

EAST NORRITON TOWNSHIP PLANNING COMMISSION

MEETING OF WEDNESDAY AUGUST 21, 2024

*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 21, 2024. In attendance were Planning Commission Officers Kandy Heckman (Chair), Kenneth Grimes (Vice Chair) and Jeffrey Moller (Secretary) and Members John Barrett and Ed Cavanaugh. Member Keith Tornetta was absent. Township Engineer Krista Heinrich of Gilmour Associates and Mr. John Kolb of the Township's Zoning Hearing Board were also present. Other than the applicants and representatives identified below, there were no other persons or members of the public 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. Barrett to approve the minutes of the meeting of the Planning Commission of July 17, 2024, which was duly seconded by Mr. Cavanaugh and agreed upon unanimously.

**4. Presentation regarding ZHB Application #2024-13 (1044 W. Germantown Pike)**

The applicant, J&L Building Materials, was represented by Mr. Chad Laukhuff and its consulting engineer, Mr. Donald Haas of Bogia Engineering Inc. Mr. Haas referred to the conclusions of the review letter from Ms. Monica Wall dated August 13, 2024 and stated that they would be amending their application to request 6 variances from the Zoning Hearing Board, rather than the 5 previously identified. (Ms. Wall had concluded that 10 would be needed.) The Applicant is seeking lot line adjustments to 4 parcels of land in order to create 3 lots. The Applicant does not have immediate plans to increase the size of its operations but is seeking the adjustments to make the lot that has frontage on Trooper Road more saleable. The Applicant denies that their plan to sell one of the readjusted lots will have any meaningful effect upon the neighboring residential properties.

Mr. Kolb asked why, if there is no current development proposal, the Applicant needed variances. Mr. Haas stated that in creating a new, more marketable lot, they were putting their existing building out of conformity. The variances are needed to correct those non-conformities. A motion was made by Mr. Barrett to recommend that the ZHB approve the variances being requested. Ms. Heckman seconded the motion, which was unanimously approved.

**5. Presentation Regarding ZHB Application #2024-14 (1008 Pimlico Dr.)**

The Applicants, property owners Michael and Lori Connolly, were present. Mr. Connolly made the presentation. The application seeks variances from the setback requirements for installation of inground swimming pools. There is an existing vinyl fence along the property line which will not be altered and which will contain the pool. It was noted that the pool will be installed in the side yard adjacent to 1006 Pimlico but will be screened from the view of that property by a

number of maturing trees. Mr. Connolly agreed to speak with the neighbor at 1006 Pimlico prior to the meeting of the zoning hearing board to ascertain whether or not such neighbor had any objections or concerns.

Ms. Heckman made reference to the review letter of Ms. Wall dated August 12, 2024 and asked whether or not the recommendations in that letter will be addressed. Mr. Connolly stated that they would be.

Questions were raised regarding drainage issues and regrading the site to accommodate the pool and its associated rock wall and waterfall.

On motion by Mr. Grimes, seconded by Mr. Barrett, it was unanimously agreed to recommend to the ZHB the approval of the variances being requested.

**6. Next Meeting**

Ms. Heckman announced that the next meeting of the ENT Planning Commission would take place on September 17, 2024.

**7. Adjournment**

On motion duly seconded, the membership unanimously agreed to adjourn the meeting at 7:38 pm.

  
Ms. Kandy Heckman, Chair Person

  
Mr. Jeffrey Moller, Secretary