

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, MAY 19, 2021**

A meeting of the East Norriton Township Planning Commission was held via ZOOM on Wednesday, May 19, 2021. Attending were Planning Commission members John Kolb (Chairman), Jeff Moller (Vice Chairman), Ken Grimes (Secretary), Ed Cavanagh John Barrett, and Keith Tornetta were present. Kandy Heckman was absent. Jim Sullivan (township engineer) was also present.

1. **Call Meeting to Order at 7:00pm**
2. **Pledge of Allegiance was not completed.**
3. **Approve Planning Commission Meeting Minutes for April 21, 2021:**
 - A motion was made by Mr. Tornetta to approve the minutes from the April 21, 2021 meeting. Mr. Cavanaugh seconded and the motion passed 6-0 in favor.
4. **Review SALDO Application #2020-06** located at 2500 Dekalb Pike located in the HR-1 zoning District:
 - Mr. Eric Garton presenting from Gilmore and Associates with John Rathfon presenting for Metropolitan 1, LLC. .
 - Previously on January ENPC meeting to discuss an overview of the project
 - Seeking preliminary plan approval only tonight
 - Review of site plan and a brief overview of location
 - Special comment on installing sidewalk on Dekalb
 - Tim Cox from Architect company described the building
 - 179 parking spaces under the building
 - Public space and lobby area shown
 - Community kitchen, lounge area, etc.
 - Comments on the material of the building
 - Entry to building and garage area shown
 - Back side of the building shown with trash collection area
 - Site elevation showed landscaping
 - Pool is recessed into the deck in the courtyard
 - Grassy area for bocce or Frisbee, etc.
 - ENPC questions:
 - Mr. Moller asked about the size of the balconies
 - Response is that they are large enough to move around and have furniture
 - 6-7 feet by 12 feet
 - Mr. Kolb asked what full time staff will deal with all of the amenities
 - A leasing and property manager full time
 - Possibly a secondary assistant
 - Regional property manager stopping in occasionally
 - Maintenance is 2 people taking care of trash and public area is in order

- Regional maintenance person
- Mr. Moller asked about pricing.
 - Target \$1.20 square foot
 - 1 bedroom = 850-950 square feet (\$1,200)
 - 2 bedroom = 1150 – 1250 square feet (\$1400-\$1,600)
- Mr. Kolb asked about short term lease
 - All units will be year leases, no short term
- Mr. Moller asked about AirBnB
 - Not allowed in past or at other properties and not interested in providing
- Mr. Moller and Mr. Kolb Other comments is that building presents well and the modern concept is nice
- Mr. Kolb asked about the back of the building facing Carol Drive
 - ADA compliant ramp, surface parking
- Mr. Kolb asked is landscaping rendering or on the plan?
 - They will put in additional landscaping to buffer from Carol Lane
 - Balconies will be screened by landscaping as well
- Mr. Moller suggested that Carol Lane residents will not complain as there is currently just a chain link fence.
- Mr. Kolb asked how tall the lamp posts are in the parking lot.
 - 12-14 feet but no more than 16 feet
 - Most ordinances require 12-14 feet
- Mr. Tornetta stated that the plan says 25 feet.
 - Make note that it should not exceed 14 feet.
- Waivers:
- T & M letters and Remington letters say that the developers will comply with all requirements
- Remington letter stated that Remington had no objections to the waiver requests
- View Remington letter for any questions
- Preliminary plan approval only
- Resident questions
 - There were no resident questions.
- Additional ENPC questions:
- Mr. Tornetta asked about development area based on total area
 - That is satisfied
- Mr. Tornetta said it was a good plan and that he has no problems with the waivers.
- Mr. Moller asked for the record that the site is being taken on by someone who has continued responsibility and continuing interest. If this is adjunct to town center and having these developers making it more walkable and bike friendly is really good news.

RECOMMENDATION:

Mr. Moller made a motion to recommend to the board of supervisors for Preliminary Plan approval, including granting the requested waiver list and in the waiver list, the landscaping waivers in our recommendation make sure it is clear we are recommending the location change waiver but still

requiring the plant material on site and the opening statement for the installation of sidewalk along Dekalb. Mr. Grimes seconded the motion. The motion passed 7-0.

5. **Review SALDO Application #2021-03** located at 317 Germantown Pike located in the BP zoning District:

- Andrew Stalls, attorney for the applicant
- Jeffrey Goldstein and Steve Carthy for the applicant
- Metroplex Partners previously received final land development approval two buildings.
- The rear building (building 2, 3 stories) was completed in the rear of the property but the 3 story building on Germantown Pike (building 1, 36,000 square feet) was not constructed.
- This presentation is to amend the building approval to a one story building (17,200 square feet)
- All review letters state “will comply”
- Lower volume of traffic
- Review of the new proposed building for site
- Maintaining all set backs
- Proposing an irregularly shaped building which will adjust the original parking but still compliance
- Maintaining all set backs
- Generator pad needed as this is a surgical facility

ENPC Questions:

- Mr. Kolb asked how often the generators need to be “exercised”
 - Architect said they are exercised once a week for 20-30 minutes
 - Run during the daytime
 - Set at the same time each week
- Mr. Kolb asked about the location of the generator and can it be moved from the main driveway area
 - The location was selected to keep away from the closest neighbors
 - It is closer to the railroad instead if residents
 - It is also enclosed
- Mr. Grimes asked if the property has tenants
 - 3 tenants – with surgical center and out-patient offices (75% of the building) and a smaller office that has not been leased
- Mr. Barrett asked about the location of the dumpster near the front of the building
 - Owner occupied building
 - They will located far from the residents
 - Someone will maintain the enclosure
 - Roll out dumpster
 -
- Mr. Kolb asked about waivers
 - They are not requesting any new waivers
- Mr. Grimes asked what is in the location now
 - A parking lot is in the location

- Resident Questions
 - There are no resident questions.

RECOMMENDATION:

Mr. Kolb made a motion to recommend to the board of supervisors amended preliminary final land development approval. Mr. Tornetta seconded the motion. The motion passed 7-0.

6. **New Business**

- Quarry application – modify to 62 single family units according to Mr. Sullivan
- Next meeting might be in person
- Mr. Moller noted in Route 202 plan might not include sidewalks.
- Plan can be found on the PennDot website

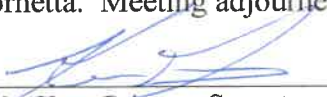
7. **Next Planning Commission Meetings Scheduled for Wednesday, June 16, 2021 at 7:00pm.**

8. **Adjournment:**

Motion to adjourn by Mr. Moller and seconded by Mr. Tornetta. Meeting adjourned at 8:04PM



Mr. John Kolb; Chairman



Mr. Ken Grimes; Secretary