

**EAST NORRITON TOWNSHIP  
PLANNING COMMISSION MEETING  
WEDNESDAY, APRIL 19<sup>th</sup>, 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, April 19<sup>th</sup>, 2017. The meeting was called to order at 7:00pm. Attending were Planning Commission members Robert Schottmiller, John Kolb, Kandy Heckman, 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. Approve Minutes of the February 15<sup>th</sup>, 2017 Planning Commission Meeting:**

Chairman Rob Schottmiller called for a motion to approve the meeting minutes of the Planning Commission's February 15<sup>th</sup>, 2017 meeting. Mr. Ken Grimes made a motion to approve the minutes. The motion was second by Ms. Kandy Heckman and the motion passed 8-0.

**2. ZHB APPL(s) #2017-3, #2017-4, and #2017-5: Located at Shamokin Avenue & Bristol Street; Cedars Construction Company, LLC; Michael Organski – Part of the Rahway Avenue Project containing Eight (8) Lots:**

*Present: Mr. Michael Organski: Applicant & Equitable Property Owner*

Mr. Organski presented ZHB APPL #2017-3, #2017-4, and #2017-5 located at Shamokin Avenue and Bristol Street requesting relief pertaining to three (3) lots of the eight (8) lots proposed regarding the Rahway Avenue Sewer Main Project.

The applicant is looking for the following relief regarding ZHB APPL #2017-3 for lots 106 through 109 off of Shamokin Avenue:

- Section 205-18(A) requesting relief for inadequate frontage on a public street.
- Section 205-30(C)(1) requesting relief from the front yard setback requirement of 30' feet to allow for a 20' feet front yard setback.

**Parcel Number: 33-00-07792-00-5**

The applicant is looking for the following relief regarding ZHB APPL #2017-4 for lots 110 through 113 off of Shamokin Avenue:

- Section 205-18(A) requesting relief for inadequate frontage on a public street. The applicant is not improving the road.
- Section 205-30(A)(2) requesting relief from the 10,000 square feet lot requirement to allow for a 8,000 square feet lot
- Section 205-30(C)(1) requesting relief from the front yard setback requirement of 30' feet to allow for a 20' feet front yard setback.
- Section 205-30(C)(2) requesting relief from a 15' feet side yard setback requirement to allow a 10' feet side yard setback requirement.

**Parcel Number(s): 33-00-07795-00-2; 33-00-07798-00-8; 33-00-07801-00-5, and 33-00-07801-00-2**

The applicant is looking for the following relief regarding ZHB APPL #2017-5 for lots 123 through 127 off of Bristol Street:

- Section 205-18(A) requesting relief for inadequate frontage on a public street.
- Section 205-30(C)(1) requesting relief from the front yard setback requirement of 30' feet to allow for a 20' feet front yard setback.

**Parcel Number(s): 33-00-00862-00-5; 33-00-00859-00-8; and 33-00-00856-00-2**

Ms. Loomis briefed the Planning Commission on the overall master plan. Three (3) of the lots on the plan shown, totaling eight (8) lots, have received zoning hearing board relief as of 2009. These lots also received an extension from the Zoning Hearing Board in September of 2015 until September 14<sup>th</sup>, 2019. The applicant is actively pursuing ACT 537 approval from the Department of Environmental Protection.

Mr. Organski gave a brief history of the property. The plan shown has taken approximately eight (8) years to develop.

Ms. Loomis presented the Planning Commission minutes from 2009 regarding this project and the relief requested at that time.

Mr. John Kolb inquired about the front yard setback and it being measured from the existing legal right of way measuring 40' feet versus that East Norriton's zoning code requires that the front yard setback be measured from the ultimate right of way which totals 50' feet?

Mr. Organski and Ms. Loomis verified that the measurement has been taken from the ultimate right of way.

Mr. Kolb inquired about the relief being requested regarding the public street? He is concerned with this relief being requested because no public improvements are proposed and the streets involved are dead-end streets. He is concerned that the Township will be in a bad position to maintain these public roads.

Mr. Organski addressed that this project has been on-going for the past eight (8) years and that since the inception of the project there was no mention of the public roads being required to be improved. If this had been mentioned at that time the applicant would have chosen to not go through with the project.

Mr. Kolb addressed that pavement widening has occurred for other lots throughout this section of the Township to have the road-width be even and match throughout the entire road.

Mr. Organski is concerned with the costs that will be caused by widening the roads.

Mr. Kolb will be comfortable with the plan proposed regarding the roads with assurances from the Township Fire Marshal and Road Master in documentation form.

Mr. Kolb addressed the fire on Central Avenue and the issues that fire trucks had gaining access to the fire due to the road width of 16' feet.

Chairman Schottmiller inquired as to why this project is not going through land development.

Ms. Loomis further explained equitable ownership and that deed consolidation and zoning relief was the path decided upon eight (8) years ago to bring sewer to this particular area.

Chairman Schottmiller is concerned with fighting fires in this area, snow removal, and life safety issues.

