

**EAST NORRITON TOWNSHIP  
PLANNING COMMISSION MEETING  
WEDNESDAY, NOVEMBER 19, 2014**

*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 19, 2014. Chairman Robert Schottmiller called the meeting to order at 7:02p.m. Attending were Planning Commission members Robert Schottmiller, Kandy Heckman, John Kolb, Judy Belkowski, Kevin McDevitt, Jeff Moller and George Kennedy. Zoning Officer, Bryan Bortnichak was also in attendance.*

**1. Approve Minutes of the October 15, 2014 Planning Commission Meeting:**

Chairman Schottmiller called for a motion to approve the minutes of the Planning Commission's October 15, 2014 meeting. Ms. Heckman made a motion to approve the meeting minutes. Mr. Kennedy seconded the motion and the motion passed 7-0.

**2. LD 2014-1, Advanced Disposal – 2955 Felton Road:**

*Present: Rick Stoneback, Applicant's Engineer  
Erick Sankee, Advanced Disposal  
Steve Scott, Scott Contractors*

Mr. Stoneback introduced the application noting that there are several components to the plan including the consolidation of two parcels, the construction of a parking lot for drivers' personal vehicles, a 60' x 60' addition to the existing building, a lay down area for container storage and two stormwater management basins.

Mr. Sankee noted that Advanced Disposal currently sends vehicles off site for service and maintenance and that the creation of two vehicle maintenance bays in the addition will help to reduce the number of vehicle trips to and from the facility.

In response to questions from Mr. Schottmiller, Mr. Sankee noted that the addition will result in a total of five vehicle maintenance bays at the facility none of which would have hydraulic lifts.

Mr. Stoneback reviewed the proposed drivers' parking area and grading that is proposed around the building. Mr. Sankee noted commercial dumpsters and residential recycling containers would be stored in the lay down area.

Mr. Stoneback acknowledged receipt of the Township Engineering and Planning review letters and distributed a response to the Township Engineer's review letter.

Mr. McDevitt inquired about the hours of operation for the maintenance bays. Mr. Sankee noted that they will and currently do operate a third shift that works until approximately 3am or 4am when drivers show up to take vehicles out for collection. Mr. McDevitt asked about the storage of 55-gallon drums. Mr. Sankee explained that no 55-gallon drums would be stored on the property but that residential style recycling containers would be as they typically distribute between 30 and 40 of these containers each working day.

Mr. Kolb asked about an increase in vehicle trips. Mr. Sankee explained that the on-site vehicle maintenance should result in a net reduction of vehicle trips. Mr. Kolb asked if the bay doors would be kept closed during maintenance operations. Mr. Sankee stated that generally the doors are kept closed.

Mr. Kolb suggested that a level spreader be installed at the outlet pipe from the underground basin to prevent erosion in the area of Felton Road.

Mr. Schottmiller asked if the applicant is seeking any waivers. Mr. Stoneback noted five waiver requests that involve the dewatering time of the basin, exceeding basin side slopes, not providing a traffic study, not surveying the location of 10" caliper trees, and a reduction of the required buffer to the J&J Spill property to the south of the proposed parking lot.

Mr. Stoneback noted that lighting will be provided in the drivers' parking lot but that no lighting is proposed in the lay down area.

Ms. Belkowski asked about noise from moving dumpsters in the lay down area. Mr. Sankee explained that this activity typically does not happen until 7:30 in the morning.

Mr. McDevitt suggested that the applicant seek written approval from the owner of the J&J Spill property if the buffer reduction waiver is to be granted.

Mr. Schottmiller made a motion to approve the application with a condition that the improvements noted in Mr. Stoneback's letter of 11/19/14 be incorporated in to the plan and that the applicant obtain a letter from the owner of the J&J Spill property expressing no opposition to the reduction of the buffer. The motion was seconded by Mr. Kolb and the motion passed 7-0.

**3. Other Business:**

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

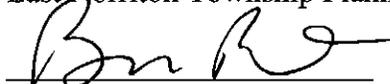
**4. Adjournment:**

Ms. Heckman made a motion to adjourn. The motion was second by Mr. Schottmiller and passed 7-0.

Respectfully submitted,



Chairman Robert Schottmiller  
East Norriton Township Planning Commission



Bryan Bortnichak  
Zoning Officer