

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 21, 2011**

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, September 21, 2011. Mr. Tornetta called the meeting to order at 7:00 p.m. Attending were East Norriton Township Planning Commission members Keith Tornetta, Colleen Henderson, Judith Belkowski, Frank Brouse, William Griffin, Kevin McDevitt, and Jeffrey Moller. Zoning Officer, Bryan Bortnichak and Township Planner, E. Van Rieker was also in attendance.

1. Approve Minutes of the July 20, 2011 Planning Commission Meeting

Mr. Tornetta called for a motion to approve the July 20, 2011 meeting minutes. Mrs. Henderson made a motion to approve the July 20, 2011 minutes. Mr. Griffin seconded the motion and the motion was passed 7 – 0.

2. Review 2011-11, 19 E. Germantown Pike, Donald E. Moore, Jr.

Present: Donald E, Moore, Director - Moore & Snear Funeral Home, Inc.
Edward J. Hughes, Esquire

Edward Hughes, Esq. reviewed the history of the funeral home at 19 E. Germantown Pike.

Mr. Hughes reviewed the floorplan of the buildings and the request to use the first floor of the garage as a crematory as a natural expansion of the nonconforming use of the property as a funeral home.

Mr. Moore stated that approximately seventy to eighty funerals are performed a year and expressed that more families are choosing cremation. Approximately fifty percent of the funerals performed are cremations.

Mr. Griffin asked if the cremations performed will be for only Moore & Snear funerals or other funeral homes. Mr. Moore stated that only two to three cremations can be performed a day. On occasion they will help out other funeral homes.

Mrs. Henderson asked if the crematory would replace the embalming area. Mr. Moore reviewed the plans and the area where the crematory will be placed.

Mr. Moore reviewed that the crematory weighs approximately eighteen thousand pounds and is fueled by natural gas, and the crematory is fifteen feet long, seven feet high and five feet wide.

Mr. Moore reviewed that the crematory guidelines are set up by the Environmental Protection Agency and then the governing body would be the Department of Environmental Protection and many records are kept for the agency and the DEP inspects the crematory yearly.

Mr. Tornetta asked about the air quality and smoke. Mr. Moore reviewed the chambers in the crematory and the combustion that is released is clear.

Mrs. Henderson asked if the process is odorless. Mr. Moore stated that the process is odorless.

Mr. McDevitt asked if there is special certification required for a crematory. Mr. Moore stated that he is a certified funeral director but you do not need to be certified to run a crematory.

Bryan Bortnichak asked if he were to walk around the garage today and then after the crematory was installed what the difference would be. Mr. Moore stated a gas meter and stack would be visible. The stack will be above the roof line with a façade around it to resemble a chimney and match the architecture of the building.

Mr. Bortnichak requested that when DEP issues a General Permit that Mr. Moore provide a copy to the Township. Mr. Moore agreed.

Mr. Bortnichak also reviewed that Mr. Moore needs to install the wearing course on the parking lot area. Mr. Moore stated that as soon as the PECO line is installed the parking lot will be completed.

E. Van Rieker questioned who operates the crematory equipment. Mr. Moore stated that it would be either himself or the other funeral director. Mr. Rieker asked Mr. Moore to agree if asked by the Zoning Hearing Board to provide the certifications, inspections and permits to the township. Mr. Moore agreed to provide the paperwork.

There being no further comments, Chairman Tornetta made a motion for recommendation of grant relief for the use of the first floor of the garage as a crematory is permitted as a natural expansion of the conforming use of the property as a funeral home. The motion was seconded by Mr. Griffin and passed 7 – 0.

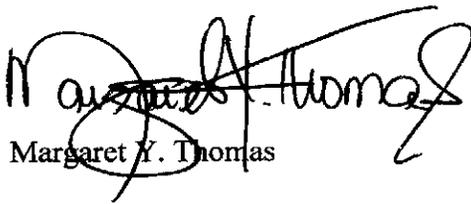
3. Other Business

Planning Commission members reviewed the construction and land development update provided by Mr. Bortnichak.

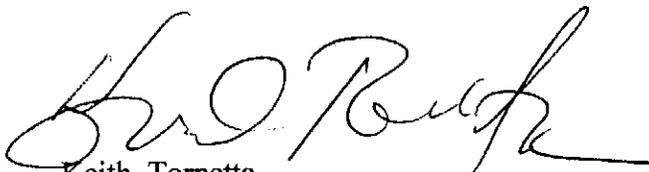
4. Adjournment:

Mr. Tornetta made a motion to adjourn. The motion was seconded by Mr. McDevitt and passed 7 – 0. The meeting adjourned at approximately 7:42 p.m.

Respectfully submitted,



Margaret Y. Thomas



Keith Tornetta
Chairman