

EAST NORRITON TOWNSHIP PLANNING COMMISSION
MEETING OF WEDNESDAY JANUARY 18, 2023

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 January 18, 2023. In attendance were Planning Commission officers Kandy Heckman (Chair Person) Kenneth Grimes (Vice Chairman) and Jeffrey Moller (Secretary), and Members Ed Cavanaugh, Nancy D'Angelo and John Barrett. Member Keith Tornetta was absent. Former Chairman John Kolb, now a member of the East Norriton Township Zoning Hearing Board, was in the gallery. Township Engineer and Zoning Officer Jim Sullivan was also present. There were no members of the public or citizens of the township present.

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

Upon motion by Mr. Cavanaugh, it was unanimously agreed that Kandy Heckman should remain as Chairperson, Ken Grimes should remain as Vice Chair and Jeff Moller should remain Secretary.

2. Call Regular Meeting to Order

Ms. Heckman called the regular meeting to order.

3. Pledge of Allegiance was recited

4. Approve Planning Commission Meeting Minutes for February 16, 2022

A motion was made by Mr. Grimes to approve the meeting minutes for the February 16, 2022 meeting, seconded by Mr. Cavanaugh, and unanimously agreed.

5. Review of SALDO Application #2020-06

Two representatives of the developer of the project located at 2500 DeKalb Pike were present to address questions, if any, from the Planning Commission. They were Tim Casey of Gilmore and John Rathfon of Metropolitan Companies. They are seeking a recommendation for final approval of the project. They began with a summary of the project's status. The only remaining permit to be obtained is from PennDOT which they expect to obtain in the next 6 -8 days. The project is planned to be a 179 unit multi-story apartment complex with parking split between indoor and outdoor areas. Written comments from the Montgomery County Planning Commission and consulting planners and engineers engaged by the Township and been reviewed by the Planning Commission members prior to the meeting.

Chairperson Heckman asked whether or not the Southeastern Pennsylvania Transportation Authority (SEPTA) had been asked to provide a new bus stop outside the complex on DeKalb Pike. The answer given was that the Pennsylvania Department of Transportation (PennDOT) had been approached on that issue in conjunction with the ongoing improvement project for Route 202.

Mr. Moller asked a question regarding the willingness of the developer to follow MontCo Planning Commission recommendations. Mr. Rathfon said yes we are doing crosswalks over to the otherside of DeKalb Pike to connect to PennDot's sidewalks for the Route 202 improvement plan. If a

sidewalk was placed on the east side of 202 it would lead to nowhere because of the drainage basin recently constructed/created by PennDOT.

Mr. Barrett asked about the removal of shrubs that had been recommended by the MontCo Planning Commission. The buffer between 2500 DeKalb and the northerly apartment complex is quite wooded. Mr. Rathson expressed a willingness to replace some of the shrubs between the cemetery and the complex.

Mr. Barrett asked when they expected to break ground. Mr. Rathson said that they were waiting for the price of building materials to come back down to earth so perhaps this coming summer, pending the progress of the Route 202 project which is now taking place in front of the project.

Chairperson Heckman asked what the expected rental rates were going to be. The answer was that the current "pro forma" called for one bedroom apartments to be \$2,030 and two bedroom apartments to be \$2,575 per month. These would be conservative values but these are increased over the previous estimates given current market forces.

Mr. Grimes asked whether or not construction vehicles would be accessing the project area via DeKalb Pike or from the back of the property at Carol Lane. The answer given was that the Carol Lane neighbors need not worry Ms. D'Angelo, who resides in the cul de sac area immediately behind the property said that she had been satisfied with the answers given to related questions at this meeting and at a recent meeting of the Zoning Hearing Board.

Chairperson Heckman called for a motion to recommend the application to the Board of Supervisors. Mr. Grimes made the motion which was duly seconded and unanimously approved.

6. Next Planning Commission Meeting

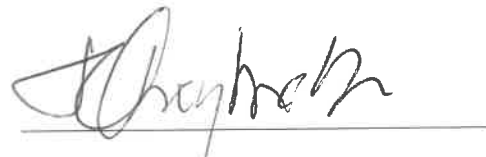
Ms. Heckman announced that the next meeting of the East Norriton Planning Commission will be held on February 15, 2023 at 7 pm.

7. Adjournment

At approximately 7:17 pm a motion for adjournment was made by Mr. Cavanaugh, seconded by Mr. Grimes and unanimously approved.



Ms. Kandy Heckman, Chair



Mr. Jeffrey Moller, Secretary