

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, AUGUST 20, 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, August 20, 2014. Chairman Robert Schottmiller called the meeting to order at 7:00p.m. Attending were Planning Commission members Keith Tornetta, 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 June 25, 2014 Planning Commission Meeting:

Chairman Schottmiller called for a motion to approve the minutes of the Planning Commission's June 25, 2014 meeting. Ms. Belkowski made a motion to approve the minutes of the Planning Commission's June 25, 2014 meeting. Mr. Kolb seconded the motion and the motion passed 8-0.

2. Review Zoning Hearing Board Case #2014-7, 55 E. Germantown Pike:

Present: Craig Lewis, Attorney for ShopRite

Mr. Lewis noted that ShopRite has been a tenant in Kimco's shopping center for about twelve years and that they are seeking a minimal increase in building coverage to renovate and upgrade the store. He noted that ShopRite obtained a variance in 1996 to allow building coverage of up to 25.36%.

Mr. Lewis explained that ShopRite is now interested in renovating the store and upgrading the services offered to include beer and wine service that is similar to other stores such as Wegmans and Whole Foods. The total expansion of the store footprint is proposed at just under 2,500 square feet or less than ½ of one percent of the lot area. The expansion is necessary to provide restrooms, indoor seating, coolers, kitchen space and a vestibule. The direction of traffic flow in the vicinity of the shop at home parking would be altered and two or three parking spaces will be eliminated.

Ms. Heckman asked if they have a liquor license. Mr. Lewis responded that they do hold a restaurant liquor license.

Mr. Kolb asked about the building coverage numbers provided on the plan and asked if they reflect the demolition of a freestanding Dunkin Donuts store that was removed from the site several years ago. Mr. Lewis stated he believes the numbers on the site plan are accurate. Mr. Bortnichak noted that even if the 1,600 square feet of building coverage from the Dunkin Donuts were credit on the plan, ShopRite would still need a variance for an increase in building coverage.

Mr. Kolb suggested that some green area should be constructed on the site to make up for the loss of green area in the proposed plan. He suggested the area behind northeast corner of the center. Mr. Lewis noted that that area is outside their lease area but that he would approach Kimco with Mr. Kolb's suggestion.

Mr. McDevitt inquired about changes to the main access driveway into the shopping center. Mr. Lewis explained that no changes to the driveway are proposed.

Mr. Schottmiller called for a motion. Mr. Tornetta made a motion to recommend that the Zoning Hearing Board grant a variance to allow the building coverage of the site to increase to 25.83%. Mr. McDevitt seconded the motion and the motion passed 8-0.

3. **Review Zoning Hearing Board Case #2014-8, 636 Barbara Drive:**

*Present: Scott Hartner, Architect
Mr. & Mrs. Organski, Ownerss*

Mr. Hartner explained that the Organski's would like to repair their existing deck and construct a screened porch off the rear of their home. Mrs. Organski explained that the deck is too small to put a normal sized table and chairs on it.

Mr. Hartner reviewed the provided site plan and explained that the proposed construction would encroach to within 13'4" of the property line. He noted that the current deck is located 16' 5 3/4" from the rear property line.

In response to a question from Mr. Tornetta about a survey, Mr. Hartner stated that he located the corner pins and that the metes and bounds was checked. Mr. Kolb asked if the house was surveyed in relation to the property line. Mr. Hartner confirmed that it was.

Mr. Staufenberg from 625 Manchester Road expressed concern about the resale value of his home being affected. He stated that he is concerned about the encroachment nearer to his property line and the elevation of the deck being higher than his property. Mr. Staufenberg stated that his property had to meet the required setbacks and that his neighbors should as well.

Mr. Tornetta asked if the Staufenberg's have any stormwater issues on their property. Mr. Staufenberg stated that he has two sump pumps and that the entire neighborhood has serious runoff problems. In response to a question from Mr. Tornetta about the elevation of the deck and screened porch, Mrs. Organski noted that the proposed deck and screened porch would be at the same elevation as the existing.

Mr. Staufenberg stated that the Organski's have a lot of room on the other side of their property and suggested that encroachment closer to their property is not justified.

Ms. Belkowski asked if the roof line of the screened porch would exceed the roof line of the house. Mrs. Organski stated that it would not. Ms. Belkowski asked if Mr. Staufenberg would consider his property to be irregularly shaped. Mr. Staufenberg replied that his property is not.

