

## EAST NORRITON TOWNSHIP PLANNING COMMISSION

MEETING OF WEDNESDAY AUGUST 16, 2023

*A meeting of the East Norriton Township Planning Commission was held at the East Norriton Township Municipal Building, 2501 Stanbridge Street in East Norriton, Pennsylvania at 7pm on Wednesday August 16, 2023. In attendance were Planning Commission Officers Kandy Heckman (Chair Person), Kenneth Grimes (Vice Chairman) and Jeffrey Moller (Secretary) and Members John Barrett, Nancy D'Angelo, Ed Cavanaugh and Keith Tornetta. Former Chairman John Kolb, now a member of the East Norriton Zoning Hearing Board, was in the audience. Township Engineer and Zoning Officer Jim Sullivan was also present. No members of the public or other citizens/residents of East Norriton were present.*

**1. Call Meeting to Order**

Ms. Heckman called the meeting to order precisely at 7 pm.

**2. Pledge of Allegiance**

Ms. Heckman led the assembly in the recitation of the national Pledge of Allegiance.

**3. Approval of Minutes of Previous Meeting**

A motion was made by Mr. Grimes to approve the minutes of the meeting of the Planning Commission of January 18, 2023. The motion was seconded by Ms. D'Angelo. The minutes were approved by unanimous agreement.

**4. Presentation regarding Conceptual Sketch Plan for 2015 Potshop Road**

Mr. Nick Feola, staff engineer at Bursich Associates, Inc. made a presentation to the Commission with respect to a sketch plan for the development of the property at 2015 Potshop Road. The property, 6.7 acres in size, is owned of record by Frank Brouse and has been used by him as commercial nursery. The Applicant/Equitable Owner is listed on the sketch plan as Mikelen, LLC, with a mailing address of P.O. Box 243, Fairview Village, PA 19409. The principal of Mikelen, LLC was identified as Michael Lenden.

Mr. Sullivan explained that contrary to the written meeting agenda, the presentation by Mr. Feola was for familiarization only and that would be no need for the Commission to take any action or make any recommendation to the Board of Supervisors or to the Zoning Hearing Board. Mr. Feola allowed that the parcel of land was odd in that it was narrow, very deep and quite hilly. It is situated in between two existing residential developments in the AR Residential District, bordering on the cul-de-sacs of Brambling Lane to the northeast and Pimlico Road to the southwest. In order to maximize the number of single family houses that can be sited on the property, an extension of Brambling Lane is anticipated and very long driveways are envisioned for the three (3) (out of seven (7)) houses that are to be located deepest on the plot. Five (5) of the houses would require access from Brambling Lane while the other two (2) would have a shared driveway from Potshop Road.

Mr. Cavanaugh, referring to Item #16 in a review letter from Gilmore & Associates, Inc. dated July 13, 2023, asked why it would not be feasible to simply create an access road on one side or the other of the property. Mssrs. Barrett and Moller stated that they thought that such a road would eliminate a lot of problems, including the awkwardly long driveways. Mr. Barrett added that a through street might aid the development of the Valley Forge Hospital property.

Mr. Feola stated that the installation of such a road would certainly reduce the number of houses that could be built so the road was not sketched or studied.

Ms. D'Angelo asked about the storm water basin adequacy. Mr. Feola stated that a lot more study of the storm water issues needed to be done. He expected that the storm water basin would be on the surface rather than underground and that it would have to be maintained by the (eventual) homeowners.

Mr. Grimes asked whether any sidewalks would be installed. Mr. Feola said that sidewalks would be placed along Potshop Road and around the extended Bramble Lane cul-de-sac, but there is no plan for internal sidewalks to be installed.

Mr. Tornetta asked if there was a code restriction or minimum as to the depth of a single home lot. Mr. Sullivan said there was none.

From the audience, Mr. Kolb suggested that on the Pimlico side of the plot there could be access to avoid the need for a through street but it was stated by others that the parcel did not actually abut Pimlico. Mr. Kolb also mentioned that a trail easement exists on the property. He also asked about the implication of the deep slope disturbance ordinance.

Mr. Feola stated that the equitable owner was shooting for construction to begin within 14-18 months.

The discussion ended at 7:24 pm.

**5. General Q and A with Mr. Sullivan**

At Mr. Moller's request, Mr. Sullivan agreed to answer questions from the Commission regarding status of certain projects in the township. He stated that the Wa Wa construction on Germantown Pike was progressing smoothly and that a pre-Thanksgiving opening was anticipated. As to the development of the apartment complex on the prior Provident Insurance site on DeKalb Pike, there were no agreements yet in place to move forward. Amazon has removed its sign from its location on Germantown Pike to discourage customers from coming in to drop off returns. No word yet if or when Amazon will begin operations; it still has a 13 year long lease in place.

**6. Next Planning Commission Meeting**

Ms. Heckman stated that the next Planning Commission meeting is scheduled for September 20, 2023.

**7. Adjournment**

On motion duly seconded, the membership unanimously agree to adjourn the meeting at 7:35 pm.



Ms. Kandy Heckman, Chair



Mr. Jeffrey Moller, Secretary