

**EAST NORRITON TOWNSHIP  
PLANNING COMMISSION MEETING  
WEDNESDAY, APRIL 21, 2021**

*A meeting of the East Norriton Township Planning Commission was held via ZOOM on Wednesday, April 21, 2021. Attending were Planning Commission members John Kolb (Chairman), Jeff Moller (Vice Chairman), Ken Grimes (Secretary), Ed Cavanagh John Barrett, Keith Tonetta and Kandy Heckman were present. Jim Sullivan (township engineer) was also present.*

1. **Call Meeting to Order at 7:01pm**
2. **Pledge of Allegiance was not completed.**
3. **Approve Planning Commission Meeting Minutes for February 17, 2021:**
  - A motion was made by Mr. Kolb to approve the minutes from the February 17, 2021 meeting. Mrs. Heckman seconded and the motion passed 7-0 in favor.
4. **Review Tree Protection Standards Zoning Ordinance Text Amendment** located in All Zoning Districts

**Potential Actions:** Recommendation to the board of Supervisors

- Mr. Sullivan described the ordinance
  - Moving to tree protection standards ordinance
  - Goal to keep tree canopy the same or better
  - Applies to any project of 5,000square feet, you might be subject to this tree ordinance
  - Does not apply to normal maintenance on a property
  - Diseased trees or dying trees are exempt from the ordinance
  - No Resident Questions

**RECOMMENDATION:**

Mr. Kolb made a motion to recommend approval of the Protection Standards Zoning Ordinance Text Amendment. Mr. Grimes seconded the motion. The motion passed 7-0.

5. **Review Wireless Communications Facilities Ordinance Text Amendment** located in All Zoning Districts:
  - Mr. Sullivan stated that Verizon came in with an application for 18 small cell locations in the township (found on telephone poles, etc.
  - East Norriton's zoning ordinance is not up to date on these facilities and should be
  - To comply with all federal requirements, the text amendment is being presented
  - Township solicitors office has reviewed and agrees that the amendment needs to be done
  - No Resident Questions

**RECOMMENDATION:**

Mr. Kolb made a motion to recommend approval of the Wireless Communications Facilities Ordinance Text Amendment. Mr. Cavanaugh seconded the motion. The motion passed 7-0.

6. **Review SALDO Application #2021-1** located at 53-55 Germantown Pike located in the SC zoning District:

- Mr. Lewis presenting application
- Discuss the proposal of the repurposing of the Walmart/Pep Boys location for an E-Commerce Fulfillment facility (Amazon)
- Zoning board has approved application
- Going through details on how the development will proceed
- Also discussing details with neighbors in Stuart's Keep
- Demolish former Pep Boys and renovating parking lot to serve the new purpose
- Land Development approval is being requested as preliminary/final application to get started on the project
- Applicant has worked very closely with Stuart's Keep residents and have incorporated additional, substantial landscaping as a result of that dialogue.
- Aerial plans were shown to show traffic patterns
- Site plans were shown to describe the location of loading docks on the Germantown Pike side of the building and away from Stuart's Keep.
- Filed application to add a right turn in and out on Germantown Pike
- Parking lot will be reconfigured to provide van parking and associate parking and customer parking
- Substantial storm water engineering will be done as an upgrade to what currently exists
- Lots of explanation about landscape improvements
- Parking field
  - 129 standard parking spaces
  - 284 sprinter van spaces
  - Drive aisles will be 30' wide allowing vans easier maneuverability
- Any letters with questions regarding the plan will be complied with.

ENPC Questions:

- Mr. Kolb asked about renderings of the actual building remodel.
  - There are not any updated external renderings
  - Mr. Kolb asked are there new finishing treatment to the building
  - Matt Adams stated only rudimentary elevations were available
  - The building will look like a new building once renovations are complete
- Mr. Kolb asked about existing SEPTA bus stop on the applicant's side near the Weis driveway. Has anyone contacted SEPTA?
  - County review letter addresses it
  - Does it need a crosswalk?
  - Applicant did not want to promote a crosswalk through the location where the vans are.
- Swede Road parking lot being modified?
  - Overflow and van parking not being used with any regularity