Mr. George Kennedy requested further clarification on the flood plain area shown? Mr. Kolb further explained the flood plain area is an approximation of where the flood plain should be from 1996. There is a more current approximation of the flood plain from 2016.

Ms. Loomis explained that when the ACT 537 submission is made to DEP the flood plain map will be addressed at this time and be required to be updated.

Mr. Moeller commented that the wheel should not be reinvented given how far along Mr. Organski is in this project, as well as his investment to date.

Chairman Schottmiller and Mr. Kolb addressed pedestrian safety.

Mrs. Belkowski inquired if any lots have been built? Ms. Loomis confirmed that no lots have been built and explained the overall permit process.

Mrs. Belkowski inquired if Mr. Organski has notified the community and their thoughts?

Ms. Heckman did a site visit on Bristol Avenue and spoke with Mr. Watson. Mr. Watson, a resident located in the Rahway Avenue area, wants to see the area development. She is in support of the project as long as the safety concerns can be addressed.

Mr. Kolb commented on the size of the homes proposed. Mr. Organski explained that he is providing a spacious home.

Ms. Diana Cassel inquired as to the width of the cart-way's on the plan. Ms. Loomis confirmed the width's shown on the master plan.

The Planning Commission and applicant discussed the width of the cart-ways.

Mr. Kennedy addressed the 2009 Planning Commission minutes and permit this project to go forward. He is concerned with the cart-way width's regarding the homeowner's safety with regard to emergency services being able to respond.

Chairman Schottmiller and Mr. Kolb addressed fire safety regarding the roadway width, fire truck access, and Township plowing needs.

Mr. Moeller, Chairman Schottmiller, and the Planning Commission discussed policy and procedure in terms of previous recommendations that were made and how those recommendations affect the current proposal. Public safety issues were discussed in length.

Mrs. DiPiero inquired if Mr. Organski has been in recent contact with the property owners located in this area?

The Planning Commission additionally discussed fire hydrants.

**RECOMMENDATION:**

Chairman Schottmiller called for a motion. Mr. Moeller made a motion to recommend approval for the relief requested for ZHB Application(s) #2017-3, #2017-4, and #2017-5, contingent upon obtaining review and comment from the Fire Marshall and Road Master prior to the scheduled hearing, including the front yard setback be measured from the ultimate right of way, to the Zoning Hearing Board regarding Section(s) 205-18(A), 205-18(A)(2), 205-30(C)(1)(2) pursuant to lots B1, S3, and S4 as referenced on the master plan. Mr. Kolb second the motion and the motion passed 7-1; Chairman Schottmiller opposed.

**3. 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.

**4. Sidewalk/ Trail Feasibility Study:**

T&M Associates provided a revised cost estimate for the current sidewalk grant that has been awarded totaling \$242,000. The grant is for \$100,000. Mr. Douglas Jones, the Director of Public Works, is currently working with T&M Associates to revise the cost estimate.

Ms. Loomis informed the Planning Commission that there is a grant available known as the Multimodal Transportation Fund (MTF) Program available. The Township is currently looking at the possibility of obtaining funds from this program to construct ADA ramps throughout the East Norriton Community.

Chairman Schottmiller inquired if the Planning Commission will get to see the location where the ramps are being proposed?

Ms. Loomis confirmed that if the grant were to be submitted, a copy of the grant and plans associated with the grant will be circulated to the Planning Commission.

Mr. Moeller addressed the MTF program that is available and inquired if the Township is legally required to install the ADA ramps being discussed.

Ms. Loomis confirmed that there is an improvement program for roads and ADA requirements.

Mr. Moeller addressed that the Planning Commission's focus is to have sidewalks installed throughout the entire Township as quickly as possible. Mr. Kennedy is in agreement.

Mr. Moeller suggested that the Township raise taxes to address the required improvements throughout the Township.

Ms. Loomis further explained how grants are being utilized throughout the State.

Mr. Moeller addressed that through the Pennsylvania Code there are multiple ways to raise funding for sidewalks and that this needs to be East Norriton Township's top priority (i.e. bonding). He referenced the letter he wrote to the Township outlining the funding options.

Mr. Grimes inquired how the Township received the funding for the proposed sidewalk project?

Ms. Loomis confirmed that the funding was received from the State.

Mr. Kolb addressed cost effective measures to reach the Township's overall goals.

Mr. Kennedy reiterated that sidewalks need to be East Norriton Township's top priority.

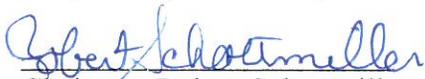
**5. Other Business:**

Mrs. Belkowski updated the Planning Commission on the Van Landen project. The Commission has met once since the last Planning Commission meeting and discussed 4 passive use plans. 2 of the 4 passive use plans have been identified as possibilities. The public outreach meeting was held on February 22<sup>nd</sup>, 2017 and the public was adamantly against anything being done on the property. The land is owned by both East and West Norriton.

**6. Adjournment:**

Chairman Schottmiller called for a motion to adjourn. Mr. Kolb 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



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