

**EAST NORRITON TOWNSHIP  
PLANNING COMMISSION MEETING  
WEDNESDAY, FEBRUARY 28<sup>th</sup>, 2018**

*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 28<sup>th</sup>, 2018. The meeting was called to order at 7:00pm. Attending were Planning Commission members John Kolb, Robert Schottmiller, Keith Tornetta, Kandy Heckman, Jeff Moller, George Kennedy, and Ken Grimes. Director of Planning & Code Enforcement/ Zoning Officer Tiffany M. Loomis and Isaac Kessler, P.E.; Township Engineer were also in attendance.*

As this was the first meeting of the new calendar year, it was the required to re-organize for 2018 due to changing from a 9 member to 7 member Planning Commission board. It is noted that the Board of Supervisors brought forth and approved the 7 member board by Ordinance No.: 576.

1. Re-Organization of Planning Commission:

- a. Nominated / Elected as Chairman – Mr. John Kolb, by 6-0 vote
- b. Nominated / Elected as Vice Chairman – Mr. Rob Schottmiller, by 6-0 vote
- c. Nominated / Elected as Secretary – Mr. George Kennedy, by 6-0 vote
- d. Re-Organize Sidewalk/Trail Ad Hoc Committee;
  - (1) Nominated and Accepted; Mr. Jeffrey Moller, Mr. Ken Grimes and Mr. George Kennedy.

2. Regular meeting called to Order at approximately 7:15pm.

3. Pledge of Allegiance

4. Approve Minutes of the December 13<sup>th</sup>, 2017 Planning Commission Meeting:

Chairman Kolb called for a motion to approve the meeting minutes of the Planning Commission's December 13<sup>th</sup>, 2017 meeting. Approved by a voice vote of the members with no additional comments or objections.

5. New Business:

- a.) **Preliminary Land Development Plans**, Application #2017-2, 2208 Old Arch Road. Owner and Applicant: MEH Investments. Required Action: Make a Preliminary and Final Recommendation to the East Norriton Township Board of Supervisors.

Mr. John Iannozzi, Esq. (Project Attorney) and Mr. Robert Jordan (Woodrow & Assoc., Project Engineer) along with the Applicant, Mr. Brian Halligan of MEH Investments were present to represent this Application. The subject site of 3.4 acres has approximately 188 feet of frontage and several buildings and a carport. Applicant proposes to demolish the existing buildings and construct two buildings, each containing 7 townhouse units (for a 14 Unit total).

The site was the subject of a zoning change from AR to BR-1 which was adopted via Ordinance No. 571 on February 28, 2017. Applicant subsequently received Conditional Use approval from the Township Supervisors on June 27, 2017.

In a February 14, 2018 letter from Remington & Vernick Engineers (RVE), on behalf of East Norriton Township, reviewed the Applicant's submission materials. In Section II. Engineering Comments, RVE listed 24 Items. The Applicant noted that Item #15 should be changed to have slopes of 4:1, and not 3:1 as shown in the letter. The Applicant also noted they cannot do Item #17. In Section IV. Requested Waivers, the Applicant requested 8 Waivers. The Planning Commission reviewed and agreed to waive the first 3 requested items. For Item #4, the Planning Commission agreed to accept the Applicant's substitution of a split rail fence with wire mesh versus a chain link fence as required. The Planning Commission further agreed to waivers for items #5 through #8.

**RECOMMENDATION: The Planning Commission by a 6-0 vote approved the Preliminary and Final Land Development Plans for 2208 Arch Street as discussed above. Mr. Kolb abstained.**

6. Ordinance Amendment – Chapter 152, Property Maintenance:  
Revisions to the Ordinance were outlined by Ms. Loomis and recommended by the Commission.
7. Ordinance Amendment – Chapter 159, Rental Properties:  
Revisions to the Ordinance were outlined by Ms. Loomis and recommended by the Commission.
8. Ordinance Amendment – Chapter 190, Use & Occupancy Permits:  
Revisions to the Ordinance were outlined by Ms. Loomis and recommended by the Commission.
9. Land Development and Construction Update:  
Ms. Loomis reviewed the current list of active project within the Township.
10. Other Business and Adjournment:  
There was no other business. Meeting was adjourned by Chairman Kolb.
11. Next Meeting:  
Wednesday, March 21, 2018 at 7:00PM

Respectfully submitted,

DocuSigned by:



Mr. George Kennedy; Secretary