

**EAST NORRITON TOWNSHIP  
PLANNING COMMISSION MEETING  
WEDNESDAY, FEBRUARY 17, 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), Ed Cavanagh John Barrett and Kandy Heckman were present. Jim Sullivan (township engineer) was also present. Keith Tornetta was absent.*

1. **Call Meeting to Order at 7:00pm**
2. **Pledge of Allegiance was not completed.**
3. **Approve Planning Commission Meeting Minutes for January 20, 2021:**
  - Chairman Kolb called for a motion to approve the meeting minutes of the Planning Commission's January 20, 2021 meeting.
  - A motion was made by Mr. Moller, seconded by Mr. Kolb, and the motion passed 6-0 in favor.
4. **Subdivision Application #2020-7** located at 129 West Township Line Road.

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

- Mr. Quigley presented the subdivision application
- Subdivide the lot into two parcels
- Zoning board approved variance in October
- Front lot will remain as is
- Well and septic tank will be highlighted on plan
- T&M Associates have no issues
- Remington and Vernick no issues
- Mr. Kolb. – will new lot have public sewer?
  - Hopefully, but will make sure existing septic is operating correctly.
- Mr. Kolb said new lot must have public sewer due to size of lot
  - Mr. Quigley agreed.
- Mr. Moller asked if the division is allowable, the applicant must make clear that the sewer would be done, not “hopefully” done.
  - Mr. Quigley agreed that there will need to be public sewer
- Mrs. Heckman asked if there were any neighbor issues with the development
  - Mr. Quigley stated that they have not heard of any.
- Mr. Moller asked if they have polled their neighbors about the development
  - Mr. Quigley said no, they have not. The neighbor to the south is also a flag lot and would be the most impacted by the development
- Mr. Moller asked if they were assuming that the owner of a similar lot would be in favor of what they did to their own lot.
- Mr. Kolb stated that all of the neighbors would have been notified of the zoning variance, and Mr. Sullivan confirmed this.

- Mr. Moller reminded the board that an ad-hoc procedure has been to notify the neighbors.
- Mr. Kolb asked if the letters were sent certified mail. Mr. Sullivan said no, regular mail.
- Mr. Grimes asked who sends the letter.
- Mr. Sullivan said the township sent the notification.

**RECOMMENDATION:**

Mrs. Heckman made a motion to approve the development. Mr. Cavanaugh seconded the motion. The motion passed 6-0.


**5. New Business:**

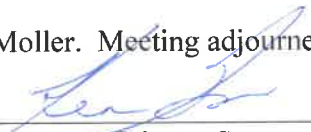
- Walmart/Amazon Fulfillment Center will be coming back to ENPC in May
- Gill Quarry have had a few resident meetings and right now are not moving forward with a change in zoning.
  - Perhaps leaning toward 62 or less single-family homes
  - No townhouse development
- Wawa is in litigation because of the 20-foot easement.

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

**7. Adjournment:**

Motion to adjourn by Mr. Grimes and seconded by Mr. Moller. Meeting adjourned at 7:20PM

  
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 Mr. John Kolb; Chairman

  
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 Mr. Ken Grimes; Secretary