

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, JUNE 21st, 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, June 21st, 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, Ashley DiPiero, and Kenneth Grimes. Director of Planning & Code Enforcement/ Zoning Officer Tiffany M. Loomis was also in attendance.

1. Approve Minutes of the April 19th, 2017 Planning Commission Meeting:

Chairman Schottmiller called for a motion to approve the meeting minutes of the Planning Commission's April 19th, 2017 meeting. Ms. Heckman made a motion to approve the minutes. The motion was second by Mr. Kolb and the motion passed 8-0.

2. ZHB APPL #2017-6: Located at 16 Lawnton Road; Wayne Kennedy:

The Planning Commission tabled this agenda item due to applicant not being present.

3. ZHB APPL #2017-7: Located at 3014 Swede Road:

*Present: John H. Filice, Esq.: Applicant's Attorney
Christopher Jordon of Childway Property Corporation of Pa: Applicant*

Chairman Schottmiller inquired the ages of the children? Mr. Jordon responded that the children are medically fragile and they are between the ages of 18 to 21 years of age. The level of care is a step down from the hospital.

Mr. Jordon clarified that the children would be referred from an institution, such as CHOP, known as the Children's Hospital of Philadelphia.

Mr. Kennedy inquired if the parents would be in the area and what educational opportunities that would be afforded to the children?

Mr. Filice clarified that some will attend school if they are physically and mentally able.

Mr. Jordon provided a brochure to each of the Planning Commission members.

Mrs. DiPiero inquired if all clearances are obtained and if there are places for the employees to smoke? Mr. Jordon confirmed that all proper clearances have been obtained. Also, in terms of smoking, due to children being involved, typically employees do not smoke on their shift and if they do there will be a designated area not near property lines.

Mr. Tornetta inquired as to how long has ChildWay been in business? Mr. Jordon confirmed 5 years and that the children's ages range from newborn to 18 years old. He also clarified that there are currently two (2) locations and the length of stay varies based on the individual's needs.

Mr. Kolb inquired about parking regulations? Mr. Filice responded that the current parking layout currently meets the ordinance requirements and that no additional parking is needed.

Mr. Moeller inquired if the building is going to be leased or owned? Mr. Jordon clarified that currently there is a lease agreement and there is an on-call physician 24 hours/ 7 days a week. NorthStar has owned the property since 2006 of which Childway Property Corporation of PA is an affiliate.

Mr. Grimes inquired about the income source operating through insurance and if the changes in healthcare plan will affect his business? Mr. Filice clarified that is a very tough question to answer and that the concern is to make sure the children are taken care of.

Mrs. DiPiero inquired if there would be outpatient services and security for the facility. Mr. Jordon confirmed that the doors are locked at night and there is a buzzer system to let individuals in, including security cameras. This facility is not considered an outpatient program.

Chairman Schottmiller inquired about how medical waste is disposed? Mr. Jordon confirmed that the facility disposes of contaminants in regulated medical waste lock boxes.

Mr. Tornetta inquired if there could be language to limit what kind of group home? Ms. Loomis explained that the language would be limited given ADA rules and regulations.

RECOMMENDATION:

Mr. Grimes made a motion to recommend approval to the Zoning Hearing Board regarding Ordinance No. 553 to permit a group home for medically fragile children. Mrs. DiPiero second the motion and the motion passed 8-0.

5. Sidwalk/ Trail Feasibility Study:

Ms. Loomis gave the sidewalk/ trail feasibility study confirming that the Township is contributing \$50,000 to the sidewalk project that is taking place on North Wales Road. A revised cost estimate was received from T&M Associates, the Township's Planner, totaling a little above \$200,000. A final revision has been requested by the Township of T&M Associates to fit within the budget guidelines.

Ms. Loomis confirmed that there is an annual capital improvement budget that includes funds for the installation of sidewalks.

Mr. Moeller inquired about the specific line items detailed in T&M Associates cost estimate that was recently received?

Ms. Loomis confirmed she will obtain the estimate and forward a copy of such to the Planning Commission via email as a PDF document, as well as confirm the bidding process for the project.

Mr. Moeller stated that the Sidewalk Sub-Committee had year's back requested a feasibility study for installing sidewalks throughout the Township. The feasibility study was not conducted due to budget limitations.

Discussions and questions ensued regarding the Board of Supervisors objectives to provide sidewalks throughout the Township and if a budget will be provided to do such.

Mr. Kennedy inquired how the funding will be obtained to conduct the feasibility study?

Ms. Loomis confirmed that during the comprehensive plan and ordinance revision the feasibility study will be conducted.

Ms. Loomis updated the Planning Commission that the Trail will be extended in Norristown Farm Park and the Liberty Bell Trail is in the process of moving forward.

6. 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.

7. Other Business:

None

8. Adjournment:

Chairman Schottmiller made a motion to adjourn. The motion was second by Mr. Kolb and passed 8-0.

Respectfully submitted,

DocuSigned by:

John Kolb

John Kolb, Acting Chairman
East Norriton Township Planning Commission

DocuSigned by:

Tiffany Loomis

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