

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, FEBRUARY 15th, 2017**

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, February 15th, 2017. The meeting was called to order at 7:00pm. Attending were Planning Commission members Robert Schottmiller, John Kolb, Kandy Heckman, Keith Tornetta, Jeff Moller, George Kennedy, Judith Belkowski, Ken Grimes, and Ashley DiPiero. Director of Planning & Code Enforcement/ Zoning Officer Tiffany M. Loomis was also in attendance.

1. Planning Commission Re-Organization:

Chairman Rob Schottmiller called for a motion to elect a Chair-Person. Mr. Tornetta made a motion to elect Robert Schottmiller as a Chairman. The motion was second by Mr. Kolb and the motion passed 9-0.

Chairman Rob Schottmiller called for a motion to elect a Vice Chair-Person. Mr. Moller made a motion to elect John Kolb as a Vice-Chairman. The motion was second by Ms. Heckman and the motion passed 9-0.

2. Approve Minutes of the November 16th, 2016 Planning Commission Meeting:

Chairman Rob Schottmiller called for a motion to approve the meeting minutes of the Planning Commission's November 16th, 2016 meeting. Ms. Heckman made a motion to approve the minutes. The motion was second by Mrs. Belkowski and the motion passed 9-0.

3. ZHB APPL #2017-1: Located at 10 Embassy Circle; Braden Darrah:

Present: Mr. Braden Darrah: Applicant & Record Property Owner

Mr. Darrah presented ZHB APPL #2017-1 located at 10 Embassy Circle. The applicant is looking to obtain relief from a side yard setback requirement of 20' feet to 10' feet to build a staircase to the existing deck.

The dwelling was built in 1986. The lot is currently situated having 35' feet on one side of the house and 20' feet on the other side. The applicant is looking to construct a staircase to the existing deck to gain access to the back yard from the second floor of the existing dwelling for safety purposes.

The option proposed is the only viable building option to secure a staircase to the existing deck.

Chairman Schottmiller addressed that the proposed staircase will affect the property owner located at 12 Embassy Circle and request the Applicant to obtain a letter of support.

Mr. Moller inquired how high and what kind is the existing fencing?

Mr. Darrah confirmed that the fencing is post and rail and is 4' feet in height.

Mr. Tornetta inquired as to what is considered new construction regarding the pool, deck, and staircase shown on the site plan?

Mr. Darrah confirmed that the pool and deck have been in existence since 2006.

Mr. Grimes inquired how many feet is located from the top of the deck to the ground?

Mr. Darrah confirmed that there is 12' feet from the top of the deck to the ground.

RECOMMENDATION:

Chairman Schottmiller made a motion to recommend approval for the necessary side yard setback relief, contingent upon obtaining a letter of support from the adjacent property owner, to the Zoning Hearing Board regarding Section 205-25(C)(2). Ms. Heckman second the motion and the motion passed 9-0.

4. ZHB APPL #2017-2: Located at 100 W. Hartranft Blvd:

Present: Mr. Philip Daniels: Applicant & Record Property Owner

Mr. Daniels presented ZHB APPL #2017-2 located at 100 W. Hartranft Blvd. The applicant is looking to obtain relief from a rear yard setback requirement of 25' feet to 10' feet to build a new deck and mudroom to an existing dwelling.

The applicant provided a letter of support from the adjacent property owner.

There was a brief discussion between the Planning Commission and Applicant.

RECOMMENDATION:

Chairman Schottmiller made a motion to recommend approval for the necessary rear yard setback relief to the Zoning Hearing Board regarding Section 205-30(C)(3). Ms. Heckman second the motion and the motion passed 9-0.

5. Rahway Avenue Sewer Project located at Shamokin, Bristol, and Hazelton Lots – Component 4A of Sewage Facilities Planning Module:

Mr. Kolb is concerned about the plan provided due to the 100 year floodplain was taken from the 1999 mapping system and there was an update completed in 2016. The plan needs to reflect the updated 2016 100 year floodplain information.

He additionally addressed that the floodplain area that is shown has been manipulated to clear the lot(s).

Mr. Kolb suggested that the applicant fill Component 4A in its entirety for the Planning Commission to sign off on.

Chairman Schottmiller directed that the Township Sewer Engineer and Zoning Officer work with the Applicant to complete Component 4A for the Planning Commission to sign off on.

6. Sidewalk/ Trail Feasibility Study:

Ms. Loomis gave the land development and construction update of which is also located on the Township Website for reference.

The sidewalk grant was granted in the amount of \$100,000 with a 30% match. T&M Associates, the Township's appointed Planning Consultant, has submitted a revised cost estimate for the Township to review.

Mr. Kennedy requested that the Land Development and Construction Update reflect the updates presented and discussed this evening. Ms. Loomis will update the Township website immediately to reflect such.

Mr. Kolb inquired if the match must be financial? Ms. Loomis clarified the match typically is a mix of financial and in-kind contribution.

Mr. Christovich inquired as to what area the project is proposed for? Chairman Schottmiller clarified that North Wales Road is the proposed project area.

Mr. Christovich commented at sidewalks and the lack there if throughout East Norriton Township.

Mr. Tornetta inquired as to who adjusted the amount of the grant? Ms. Loomis confirmed that the \$100,000 amount was awarded by the State to the Township and \$500,000 was requested.

7. Review of Current Land Development and Construction Update:

Ms. Loomis gave the land development and construction update of which is also located on the Township Website for reference.

8. Other Business:

Mr. Christovich commented about the VanLanden outreach program and the public meetings that have been held.

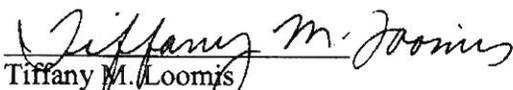
9. Adjournment:

Chairman Schottmiller called for a motion to adjourn. Mr. Tornetta made a motion to adjourn. The motion was second by Ms. Heckman and passed 9-0.

Respectfully submitted,



Chairman Robert Schottmiller
East Norriton Township Planning Commission



Tiffany M. Loomis
Director of Planning & Code Enforcement/ Zoning Officer