineer has reviewed the Applicant's Waiver Request and has recommended its approval, as indicated in the Township Engineer's review letter dated February 4, 2013, attached hereto as Exhibit "B" and incorporated herein by reference; and

**WHEREAS**, the Board has determined that the Applicant has satisfactorily established through testimony that, due to the limited scope of the Project, the Waiver Request will not be contrary to the public interest.

**NOW, THEREFORE, BE IT RESOLVED**, and it is hereby resolved by the Board of Supervisors of East Norriton Township that land development for the Project is hereby waived subject to the satisfaction of the following conditions:

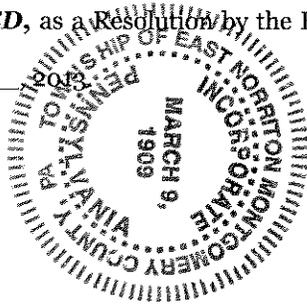
1. The Applicant shall demonstrate to the satisfaction of the Township Engineer that the project shall comply with all stormwater management provisions of The Code of the Township of East Norriton.
2. The Applicant shall demonstrate to the satisfaction of the Township Sewer Engineer that the project complies with the recommendations outlined in the letter dated February 18, 2013, attached hereto as Exhibit "C", and that the project also complies with the Township Planner recommendations outlined in the letter dated February 21, 2013, attached hereto as Exhibit "D".
3. The Applicant shall remove the Project within twenty four (24) months of the modular buildings being issued a Certificate of Occupancy by East Norriton Township.
4. The Applicant shall comply with all applicable laws, ordinances and regulations.

Should the Applicant violate any of the foregoing conditions, this Conditional Waiver of Land Development shall be deemed rescinded and the Applicant shall be required to proceed with Land Development pursuant to Chapter 175 of the Code.

This Conditional Waiver of Land Development Application does not and shall not authorize the construction of improvements or buildings exceeding those shown on the Plan. Furthermore, this Conditional Waiver of Land Development Application shall be rescinded automatically upon the Applicant's or the Applicant's agent's failure to accept, in writing, all conditions herein imposed within seven (7) days of receipt of this Resolution, such acceptance to be evidenced by Applicant's or Applicant's agent's signature below.

**ADOPTED**, as a Resolution by the East Norriton Township Board of Supervisors this 26<sup>n</sup> day of February

**ATTEST:**



**EAST NORRITON TOWNSHIP  
BOARD OF SUPERVISORS**

  
\_\_\_\_\_  
**DONALD D. DELAMATER,  
SECRETARY**

By:   
\_\_\_\_\_  
**JOHN A. ZURZOLA, CHAIRMAN**

**THE UNDERSIGNED HEREBY AGREES TO THE ABOVE CONDITIONAL WAIVER OF LAND DEVELOPMENT APPLICATION:**

**APPLICANT:  
EINSTEIN MEDICAL CENTER MONTGOMERY**

By:   
\_\_\_\_\_

Name/Title: RICHARD MONTALBANO - VP

Dated: 2/26/13  
\_\_\_\_\_

**EXHIBIT "A"**  
**WAIVER REQUEST**  
**February 1, 2013**  
**[Attached]**



DISCHELL BARTLE & DOOLEY, PC

R E S U L T S M A T T E R

EAST NORRITON TOWNSHIP

FEB - 1 2013

RECEIVED

February 1, 2013

Mark B. Dischell  
Frank R. Bartle  
John T. Dooley  
Joseph C. Kuhls  
Jonathon B. Young  
Eric C. Frey  
Robert J. Innozzi, Jr.  
Elizabeth J. Billies  
Kyle J. Somers  
Craig A. Briggs

OF COUNSEL  
David W. Conner

Mr. Bryan Bortnichak  
Director of Code Enforcement  
East Norriton Township  
2501 Stanbridge Street  
East Norriton, PA 19401-1616

P.O. Box 107  
1800 Pennbrook Pkwy  
Suite 200  
Lansdale, PA 19446

Re: Einstein Medical Center Montgomery ("EMCM")

Dear Bryan:

P 215.362.2474  
F 215.362.6722

As you know, this firm represents Einstein Medical Center Montgomery ("EMCM").

