

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, JANUARY 17, 2024**

A meeting of the East Norriton Township Planning Commission was held at the East Norriton Township Municipal Building, 2501 Stanbridge Street in East Norriton, Pennsylvania at 7pm on Wednesday, January 17, 2024. In attendance were Planning Commission Officers Kandy Heckman (Chair Person), Kenneth Grimes (Vice Chairman) and Members John Barrett, Ed Cavanaugh and Keith Tornetta. Mr. Grimes took notes for the meeting as Secretary, Jeffery Moller (secretary) and Nancy D'Angelo were not in attendance. Township engineer and Zoning Officer, Jim Sullivan (township engineer) was also present along with Kristen Heinrich, Township Engineer from Gilmore & Associates. Donald Haas from Bogia Engineering, Inc. presenting the application. Also in attendance were Ralph Gambone, who owns a Gambone Steel Company, a business adjacent to the property in the application and Lawrence Roth, a banker brought by Mr. Gambone.

1. **Call Re-organization Meeting to Order at 7:00pm**

Mr. Tornetta made a motion that since we have not met much in the past year, that we retain the current officers. Mr. Cavanaugh seconded. The motion passed unanimously.

2. **Pledge of Allegiance**

Ms. Heckman led the assembly in the recitation of the Pledge of Allegiance.

3. **Approve Planning Commission Meeting Minutes for April 21, 2021:**

A motion was made by Mr. Cavanaugh to approve the minutes from the August 16, 2023. Mr. Barrett seconded the motion. The motion passed by unanimous agreement.

4. **Review SALDO Application #2023-02 : J&L Building Materials, Inc., located at 1044 W. Germantown Pike in the I Industrial Zoning District. (Consolidate 3 parcels into 2 parcels.)**

- Mr. Donald Haas from Bogia Engineering, Inc. presented the application to change lot lines taking it from their existing lots 3 to 2 lots.
- The first lot has frontage on Germantown Pike, the second wraps around and has frontage on Trooper Road.
- There were 3 waivers which were outlined in the January 11, 2024 letter from Bogia received by East Norriton Township on January 16, 2024.
- Mr. Barrett had a question regarding the first waiver about the land for park and recreational use, asking if there is a precedent that when parcels are to be combined is there an opportunity to discuss the recreational use.
- Mr. Sullivan replied that recreational use discussion is made when there is potential for future development and this application is for lot line changes only.
- Mr. Barrett asked if in the future land development occurs here, there would be opportunity to discuss recreational use.
- Ms. Heckman asked where is the line for East Norriton and West Norriton.
- Mr. Haas said there is no road frontage in West Norriton and they have taken a "hands-off" but asked for 3 things: legal descriptions, update a set-back line, but Mr. Haas did not recall the third.
- Mr. Tornetta asked about the first waiver.

- Mr. Haas said it does not apply at this time, as they are not developing the property, but just adjusting their property lines or developing new space. Should they decide to develop in the future, they will request the waiver again.
- Mr. Gambone said the plan does not show the existing conditions on the property now.
- Mr. Haas confirmed that there has been some work on the property and does not appear on the plan.
- Mr. Gambone suggested that the Board of Supervisors might want to see the improvements made such as blacktop paving and curbing.
- Mr. Gambone stated he is having issues with water run-off from the J&L site onto his property.
- Mr. Gambone said that an area marked as existing wetlands on the plan has been blacktopped by J&L.
- Mr. Gambone is concerned his property is being devalued as a result of the water run-off.
- Mr. Sullivan said that permits were given to blacktop the property.
- Mr. Sullivan said that township engineers will be coming out to evaluate the situation.
- Mr. Roth (banker) visited the property to discuss with Mr. Gambone some improvements to the property. He asked where all the water was coming from and was concerned that it could devalue his property.
- Mr. Tornetta asked when did the blacktop get installed.
- Mr. Haas said about a year ago.
- Mr. Barrett said the picture from Montgomery County Board of Commissioners shows the blacktop covering what the plan describes as wetlands area.
- Mr. Haas said any future development will take into consideration the issues brought up by Mr. Gambone. However, tonight's action is just lot lines.
- Ms. Heckman asked for a motion.

Recommendation:

- Mr. Tornetta made a motion for approval for the plan and all the three waivers for this plan only, not for future development and that township staff go out and take a look with Mr. Gambone and see what his concerns are first hand.
- Mr. Barrett seconded the motion. The motion was approved unanimously.

General Q and A with Mr. Sullivan (New Business):

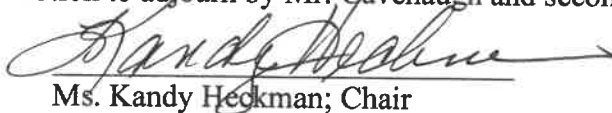
- 2500 DeKalb Pike apartment development has changed from 179 units to 150 units.
- The building went from 4 stories with parking underneath to 4 stories without parking underneath but surface parking around the building.
- Currently the lot is being used as a PennDot lay down yard.
- The developers will be back with a final plan, but probably not February.
- Bentwood Apartments is building a new, separate apartment building on the grass area on Germantown Pike. Plans are ready to go, next financing.
- Mr. Barrett asked about the Penn Christian property.
- Mr. Sullivan said that someone was going to develop it as possibly assisted living facility, but he has disappeared. Lately, people have been getting into the building somehow and police have been called. There has been not damage that we know of, but windows have been left open.

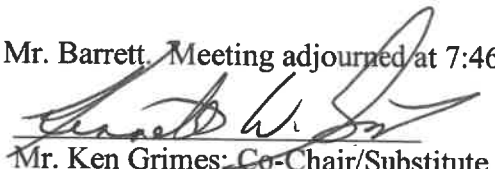
- Mr. Barrett asked about the blockades that are on the parking lots in the Tornetta retail property. There is a new blockade behind the Wawa. Would fire personnel be able to access Wawa.
- Mr. Sullivan said the fire department would move the concrete blocks if necessary. The blockade was installed because of a dispute between the two land owners.
- Mr. Grimes commented that there is a dispute between two people and we all have to pay for that?
- Mr. Sullivan said that there is one new property owner, and have been talking it over but it is not known if they are making any progress.
- Mr. Tornetta asked if the township is responsible for the timing of the lights.
- Mr. Sullivan said we are responsible for all the signals that we own which is virtually all in the township but areas under construction, like 202 is under their control.
- There was much side discussion.
- Mr. Tornetta stated that the planning commission used to be more involved in zoning and land development. He asked that we don't meet for zoning anymore?
- Mr. Sullivan stated that if there were zoning issues along with land development, then we would be called in to discuss. But if just zoning, we would not be called in to meet, unless we want to.
- There was a discussion about what kind of development we would need to weigh-in on.
- Mr. Tornetta asked if we wanted to meet monthly to discuss whatever has come through the zoning board. It is nice to get together once a month to discuss what is going on in the township and be more informed.
- Mr. Sullivan provided an example of something that is going to the zoning board but not planning commission.
- It was decided that ENPC would continue to meet monthly to keep members up to date on happenings in the township.

5. Next Planning Commission Meetings Scheduled for Wednesday, February 21 at 7:00pm.

6. **Adjournment:**

Motion to adjourn by Mr. Cavanaugh and seconded by Mr. Barrett. Meeting adjourned at 7:46PM


Ms. Kandy Heckman; Chair


Mr. Ken Grimes; Co-Chair/Substitute
Secretary for Mr. Moller