

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, DECEMBER 17, 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, December 17, 2014. Chairman Robert Schottmiller called the meeting to order at 7:00p.m. Attending were Planning Commission members Robert Schottmiller, Keith Tornetta, John Kolb, Judy Belkowski, Kevin McDevitt, Jeff Moller, George Kennedy and Harold Smith. Zoning Officer, Bryan Bortnichak was also in attendance.

1. Approve Minutes of the December 19, 2014 Planning Commission Meeting:

Chairman Schottmiller called for a motion to approve the minutes of the Planning Commission's November 19, 2014 meeting. Ms. Belkowski made a motion to approve the meeting minutes. Mr. McDevitt seconded the motion and the motion passed 8-0.

2. LD 2014-2, ShopRite – 25 E. Germantown Pike:

*Present: Cliff Stout, Applicant's Engineer
Dave Deetz, ShopRite
Ray McDowell, Lynmar Builders*

Mr. Stout reviewed the site plan that was submitted with the application and pointed out several small additions to the building that are proposed to provide for an expanded vestibule area, in store seating, chillers and outdoor seating. Mr. Stout also reviewed the proposed reconfiguration of the parking area that now services shop from home customers and noted that these improvements are required for ShopRite to stay competitive.

Mr. Stout acknowledged the need for a waiver from the requirement to provide a minimum 10' curb radius and a waiver to use less than 18" stormwater piping. He noted that the Township Engineer has taken a position in support of the curb radius waiver request.

Mr. Stout noted that the green space is being provided on the site to offset the increase in impervious coverage at a 1:1 ratio.

Mr. Moller acknowledged comments from the Township Planner concerning parking calculations. Mr. Stout noted that the site is parked at a ratio of five parking spaces for every 1,000 square feet of floor area in compliance with the Township's parking requirements.

Mr. Kolb noted that the proposed construction does not provide for a pedestrian friendly route for patrons to access the front of the store from the rear parking lot. Mr. Deetz expressed a willingness to construct a sidewalk, but that they do not own the property where the union hall is located.

Mr. Tornetta opined that employees should be required to use the rear parking lot. A discussion ensued related to the use of the rear parking lot. Mr. Deetz expressed a willingness to enforce a policy requiring employees to use the rear lot. Mr. Bortnichak noted that encouraging any use of

the rear parking lot would place more pedestrians – either employees or patrons of the store – in conflict with traffic.

Mr. Kolb suggested that the applicant explore options to satisfy comment J. in T&M's review letter.

Mr. Kennedy expressed support for requiring employees to park in the rear parking lot to free up spaces for shoppers.

Mr. Moller made a motion to approve the application with the requested waivers. The motion was seconded by Mr. Tornetta and the motion passed 8-0.

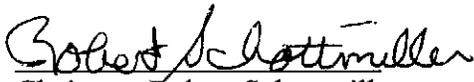
3. **Other Business:**

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

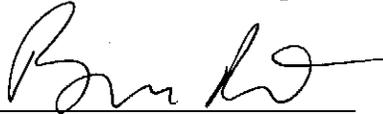
4. **Adjournment:**

Mr. Moller made a motion to adjourn. The motion was second by Mr. Tornetta and passed 8-0.

Respectfully submitted,



Chairman Robert Schottmiller
East Norriton Township Planning Commission



Bryan Bortnichak
Zoning Officer