E info@dischellbartle.com  
W www.dischellbartle.com  
Toll Free:  
1.888.362.3293

The opening of EMCM has been extraordinarily well received by the residents of East Norriton and surrounding communities. Since its opening on September 29, 2012, the new hospital has been providing a wide range of health care services, many of which were not previously available in the East Norriton area. These new services include neuro-surgical procedures, open heart surgery and level-three neo-natal intensive care, to name but a few. Even understanding the dire need for provision of those services in this geographic area, the reaction from the citizens of East Norriton and the surrounding community has, nevertheless, been startling. While it was always expected that the hospital would be successful, the enormous, almost-instantaneous demand has been gratifying.

Since the opening of this 146-bed hospital, it has been operating at maximum capacity fully one-third of the time. With physicians still requesting privileges, and with word-of-mouth growing, it is anticipated that additional beds will be necessary to meet patient demand.

We always planned for this. The fourth floor of the west wing of the hospital currently houses administrative offices. This area was built with the intention of someday converting this space to additional beds. That day has already come.

As you may know, hospitals experience seasonal fluctuations. We are busiest in the months of January, February and March because flu and colds

Mr. Bryan Bortnichak  
February 1, 2013  
Page Two

generally strike the frail elderly during those months, causing many respiratory problems. Given the already constant demand on our facility, we feel it is imperative to construct 24 additional beds to be occupied by January 2014 in order to meet the anticipated community demand for service.

Unless this planned-for expansion is implemented immediately, the hospital will not be capable of meeting the seasonal demand spike. Accordingly, in order for those beds to be available to the public by January (which we now know to be imperative) the administrative offices must be relocated over the course of the next two to three months.

The only way to accomplish that relocation so quickly (two months) is to temporarily move the administrative offices into the 9,000 square-foot Modular illustrated on the attached plan, immediately north of the Medical Office Building. Consequently, the Modular must be in place within a few weeks.

The placement of the 9,000 square foot temporary Modular at the location proposed on the attached plan will not create any new or unexpected burden on either internal or external systems designed and constructed for the 84 acre site. The HVAC, electrical, stormwater, traffic, sewer, and water systems have all been designed, and currently possess the capacity, to serve the 24 beds and Modular proposed. The necessary sewer and water capacities have been both reserved and purchased, and storm water management at the 84 acre site will be virtually unaffected by placement of the Modular at the proposed location since 7,000 square feet of its 9,000 square-foot footprint is already covered by impervious. As mentioned above, traffic improvements were also designed and constructed to accommodate this proposed expansion. Further, it should be noted that the actual traffic counts on Germantown Pike, measured in November 2012, at peak-hours are actually less than those projected when the project was designed and approved, even for this pre-expansion stage.

As you know, EMCM's position has been, and remains, that the non-permanent Modular placement proposed does not constitute a "Land Development". Accordingly, the Modular placement for a period not to exceed 18 months should not be subjected to the Township's procedural land development requirements. The basis for that interpretation was set forth in my January 8, 2013 letter to you. Apparently, the Township is reluctant to agree with the conclusions set forth in that letter, and may desire to characterize the Modular placement as a "land development".

As explained above, it is urgent that the proposed temporary Modular be in place within the next few weeks. So, in order to resolve this issue as quickly as



Mr. Bryan Bortnichak  
February 1, 2013  
Page Three

possible, EMCM has decided to simply request a waiver from the process which may or may not apply.

Accordingly, EMCM is hereby respectfully requesting that the Township waive the requirement, if it applies, that the proposed non-permanent Modular placement undergo the land development process. Please accept this letter as a request for placement on the agenda of the February 26, 2013 Board of Supervisors meeting, so that they may consider this request. Einstein representatives will be at that meeting to provide numerous reasons why grant of the waiver request is not only appropriate, but essential to the health, safety, and welfare of the community.

