

East Norriton Township – Regular Meeting
February 26, 2019

The Regular Meeting of the Board of Supervisors of East Norriton Township was called to order by Chairman McDevitt at 7:02 p.m. on Tuesday, February 26, 2019, at the Township Municipal Building. Supervisors present were Kevin McDevitt, Amanda Cappelletti, Dennis DeSanto, Ashley DiPiero, and Joseph Gavanus Jr.

After roll call, the Pledge of Allegiance was then led by Cub Scout Pack 416 and recited by all in attendance.

Chairman McDevitt announced that the Board of Supervisors met earlier this evening in Executive Session to discuss matters of litigation and personnel.

Chairman McDevitt called on Township Manager, Robert Hart to address the Penn Square Village issue. Mr. Hart explained that 2921 Stoney Creek Road concerns came to the Township's attention via social media. The property recently sold to Horizon House, a company that deals with several different type of group homes. The Township advised Horizon House's counsel that group homes require a special exception application and need to go before the Zoning Hearing Board. The Township is monitoring the property and requested that anyone that sees any activity at the property to advise the township as soon as possible. A Use and Occupancy permit has not been issued for this property, therefore this property cannot be occupied until a permit is issued.

Chairman McDevitt introduced the first item on the agenda, Public Hearing - 2311 Old Arch Road. Vice Chairwoman Cappelletti made a motion to open the public hearing. The motion was seconded by Supervisor DeSanto and approved unanimously. Township Solicitor, Sean Kilkenny at the request of and agreed to by the applicant and township staff reviewed that the public hearing regarding 2311 Old Arch Road is being continued due to the fact that the February 20th Planning Commission meeting was canceled because of inclement weather. Therefore, the Planning Commission members did not have proper time to review the information. It is recommended that the Board of Supervisors continue the public hearing to Tuesday, March 26, 2019 at 7:00 p.m. at 2501 Stanbridge Street East Norriton. Supervisor DeSanto made a motion to continue the hearing. The motion was seconded by Supervisor Gavanus and approved unanimously.

Chairman McDevitt introduced the next item on the agenda, Public Hearing – Comprehensive Plan. Supervisor DiPiero made a motion to open the public hearing. The motion was seconded by Vice Chairwoman Cappelletti and approved unanimously. Township Solicitor, Sean Kilkenny reviewed the purpose and process that would take place for tonight's public hearing. Code Enforcement/Zoning Director, Tiffany Loomis introduced Martin Truscott, AICP of T & M Associates. Ms. Loomis gave an

explanation of the process for creating the Comprehensive Plan for the Township of East Norriton. The Comprehensive Plan is a policy document that outlines the Township's goals and presents a plan for the future. The plan has been prepared to the specification of the Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247 as reenacted and amended) for municipal comprehensive plans. The 2019 East Norriton Township Comprehensive Plan has been prepared to provide the municipality with an up-to-date comprehensive plan document that reflects the Township's current conditions, values and responds to current challenges. This comprehensive plan establishes the planning foundation for the adoption of future amendments to the East Norriton Township Zoning Ordinance and Subdivision and Land Development Ordinance. Vice Chairwoman Cappelletti thanked the members for volunteering their time to put together this plan. Supervisor DeSanto echoed Vice Chairwoman Cappelletti's comments. Ms. Loomis read the following as members of the Comprehensive Plan: Gennaro Capone, Carol Foley, Joseph Gambone, John Kolb, Pius Nark, Mike Pucci, Robert Schottmiller, Connie Stevenson, Anthony Taormina, Jay Tornetta, Keith Tornetta, and Kristil Wiernicki and the two revolving Board of Supervisor members. Supervisor Gavanus thanked the volunteers and staff for all their hard work.

Chairman McDevitt asked if there are any citizens to be heard regarding the Comprehensive Plan. Chuck Dikes of 212 Beechwood Road commented that Penn Square Village is a community of single-family homes and questioned if the group homes are violating the zoning ordinance. Mr. Dikes was advised that the question was pertaining to a different subject and would be addressed during Citizens to be Heard. Mr. Dikes addressed a question to Solicitor Kilkenny on how group homes could be stopped. Township Solicitor, Sean Kilkenny stated that group homes are permitted by Special Exception. Group homes have to obtain this zoning relief from the Zoning Hearing Board. The Fair Housing Act and the Americans with Disabilities Act enable group homes the ability to exist lawfully. East Norriton Township cannot universally not allow group homes; however, group homes can be regulated. Mr. Dikes also inquired if the Township can limit the number of group homes in a development. Township Manger, Mr. Hart replied no municipality is able to do that. Harold Sacks of 247 Bryans Road questioned if Einstein has plans for expansion. Code Enforcement/Zoning Director, Tiffany Loomis reported that Einstein has received preliminary/final approval for a twenty-four-bed expansion to an existing building. John Barrett of 2932 North Wales Road questioned the vision along Germantown Pike between Einstein and Stoney Creek Road. Martin Truscott of T & M Associates stated that the gateway corridor does involve a mixture of residential and commercial properties. Mr. Truscott read from the plan, "The district seeks to also accommodate residential conversions along major roadways, as development of Cores and other large businesses creates additional development pressure." Code Enforcement/Zoning Director, Tiffany Loomis

East Norriton Township – Regular Meeting
February 26, 2019

stated that over the next year to eighteen months the Township is going to create a committee to address amendments to the code which will go before the Planning Commission and the Montgomery County Planning Commission. Areas such as those will be addressed during this process and sessions will be held to take the public's concerns and ideas into account. There being no further comments or questions, Supervisor DeSanto made a motion to close the public hearing at 7:48 p.m. The motion was seconded by Supervisor DiPiero and approved unanimously.

