

**EAST NORRITON TOWNSHIP  
PLANNING COMMISSION MEETING  
WEDNESDAY, JANUARY 20, 2021**

*A meeting of the East Norriton Township Planning Commission was held via ZOOM on Wednesday, January 20, 2021. Attending were Planning Commission members John Kolb (Chairman), Jeff Moller (Vice Chairman), Ken Grimes (Secretary), Keith Tornetta, Ed Cavanagh John Barrett and Kandy Heckman were present. Jim Sullivan (township engineer) was also present.*

1. **Re-Organization Meeting at 7:02pm.**

- Appoint Chairperson
  - Jeff Moller nominated John Kolb. Kandy Heckman seconded. Unanimously passed.
- Appoint Vice-Chairperson
  - Keith Tornetta nominated Jeff Moller. John Kolb seconded. Unanimously passed.
- Appoint Secretary
  - John Kolb nominated Ken Grimes. Ed Cavanagh seconded. Unanimously passed.

2. **Call Meeting to Order at 7:06pm**

3. **Pledge of Allegiance was not completed.**

4. **Approve Planning Commission Meeting Minutes for November 18, 2020 (the December, 2020 meeting was cancelled):**

- Chairman Kolb called for a motion to approve the meeting minutes of the Planning Commission's November 18, 2020 meeting.
- A motion was made by Mr. Kolb, seconded by Mr. Moller, and the motion passed 7-0 in favor.

5. **Review SALDO Application #2020-7** located at 129 West Township Line Road.

**Potential Actions:** Recommendation for Final Plan Approval.

- Mr. Kolb asked if any questions.
- Mr. Grimes asked what is the purpose of the flag lot?
- Mr. Sullivan stated they are building a house behind the existing house.
- Mr. Moller asked if they are taking out pool and pool house for the house.
- Mr. Sullivan confirmed that other flag lot exists in the area.
- Since nobody attended the meeting from the applicant, Mr. Kolb tabled the proposal.

6. **Review of SALDO Application#2020-6** located at 2500 Dekalb Pike.

**Potential Actions:** Discussion only

- John Rathfon speaking on behalf of the applicant, Metropolitan1, LLC.
- Presenting a sketch plan for the properties.
- Equitable owners of 2500 Dekalb Pike
- Metropolitan 1 owns and operates about 3,500 apartments in Pennsylvania.

- Under development for about a year.
- Erik Garton from Gilmore and Associates Site Civil Engineers and Tim Cox and Rick Frier from the architectural company (did not get name of company.)
- Mr. Garton presented the plans for the development:
  - Clarification that this presentation is a preliminary plan application, not a sketch plan.
  - Going through all review letter and communication to clarify specific points.
  - Descriptions of all property bordering development site.
  - Site contains existing, under used office building
  - Gated, emergency access from Carol Lane, a residential area
  - Pushed the building as close to Dekalb Pike to get as far away from Carol Lane as possible
  - 5 stories, 179 units with indoor, podium parking of 185 spaces in addition to 173 surface spaces with access to all 4 sides
  - Large courtyard area in the center of the building
- ENPC Questions
  - Mr. Kolb asked about record plan zoning information on site area ordinance.
  - Mr. Garton said they will look into it.
  - Mr. Kolb asked about open space requirement. Is the courtyard included in the open space requirement?
  - Mr. Garton said it was included.
  - Mr. Kolb suggested looking into that further as the courtyard is within the building.
  - Ms. Heckman asked about the plan to widen Dekalb Pike if it will affect the development.
  - Mr. Garton said they have not submitted to PennDot yet, but their traffic engineer is not present tonight.
  - Mr. Grimes asked about maintaining pond and creek.
  - Mr. Garton confirmed they are.
  - Mr. Grimes asked about sidewalks along the front of the property.
  - Mr. Garton said current plan does not include it, but the future plan will cover sidewalk along the entire frontage of Dekalb Pike.
  - Mr. Tornetta asked about the retaining wall along the drive lane adjacent to the flood plain. The road is higher than the flood plain?
  - Mr. Garton confirmed it is higher.
  - Mr. Kolb asked if they have run East Norriton's ladder truck through the development
  - Mr. Garton confirmed a ladder truck had been run through, not East Norriton's, but they are seeking confirmation from the Fire Marshall.
- Tim Cox, the Architect presented exterior renderings of the building.
  - A video was shown for an overview of the rendering of the proposed building.
  - Access to garage for security
  - Courtyard still being developed but basic intent is that it is connected to main area in the front of the building, some covered areas and open areas, seating areas, perimeter walkway, pergola, fire pits, outdoor grills and pool.

- Inside site office, communal kitchen with seating area, fireplace, Ping-Pong, pool table, TV room, etc. with sliding doors out to courtyard.
- Rick Fryer, Architect
  - The floor plans is for 91 one bedroom (850 sq. ft.) and 88 two bedroom units (1,250 sq. ft.).
  - Variations include den or office space
  - Trash collection shoots in 2 locations
  - Two banks of Elevators
- Mr. Kolb asked if there are roll up gates in parking garage.
  - Mr. Fryer stated the gates will be opened with a fob.
  - Mr. Kolb asked about the entrance to the garage if there is more than one car waiting to enter.
  - Mr. Fryer stated there is additional space not shown on the site plan.
  - Main entrance has a “monumental staircase” leading to second floor.
  - Mr. Fryer described more about the indoor and outdoor public spaces.
  - There is no roof deck proposed.

#### ENPC Questions:

- Mr. Barrett asked if the renters have alternative storage areas in addition to their apartment.
- There are additional storage units available.
- Mr. Barrett asked about the elevators. What other access besides the elevators?
- There are 3 fire stairs that access the all floors.
- There is egress from the parking lot but no access from the garage to the courtyard.
- Mr. Moller asked who the target demographic and average rent.
- Ages range from 23-35 and 55+. One bedroom range at \$1,300-\$1,500; two bedroom range at \$1,800-\$2,000 + storage space and additional parking spaces.
- Mr. Moller asked why East Norriton for development
- Location is the key. Access to major roads and a great location.
- Fully integrated company from construction to management. They are not interested in flipping the property, but are in for the long term.
- Mr. Kolb asked if they are getting LEAD certification (green certification)
- That was not the intent for this development
- Mr. Kolb asked about the parking garage regarding soil test on ground water level.
- The presenters do not have the information with them this evening.
- Mr. Kolb asked if they have met with residents of Carol Lane.
- Not at this point, as this was a preliminary meeting.
- Yes, to develop this property they will meet with the neighbors but COVID has made that difficult. Emergency access will be gated off and will not be through street. Perhaps a neighborhood connection for walkers or bike riders.
- There may also be automobile charging stations
- Mr. Grimes asked if they are the owners of the property the private residence is going to be part of this development.
- The applicant are equity owners but still need to close with the seller.
- Home will be removed as part of the development.

#### Resident Comments:

- There was no resident comments.

**RECOMMENDATION:** Discussion Only.


7. **New Business:**

- General discussion about this evening's presentation.
- No word on subdivision off Sunset.

8. **Next Planning Commission Meetings Scheduled for Wednesday, February 17, 2021 at 7:00pm.**

9. **Adjournment:**

Motion to adjourn by Mr. Grimes and seconded by Mr. Tornetta. Meeting adjourned at 8:15PM

  
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Mr. John Kolb; Chairman

  
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Mr. Ken Grimes; Secretary