The above stated facts establish that the placement of the proposed Modular will have no impact on existing infrastructure systems like roadways, sewer plants, stormwater management systems, etc. Accordingly, a land development review process is neither appropriate nor necessary in this case. EMCM can also provide certifications from its Civil Design Engineer and its Traffic Engineer confirming the absence of impact upon the infrastructure systems already designed and constructed to accommodate this proposed expansion.

Notwithstanding the above, NRMC has also, already, submitted a plan to the Township Engineer so that his office may also offer the Township its comments prior to the February 26 meeting, and aid the Supervisors in reaching the conclusions set forth herein: 1) that a waiver of the land development process is necessary and appropriate in this case to ensure the public health, safety, and welfare of the citizens of East Norriton and the surrounding community; and 2) the placement of the Modular at the location proposed for a time not to exceed 18 months will have no detrimental impact upon, or unduly strain, existing infrastructure systems as they have already been designed and constructed to accommodate just such an expansion.

Please let me know if you think any additional information might be helpful to assist the Board in rendering its decision to waive the formal land development process for the temporary (18-month) placement of the 9,000 square foot Modular on this 84 acre site.

I look forward to seeing you in a few weeks.

Sincerely,

  
JOSEPH C. KUHLIS

JCK/mm



**EXHIBIT "B"**  
**RVE REVIEW LETTER**  
**February 4, 2013**  
**[Attached]**

# REMINGTON & VERNICK ENGINEERS AND AFFILIATES

EDWARD VERNICK, PE, CME, President  
CRAIG F. REMINGTON, PLS, PP, Vice President

EXECUTIVE VICE PRESIDENTS  
Michael D. Vena, PE, PP, CME (deceased 2006)  
Edward J. Walberg, PE, PP, CME  
Thomas F. Beach, PE, CME  
Richard G. Arango, PE, CME

**DIRECTOR OF OPERATIONS  
CORPORATE SECRETARY**  
Bradley A. Blubaugh, BA, MPA

**SENIOR ASSOCIATES**

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Alan Dittenhofer, PE, PP, CME  
Frank J. Seney, Jr., PE, PP, CME  
Terence Vogt, PE, PP, CME  
Dennis K. Yoder, PE, PP, CME, LEED  
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Kim Wendell Gibbs, PE, CME  
Marc DeBiasio, PE, PP, CME  
Leonard A. Falola, PE, CME  
Christopher J. Fazio, PE, CME  
Kenneth C. Resster, PE, CME  
Gregory J. Sullivan, PE, PP, CME  
Richard B. Czekanski, PE, CME, BCEE

**Remington & Vernick Engineers**

232 Kings Highway East  
Haddonfield, NJ 08033  
(856) 795-9595  
(856) 795-1882 (fax)

**Remington, Vernick  
& Vena Engineers**

9 Allen Street  
Toms River, NJ 08763  
(732) 286-9220  
(732) 505-8416 (fax)

3 Jacama Boulevard, Suite 300-400  
Old Bridge, NJ 08857  
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(732) 591-2815 (fax)

**Remington, Vernick  
& Walberg Engineers**

845 North Main Street  
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(609) 645-7110  
(609) 645-7076 (fax)

4907 New Jersey Avenue  
Wildwood City, NJ 08260  
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(609) 522-5313 (fax)

**Remington, Vernick  
& Beach Engineers**

922 Fayette Street  
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(610) 940-1050  
(610) 940-1161 (fax)

5010 East Trindle Road, Suite 203  
Mechanicsburg, PA 17050  
(717) 766-1775  
(717) 766-0232 (fax)

U.S. Steel Tower  
600 Grant Street, Suite 1251  
Pittsburgh, PA 15219  
(412) 263-2200  
(412) 263-2210 (fax)

Univ. Office Plaza, Bellevue Building  
262 Chapman Road, Suite 105  
Newark, DE 19702  
(302) 266-0212  
(302) 266-6208 (fax)

