

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 19, 2012**

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 19, 2012. Mr. Tornetta called the meeting to order at 7:00 p.m. Attending were East Norriton Township Planning Commission members Keith Tornetta, Colleen Henderson, William Griffin Jr., Jeffrey Moller, Judith Belkowski, Frank Brouse, Robert Schottmiller, Kevin McDevitt and Kristl Wiernicki. Zoning Officer, Bryan Bortnichak was also in attendance.

1. Approve Minutes of the July 18, 2012 Planning Commission Meeting

Chairman Tornetta asked for a motion to approve the July 18, 2012 meeting minutes. Mrs. Henderson made a motion to approve the July 18, 2012 minutes. Mrs. Wiernicki seconded the motion and the motion was passed 9 – 0.

2. Review ZHB Case 2012-17, 3205 Patricia Circle, Doug & Laura Schrack

Present: Laura Schrack, Owner

Mrs. Schrack reviewed that she and her husband would like to put an addition onto their house and they would need a 2% relief from the allowable coverage of 18%.

Mrs. Henderson asked if the addition was two stories. Mrs. Schrack stated it would be a two story addition and they plan on residing the entire home to match.

Mr. McDevitt asked about runoff water. Mrs. Schrack stated they have no water issues and plan to install gutters.

There being no further comments, Chairman Tornetta made a recommendation of approval for the requested variance under §205-30(E) to permit the construction of an addition to a single family dwelling that will increase the building coverage of the lot of 20.3%, exceeding the maximum allowable building coverage of 18%. The motion was seconded by Mr. McDevitt and passed 9 – 0.

3. Review ZHB Case 2012-18, 922 Woodland Ave, Frances & Peter Gorycki

Present: Frances & Peter Gorycki, Owners

Mr. and Mrs. Gorycki reviewed that they would like to construct an addition off their kitchen replacing a current sunroom. The new addition will be 48 feet from the rear property line. Mr. and Mrs. Gorycki provided the Planning Commission members with letters from their neighbors.

There being no further comments, Chairman Tornetta made a recommendation of approval for the requested variance under §205-25.C(3) to permit the construction of an addition to a single family dwelling that will reduce the required rear yard from the required 60' to 48'. The motion was seconded by Mr. McDevitt and passed 9 – 0.

4. Review ZHB Case 2012-19, Northtowne Plaza (DeKalb Pike & Germantown Pike), New Tees Co., LP

Present: Kenneth J. Fleisher, Esquire
Jay Tornetta, Owner
Charlie Tornetta, Owner

Chairman Tornetta recused himself from this case.

Mr. Kenneth Fleisher, Esquire on behalf of the owner, New Tees Co., L.P. reviewed that they are requesting three variances, one for use and two for signs.

Mr. Fleisher reviewed the Northtowne Plaza Shopping Center and the location of the existing signs.

Mr. Fleisher reviewed the first use variance requesting relief from §205-68 to allow approximately 1600 square feet of the ground floor space in the main building of 2868 DeKalb Pike to be used as office space for Manpower, a regional executive and professional recruitment service. The second floor of the main building is currently used as office space.

Mr. Fleisher reviewed that Manpower will operate five days a week, from 8:00 a.m. to 6:00 p.m. with a staff of 3 - 4 employees.

Mrs. Wiernicki questioned if any additional handicap spaces will be added to the parking area. Mr. Tornetta stated that the shopping center has the appropriate amount of handicap parking spaces as required.

Mr. Fleisher reviewed the two existing signs for the shopping center and their location and then reviewed photos of the proposed new signage.

Mr. Fleisher reviewed the second variance requesting relief from §205-114 to allow signage on the main building of the Northtowne Plaza shopping center on behalf of future tenants. The request for signage shall be limited to a maximum total sign area of 1.5 square feet for every linear foot of building frontage should the future tenant occupy 7,500 square feet or more of total leasable space. Should future tenants occupy 10,000 square feet or more in total leasable space, signage shall be limited to a maximum total sign area of 2 square feet for every linear foot of building frontage. Such increase in signage is consistent with the requirements of regional and national retailers who are seeking to rent space in the shopping center. The requested signage is necessary to adequately identify the future tenant to motorists traveling along Route 202. The building has a unusually large setback from the road frontage and is screened by various other sites. The requested signage will allow customers to make a safe and timely decision to enter in to the main driveway for the shopping center and quickly and safely locate the tenant.

Mr. Moller asked if they have any applicants that this variance depends upon them coming into the shopping center. Mr. Tornetta stated that they do have a national retailer looking to possibly come into the shopping center and they are in negotiations at this time.

Mr. Moller expressed concern with the application stating all future tenants as opposed to the one currently looking at occupying the space.

Mr. Moller questioned if they could separate in their application future tenants facing Germantown Pike and tenants facing DeKalb Pike. Mr. Tornetta stated he has no issue with that at all because the tenants facing Germantown Pike are maximum of 90 depth of store and closer to the road.

Mr. Fleisher reviewed the third variance requesting relief from §205-117 to allow for additional signage on two existing freestanding pylons, one located adjacent on Route 202 and the other adjacent to Germantown Pike. Signage requested at the Route 202 comprises a tenant identification sign of approximately 34 square feet, as shown on the renderings submitted with the application. Signage at the Germantown Pike location comprises of tenant identification of approximately 74 square feet, as shown on the rendering submitted with the application. The proposed signs will allow for tenant identification for major tenants in the shopping center, including future tenants, and represents the minimal amount of signage necessary to sufficiently identify the tenants to the traveling public.

Mrs. Henderson expressed concern with why wouldn't future and existing tenants want identification on the pylon signage. Mr. Fleisher amended his request for relief to include current tenants.

There being no further comments, Mrs. Henderson made a recommendation of approval from relief under §205-68 to permit an executive and professional recruitment service use. The motion was seconded by Mr. Schottmiller and passed 9 – 0.

Mrs. Henderson made a recommendation of approval from relief under §205-1114 to permit current and future tenants with more than 7,500 square feet of total leasable space to install individual business signs measuring 1.5 square feet in area for each linear foot of building frontage, and to permit current and future tenants on DeKalb Pike with more than 10,000 square feet of total leasable space to install individual business signs measuring 2 square feet in area for each linear foot of building frontage. The motion was seconded by Mr. Griffin and passed 8 – 0.

Mrs. Henderson made a recommendation of approval from relief under §205-117 to permit 34 square feet of advertising (individual tenant identification signs) to be installed on the existing pylon sign near DeKalb Pike. The motion was seconded by Mr. Schottmiller and passed 8 – 0.

Mrs. Henderson made a recommendation of approval from relief under §205-117 to permit 74 square feet of advertising (individual tenant identification signs) to be installed on the existing pylon sign near Germantown Pike. The motion was seconded by Mr. McDevitt and passed 8 – 0.

Mr. Tornetta rejoined the meeting.

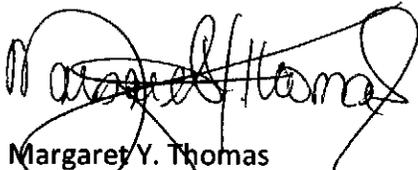
5. Other Business

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

6. Adjournment:

Chairman Tornetta made a motion to adjourn. The motion was seconded by Mr. Schottmiller and passed 9 – 0. The meeting adjourned at approximately 8:05 p.m.

Respectfully submitted,



Margaret Y. Thomas



Keith Tornetta
Chairman