Mr. Moller asked if there is a practical way to construct the deck and screened porch on the other side of the house. Mr. Organski explained that they could not do it on the other side of the house due to their driveway, garage and the location of the back door from their kitchen.

Mr. Kolb suggested turning the screened porch 90 degrees to allow the same area but to keep it further back from the property line. Mr. Harther stated that they have prepared a plan to do just that while holding the setback line of the existing deck at 16' 5 3/4".

Mr. Kennedy asked if the Staufenberg's would oppose an alternate location of the screened porch and deck. Mr. Staufenberg stated that the Organski's should meet the required setbacks.

A discussion ensued about turning the proposed screened porch 90 degrees along the back of the house and sliding the screened porch toward Wellington Road so that the corner of the screened porch nearest the rear property line would be no closer to the rear property line than the existing deck (16' 5 3/4"). The Staufenberg's indicated that they were agreeable to the amended proposal.

Mr. Schottmiller made a motion to recommend approval of the amended request with conditions that the proposed screened porch encroach no further toward the property line than the existing deck and that stormwater be managed to the satisfaction of the East Norriton Township engineer. Ms. Heckman seconded the motion and the motion passed 8-0.

4. **Review Zoning Hearing Board Case #2014-9, 308 E. Township Line Road:**

Present: Matt Garonski & Lori Himes, Owners

Mrs. Himes explained that she and her husband originally wanted to place the garage in front of their home as an expansion of their existing attached garage, but that the taking of right of way on Township Line Road would have required a variance for a front yard setback. Instead, they have decided to construct a 24' x 28' garage behind their home. They are seeking a variance to allow a second garage on a residential property. Mrs. Himes noted that her husband's 1976 GTO is currently stored in their attached garage and that their carbon monoxide detector goes off every time they start the car.

Mr. Schottmiller asked about the setback from the proposed driveway to the property line. Ms. Himes responded that it would be set back 8' from the property line.

Mr. Kolb suggested that the turning radius afforded by the width of the driveway is insufficient to allow vehicles to enter the garage and suggested that the garage be moved a few feet further away from the property line so that they will not need to drive onto the grass to enter or exit the garage. Ms. Himes expressed willingness to move the garage in response to Mr. Kolb's comments.

Mr. Kolb also advised that they would have to comply with stormwater management if the Zoning Hearing Board grants a variance.

Mr. Bortnichak asked the applicant if the garage would be used strictly for residential purposes and if they would be willing to testify before the Zoning Hearing Board that the garage will not be used for any commercial use or for gain or profit. Mr. Garonski stated that the garage would only be used to store his GTO.

Mr. Kennedy asked if they have spoken with their neighbors about the proposed garage. Ms. Himes advised that they have spoken with all of their neighbors except for Fred who lives at the corner of Arch Road and Township Line Road.

Mr. Schottmiller made a motion to recommend approval of the variance with a condition that they obtain a letter from the most affected neighbor, Fred Kranich, indicating his non-opposition to the proposed garage. Mr. Tornetta seconded the motion and the motion passed 8-0.

5. **Other Business:**

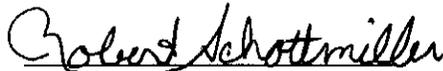
Mr. Moller summarized his presentation to the East Norriton Township Board of Supervisors regarding sidewalk and bike path installation at the Supervisors' July 22, 2014. Mr. Moller noted that he had exchanged voicemail messages with Supervisor Dainoff and that the Board will be directing the Township Manager to seek a proposal from the Township Planner to perform a feasibility / cost study. Mr. Moller polled the Planning Commission members and collectively, the Planning Commission feels that Swede Road including Norris City Avenue, Whitehall Road, North Wales Road and Germantown Pike from North Wales Road to Whitehall Road should be priorities for improvements.

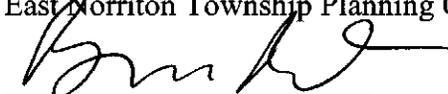
Planning Commission members reviewed the Land Development and Construction update that was provided by Mr. Bortnichak.

6. **Adjournment:**

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

Respectfully submitted,


Chairman Robert Schottmiller
East Norriton Township Planning Commission


Bryan Bortnichak
Zoning Officer