**Remington, Vernick  
& Arango Engineers**

The Presidential Center  
Lincoln Building, Suite 600  
101 Route 130  
Cinnaminson, NJ 08077  
(856) 303-1245  
(856) 303-1249 (fax)

300 Penton Avenue, 3rd Floor  
Secaucus, NJ 07094  
(201) 624-2137  
(201) 624-2136 (fax)

February 4, 2013

East Norriton Township  
2501 Stanbridge Street  
East Norriton, PA 19401-1616

**Attn: Mr. Bryan J. Bortnichak**  
Director of Planning & Code Enforcement Zoning Officer

**Re: East Norriton Township**  
Einstein Land Development Waiver Review  
Our File # PMENP026 (Initial Review)

Dear Mr. Bortnichak:

Our office has received the following submission materials for the above mentioned plan submission:

- Exhibit Plan – Sheet 1 of 1, prepared by Bohler Engineering., dated 1/29/2013. The plan is not signed and sealed.
- Supplemental Construction Plans – Sheets 1 through 4, prepared by Bohler Engineering, dated 1/31/2013. These plans are not signed and sealed.
- Letter from Dischell, Bartle & Dooley, PC, dated February 1, 2013 outlining Einstein Medical Center Montgomery's position on the waiver request.

**I. Submission Information**

**Owner/Applicant:** New Regional Medical Center, Inc.  
Germantown Pike & Whitehall Road  
East Norriton, PA 19403

**Engincer:** Bohler Engineering  
1600 Manor Drive, Suite 200  
Chalfont, PA 18914  
215-996-9100  
Fax 215-996-9102

**Proposal:** The applicant requests a waiver from Land Development for the construction of a proposed modular building to temporarily house relocated administrative offices for 18 months.

**II. Comments**

1. Subdivision and Land Development Section 175-5.B(1) – Modification of the requirements of one or more provisions of the Subdivision and Land Development Ordinance may be granted if the literal enforcement will exact undue hardship because of the particular conditions pertaining to the land in question, provided that such modification will not be contrary to the public interest and that the purpose and intent of the ordinance is observed.

It appears that the Dischell, Bartle & Dooley letter has made the Applicant's argument for undue hardship due to the critical timing for seasonal community health care.

S:\East Norriton Township\PMENP026 - Einstein LD Waiver\PMENP026 Einstein LD Waiver Review February 4, 2013.doc

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2. The plan note on sheet 2 of 4 should read 'Parking spaces (paving) to remain under building'. This is to facilitate removal of the temporary modular office building and return to available parking spaces for the facility.
3. The temporary increase in impervious cover (2,000 SF) will not have an adverse impact on the 84 acre development.
4. The letter states that all utilities required for the temporary modular building are currently available and being provided, including fire sprinklers.
5. In discussion with the design engineer, there will not be an adverse impact to relocate the handicap parking spaces. The project site contains more handicap parking spaces than are required by code.

We would be able to support a Waiver of Land Development reviews for this temporary modular building. Should you have any questions please feel free to contact me directly at (610) 940-1050, extension 3002

Very truly yours,  
Remington, Vernick & Beach Engineers

Christopher J. Fazio, P.E., C.M.E.

cc: Applicant, New Regional Medical Center, Inc.  
Bohler Engineering  
Donald Delamater, Township Manager  
Thomas F. Beach, P.E., RV&B, Executive Vice President

**EXHIBIT "C"**  
**CARROLL ENGINEERING LETTER**  
**February 18, 2013**  
**[Attached]**



*Carroll Engineering Corporation*

February 18, 2013

EAST NORRITON TOWNSHIP  
FEB 19 2013  
RECEIVED  
CITY BOARD  
Solicitor

Bryan Bortnichak, Director of Code Enforcement  
East Norriton Township  
2501 Stanbridge Street  
East Norriton, PA 19401-1616

Dear Mr. Bortnichak:

Subject: Einstein Land Development Waiver Request – Modular Medical Office Building  
New Regional Medical Center, Inc.