- Also a 3 foot berm was created to keep headlights out of Stuart's Keep
- Mr. Kolb asked about sidewalk along Germantown Pike that is only 4 feet wide and has utility pole in it.
  - Hoping not to change the sidewalk due to location and issue with wall and slope of ground
  - Mr. Kolb said concern is that it is a very heavily travelled road with pedestrians right next to traffic.
  - Sidewalk does not connect with anything and once tenant is in, maintenance will be better.
  - Pedestrian access is paramount needs to start somewhere and upgrade of sidewalk would go a long way.
  - Applicant said they will see what they can do
- Mrs. Heckman asked if there was any particular concerns or issues that they had.
  - Mr. Adams stated landscaping was important
  - Moving the loading docks to away from them to Germantown side
  - Offer to build fence but the residents did not want that, preferring landscape buffering
- Mr. Cavanaugh asked about electrified spaces
  - This project will have EV readiness
- Traffic pattern of sprinter vans
  - Vans load in designated area then exit the site onto Hilltop and signal light on Swede or turn right to exit on Germantown.
- Mr. Barrett asked about a fueling station on the facility grounds
  - No onsite fueling facility
- Mr. Barrett asked about storing trailers in the back of the building near Stuart Keep
  - No storage trailers on site
- Mr. Barrett asked about customer retail access
  - There will be signage showing route to take and specific parking for retail facility
  - No interaction with van traffic
- Mr. Grimes asked about the number of sprinter vans leaving the facility
  - 128 vans leave facility once and return once each day
  - Between 10 – 11:30 and returning 7-8pm to avoid peak hours
  - Parking lot "Marshalls" organize the release of vans
- Mr. Tornetta asked if the vans were all Amazon vans or will there be other kinds of sprinter vans
  - They will be standard Amazon Vans
- Mr. Tornetta echoed the concern about a washout from the parking lot, over the curb down the hill onto Germantown Pike
  - They will review that in conjunction with the sidewalk
- Mr. Kolb asked about vans going behind Weis.
  - The vans are not permitted to go that way and drivers will be told about that
- No resident questions.

**RECOMMENDATION:**

Mr. Grimes made a motion to recommend to the board of supervisors for approval of Preliminary/Final with recommendation to approve the waivers as requested as long as all of the landscape quantities are

met are met and some improvement to the Germantown Pike sidewalk be reviewed for upgrade. Mr. Tornetta seconded the motion. The motion passed 7-0.

7. **Review SALDO Application #2021-2** located at 2640 Dekalb Pike located in the SC zoning District:

- Mr. Tyler Prime presenting for the applicant for site upgrade
- An addition of 400 square feet to update the kitchen
- Modernizing the restaurant
- Update the dual drive through lanes
- Canopy over the drive through lanes

ENPC Questions:

- Mr. Kolb asked if the restaurant will reopen
  - Drastic shift in alternative delivery options
  - Dining in will return, but not to the extent it was before COVID because of all the new deliver methods
- Mr. Kolb said traffic flow is terrible
  - To upgrade the kitchen and have a double drive through will expedite the traffic
- Mr. Moller asked about the sacrificing of existing parking for the second lane
  - The site will function as designed with more efficiencies with improved kitchen
- Mr. Moller asked how will the food be delivered to the second lane
  - A team member will take the order and another will walk the food out to the customer.
- Mr. Kolb asked if someone was walking to the restaurant, how they would get there with the extra lane.
  - There would be no change from current configuration
- Mr. Kolb asked why there was landscaping in the back of the building and instead put in the front of the building to screen headlights from Dekalb.
  - Applicant would be okay with planting more in the front of the building
- No resident questions.

**RECOMMENDATION:**

Mr. Kolb made a motion to recommend to the board of supervisors granting waiver of land development with the request to add some additional screened landscaping across the Dekalb Pike frontage. Mr. Moller seconded the motion. The motion passed 7-0.

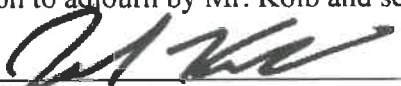
8. **New Business**

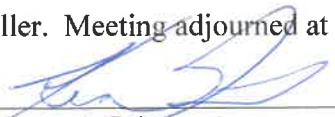
- 317 Germantown Pike changing from a new smaller building
- 2500 Dekalb will be on May agenda
- \$500K grant in handicap sidewalk ramps
  - PennDot requires sidewalk ramps whenever repaving near an existing sidewalk
- Blasting end date toward the end of June

9. **Next Planning Commission Meetings Scheduled for Wednesday, May 19, 2021 at 7:00pm.**

10. **Adjournment:**

Motion to adjourn by Mr. Kolb and seconded by Mr. Moller. Meeting adjourned at 8:28PM

  
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Mr. John Kolb; Chairman

  
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Mr. Ken Grimes; Secretary