Chairman McDevitt introduced the next item on the agenda, Approval of Meeting Minutes. Chairman McDevitt made a motion to approve the minutes of the Reorganization Meeting. The motion was seconded by Supervisor DiPiero and approved unanimously. Chairman McDevitt made a motion to approve the minutes of the Regular Meeting of January 7, 2019. The motion was seconded by Supervisor DeSanto and approved unanimously.

Chairman McDevitt introduced the next item on the agenda, Finance Reports for January 2019. Chairman McDevitt made a motion to approve the Finance Reports. The motion was seconded by Vice Chairwoman Cappelletti and approved unanimously.

Chairman McDevitt introduced the next item on the agenda, Township Reports. Chairman McDevitt made a motion to approve the Township Reports for October thru December 2018. The motion was seconded by Supervisor Gavanus and approved unanimously.

Chairman McDevitt asked if there were any citizens to be heard. David Brunner, President of the Homeowners Association for Penn Crossing expressed concerns regarding the development of 2311 Old Arch Road. Township Manager, Robert Hart stated that James Sullivan, Director of Engineering Services will work closely with and coordinate with the homeowner's association. Richard Jacoby of 2927 Stoney Creek Road expressed his concerns about the possible group home at 2921 Stoney Creek Road; Pius Nark of 2935 Keenwood Road questioned the status of St. Titus. Township Manager, Robert Hart stated that the only contact the Township has had has been regarding the subdivision and the sewer lines. Mr. Nark asked about the change in use for the St. Titus property. Mr. Hart stated that the use cannot be changed while there is an application. Tina Weinraub of 212 Beechwood Road questioned the saturation point of group homes affecting the character of a neighborhood and the control of the people working in the group homes. Township Manager, Robert Hart asked the residents to please call about the issues they are experiencing with the current group homes. Sharon DelZotto of 2915 Stoney Creek Road questioned the amount of medical staff in group homes. Township Solicitor, Sean Kilkenny stated that there are state guidelines that need to be followed. Chuck Dikes of 212 Beechwood Road asked that we invite our State

East Norriton Township – Regular Meeting
February 26, 2019

Representative and Senator to listen. John Barrett of 2932 North Wales Road read a statement from Pastor Leonard Lewandowski regarding the sale of St. Titus. Mr. Barrett stated that there is a mediation meeting being set up with six parishioners. Kim Henderson of 109 Hilltop Road encouraged everyone to stand together along with the Board of Supervisors.

Chairman McDevitt asked if there were any comments from the Board of Supervisors, there were none.

Supervisor DeSanto introduced the first item on the agenda under “New Business”, Resolution No. 2773 – Adopting the 2019 Comprehensive Plan. This was the subject of a public hearing held earlier in the meeting. Code Enforcement/Zoning Director, Tiffany Loomis reviewed Resolution No. 2773. Vice Chairwoman Cappelletti made a motion to approve Resolution No. 2773. The motion was seconded by Supervisor DiPiero and approved unanimously.

Chairman McDevitt introduced the next item on the agenda, Planning Commission Vacancy. Chairman McDevitt made a motion to appoint Edward Cavanaugh to the Planning Commission for a balance of a four-year term expiring December 31, 2021. The motion was seconded by Vice Chairwoman Cappelletti and approved unanimously.

Supervisor DiPiero introduced the next item on the agenda, Authorization to Advertise – Norris City Avenue Sewer Project. Director of Engineering Services, James Sullivan reviewed his memo dated February 22, 2019 recommending an issuance of a Notice of Intent to Award to occur at the April 23, 2019 Board of Supervisors regular meeting. Supervisor DiPiero made a motion to approve the advertisement. The motion was seconded by Supervisors Gavanus and approved unanimously.

Chairman McDevitt read the Supervisors Schedule of Meetings from March 6, 2019 through March 26, 2019.

Chairman McDevitt introduced the next item on the agenda, “Other Business”. There was none.

Chairman McDevitt called on Township Manager, Robert Hart for the Manger’s Update. Mr. Hart recognized Assistant Township Manager, Larry Brown and his upcoming retirement from the Township after forty plus years of employment. Chairman McDevitt and the Board of Supervisors congratulated Larry on his well-deserved retirement.

Chairman McDevitt asked if there were any residents who wished to speak; there were none.

East Norriton Township – Regular Meeting
February 26, 2019

Supervisor DeSanto made a motion to adjourn the meeting at 8:31 p.m.; the motion was seconded by Supervisor DiPiero and approved unanimously.



A handwritten signature in cursive script, appearing to read "Robert R. Hart".

Robert R. Hart, Esq.
Secretary