We have reviewed a submittal for proposed modular Medical Office Building to be constructed adjacent to the northeast end of the existing Medical Center Office Building at the Einstein Medical Center. The temporary modular building is intended to accommodate relocation of administrative offices in order to allow construction of 24 additional hospital beds in the fourth floor west wing of the Hospital. The Submittal consists of the following:

1. Correspondence from Joseph C. Kuhls of Dischell Bartle & Dooley, PC to Bryan Bortnichak, dated February 1, 2013.
2. Plan Set entitled "Supplemental Construction Plans for a Proposed Modular Medical Office Building, Situated in East Norriton Township, Montgomery County, Pennsylvania", Prepared for New Regional Medical Center, Inc. of Philadelphia, PA. The plan submission, which was prepared by Bohler Engineering of Chalfont, PA, consists of four sheets, dated January 31, 2013.

This is the first submission to Carroll Engineering Corporation for this project, and our comments are as follows:

1. Three (3) complete sets of final plans, signed and sealed by a Registered Professional Engineer, licensed to practice in the Commonwealth of Pennsylvania, must be submitted to this office prior to final plan approval.
2. Based on our review of the correspondence from Mr. Kuhls, he appears to indicate that the construction of 24 additional beds, which requires relocation of the existing offices from the fourth floor west wing of the Hospital to a temporary modular building northeast of the existing Medical Office Building, was always planned. In this regard, we have insufficient information to confirm or deny this.

*Today's Commitment to Tomorrow's Challenges*

Corporate Office:  
949 Easton Road  
Warrington, PA 18976  
215.343.6700

630 Freedom Business Center  
Third Floor  
King of Prussia, PA 19406  
610.489.5100

101 Lindenwood Drive  
Suite 225  
Malvern, PA 19355  
484.876.3075

105 Ralder Boulevard  
Suite 206  
Hillsborough, NJ 08844  
908.874.7500

3. According to a Memorandum from Bryan Bortnichak to this office, dated January 10, 2012 we understand that the original land development plan submittal to East Norriton Township in June of 2008 called for construction of a 190 Bed Hospital with an attached 75,000 square foot medical office building. The 2011 Chapter 94 Report for East Norriton Township indicates this existing land development was planned to generate an ultimate flow equivalent of 220 EDUs at 230 gpd (50,600 gpd). The correspondence from Mr. Kuhls indicates the current land development consists of a 146 Bed Hospital, with a fourth floor west wing of the hospital occupying administrative offices with the intention of conversion to additional bed space with no indication as to how many beds were ultimately planned for this area and where the administrative offices were to be relocated on a permanent basis. The developer should document the total square footage of the office area that will be eliminated in the fourth floor west wing in order to accommodate the 24 additional beds and how that area compares with the new 9,000 square foot temporary modular building that is proposed. The total occupancy of the office area eliminated for hospital beds should be compared with the total occupancy planned for the temporary modular building. Furthermore, plans should indicate the date for removal of the temporary modular building and the ultimate location of permanent facilities to serve the occupants of the temporary building.
4. We assume planning module documents approved by East Norriton Township and PADEP are consistent with the above. We suggest this information be reviewed to confirm that flow and EDU calculations originally submitted are consistent with the final land development and adequate capacity remains available for flow from 24 additional hospital beds. If flows are not consistent, the developers engineer should provide updated flow calculations and document that the future flows will not exceed that for which approval was previously provided by East Norriton Township and PADEP.
5. Plans should indicate that all sanitary sewer facilities shall comply with the Standard Specifications for Construction of Sanitary Sewer Systems for East Norriton Township, dated October 2009 (hereafter referred to as Standard Sewer Specifications).
6. The proposed 4 inch PVC sewer lateral is shown on Sheet 3 to extend under the temporary modular building. The sewer lateral is proposed to extend 140 lineal feet from a proposed sanitary manhole in the existing perimeter drive. For this commercial application, we recommend a minimum lateral size of 6 inches. In addition, Section 02731 3.02 C 4. of the Standard Sewer Specifications indicates that the connection of a proposed lateral to a manhole will not be permitted unless specifically authorized by the Township or Engineer. The Township may wish to consider whether the proposed connection of the lateral to the manhole is acceptable in this instance.
7. The proposed tree relocation indicated on Sheet 4 will conflict with the proposed sanitary lateral location. The trees should be shifted to a location at least 5 lineal feet from the sewer lateral.

8. A general note is provided in the plan set referencing "Final Land Development Plans" prepared by Bohler Engineering, Inc. last revised 6/12/12. The note indicates that the user of this plan set must reference additional notes and details in that original plan set. However, the note is not specific as to the full title of the original plan set or the location of applicable details within the original plan set. Among the details that should be referenced are the following: bedding and backfill details, temporary and permanent pavement restoration details, sewer manhole details, manhole frame and cover details.
9. The proposed sewer lateral should contain a cleanout at the end of the run and every 100 lineal feet. It is unclear from the drawings as to the ability to access the lateral or a lateral cleanout beneath the proposed temporary modular building; therefore we assume the first cleanout will be accessed from within the building in accordance with the Township Plumbing Code. The location of the second cleanout would be within the existing grass area adjacent to the building. The cleanout should be shown on the drawings and a cleanout detail should be provided, or this detail should be referenced to the original land development plans. The developers engineer should address these issues.
10. The sewer profile should distinguish the location of the sewer relative to the paved perimeter drive and where that profile transitions to the grassed non paved areas.
11. The location of electrical service to the road lights should be identified on the drawings.
12. The plans show an existing water main in the perimeter drive. The plans should indicate the depth and size of the existing water main relative to the sewer lateral. Plans should verify adequate vertical separation is provided between the proposed sewer lateral and the water main.
13. Plans should indicate the ultimate disposition of the proposed sewer lateral serving the temporary modular building and address final restoration upon removal of the temporary modular building (i.e. cap or removal. Placement within a cleanout protection sleeve, etc.)
14. Plans should indicate the preexisting conditions of the existing sewer manhole to be replaced with new Manhole 18 (i.e. the original sewer lateral depth entering the existing manhole and original depth, size and material of the sewer leaving the existing manhole). Plans should detail how the existing sewer main and sewer lateral will be modified to enter the new manhole (i.e. cut back of sewer piping, transition fitting details, etc.). Also, the plans should address maintenance of flow in the existing 6 inch sewer lateral during construction of the new manhole.

Bryan Bortnichak, Director of Code Enforcement  
Page Four  
February 18, 2013

15. Proposed Sewer Manholes 19 and 20 are to be located outside of paved areas. Plans should indicate watertight manhole covers for these locations. Also, the slope within these areas is shown to be 25%. Therefore, either the rim should be extended above grade by 12 inches in these locations or the rim should be set 6 inches above existing grade at the down slope edge and additional fill should be placed around the manhole frame to create a flat area around the manhole cover.

Should you have any questions or require additional information, please feel free to contact this office.

Very truly yours,

CARROLL ENGINEERING CORPORATION



Kenneth E. Heydt, P.E.  
President

KEH/LPB:sw

cc: Donald D. Delamater, Township Manager  
Douglas R. Jones, Public Works Director, East Norriton Twp.  
Larry L. Brown, Assistant Manager, East Norriton Twp.  
Lane P. Bodley, P.E., CEC

**EXHIBIT "D"**  
**T&M LETTER**  
**February 21, 2013**  
**[Attached]**



ENPL-R0050

February 21, 2013

Via email [bbortnichak@eastnorritontwp.org](mailto:bbortnichak@eastnorritontwp.org)

Bryan J. Bortnichak, Director of Planning & Code Enforcement  
East Norriton Township  
2501 Stanbridge Street  
East Norriton, PA 19401-1601

**RE: Einstein Medical Center Montgomery Land Development Waiver Request**  
**Letter of Joseph C. Kuhls, Dischell Bartle & Dooley, PC, dated February 1, 2013**  
**Exhibit Plan of Proposed Modular Medical Office Building, Bohler Engineering, dated**  
**1/29/13, one sheet.**  
**Supplemental Construction Plans, Bohler Engineering, dated 1/31/13, four sheets**

Dear Mr. Bortnichak:

As requested by the Township, T&M Associates has reviewed the application of the Einstein Medical Center Montgomery (EMCM) that the Township waive the land development review procedures applicable to the construction of a 9,000 square modular building on the EMCM site. EMCM proposes to modify the site parking, landscaping, and utilities to accommodate the placement of the modular building.

EMCM indicates that the modular building will be located largely over an existing paved parking area and that the modular building will remain in place for a period of up to eighteen months. During that period, the administrative offices presently located on the fourth floor of the hospital will be relocated into the modular office building. The hospital office space will then be converted to provide 24 additional beds to be occupied by January 2014 in order to meet a seasonal increase in the patient load anticipated by EMCM. EMCM also indicates that, to complete the conversion and create additional beds by January 2014, it needs to expedite the placement of the modular building.

We offer the following comments.

1. The modular office building is described by EMCM as a temporary installation. EMCM should provide to the Township the plan and the schedule for submission of a land development application to construct a permanent building or building expansion to meet the need for the administrative office space, and to remove the temporary modular building within the eighteen month period.
2. The Township code provides that modification of the requirements of one or more provisions of the Subdivision and Land Development Ordinance may be granted if the literal enforcement will exact undue hardship because of the peculiar conditions pertaining to the land in question, provided that such modification will not be contrary to the public interest and that the purpose and intent of the ordinance is observed. (§175-17.B.) The request for modification may be referred to the Planning Commission for advisory comments. (§175-17.C.) Typically, such modifications under §175, when sought or permitted, are from the design standards rather from the development review procedures. We defer to the opinion of the Board Attorney as to whether the required review procedures may be waived or modified to permit the modular building proposed by EMCM.

ENERGY & UTILITIES • ENVIRONMENTAL • PUBLIC WORKS • REAL ESTATE DEVELOPMENT  
SOLID WASTE • TRANSPORTATION • WATER & WASTEWATER



ENPL-R0050  
February 21, 2013  
Page 2

Le: Bryan J. Bortnichak, Director of Planning & Code Enforcement  
East Norriton Township

RE: Einstein Medical Center Montgomery Land Development Waiver Request

3. The north corner of the modular building abuts the paved shoulder of the driveway at the inside curve of the driveway. The building location could pose sight distance concerns at the driveway curve. Two bollards are proposed at that location to protect the building corner from circulating vehicles. Typically, sound planning would set the building back from the driveway pavement for safety reasons. We defer to the Township Engineer review and recommendation as to the proposed bollard installation.
4. There are 16 ADA spaces and 6 conventional spaces immediately adjacent to the existing medical office building that will be displaced by the modular building. The plan note indicates that Rick Paul Associates determined that 29 ADA spaces could be removed, and the accessible parking at the south building entrance reduced, but the plan does not show what the minimum parking requirement is, nor how it was determined that the displacement and parking reconfiguration will be sufficient to serve the needs of the site operation and access by the disabled.
5. The architectural plans and elevations of the modular building, as referenced in the exhibit plan submitted by EMC, should be provided to the Township.

Should you have any further questions, please feel free to contact us.

Very truly yours,

T&M ASSOCIATES

  
RICHARD S. CRAMER, P.P., AICP  
PLANNING CONSULTANT

RSC:dk

cc: Donald D. Delamater, Township Manager, [ddelamater@eastnorritontwp.org](mailto:ddelamater@eastnorritontwp.org)  
Russ Benner, PE, T&M Associates  
Joseph C. Kuhls, Dischell Bartle & Dooley, PC, PO Box 107, Lansdale, PA 19446  
J.S. Baran, Bohler Engineering, 1600 Manor Drive, Suite 200, Chalfonte, PA 18914  
New Regional Medical Center, Inc., 5501 Old York Road, Philadelphia, PA 19141