

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, DECEMBER 18, 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, December 18, 2024. In attendance were Planning Commission Officers Kandy Heckman (Chair Person), Kenneth Grimes (Vice Chairman) and Members John Barrett, Ed Cavanaugh and Keith Tornetta. Mr. Grimes took notes for the meeting as Secretary, Jeffery Moller (secretary) was not in attendance. Township Zoning Officer, Brian Hart was also present along with Kristen Heinrich, Township Engineer from Gilmore & Associates.

- **Call Meeting to Order at 7:00pm**

- **Pledge of Allegiance**

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

- **Approve Planning Commission Meeting Minutes for November 20, 2024:**

A motion was made by Mr. Cavanaugh to approve the minutes from the November 20, 2024. Mrs. Heckman seconded the motion. The motion passed by unanimous agreement.

- **ZHB Application #2024-18:** Located at 3162 Sunset Avenue located in the AR Resident Zoning District.

- Mr. Louis Raieta and wife Ellen Raieta, owners of the property presented the plans.
- The proposal is to add a 30' x 32' post and frame building in the rear yard for lawn and garden, and tool storage. The height of the proposed building is 18 feet located within the footprint of a pool that was filled in.
- Mr. Tornetta asked about the dark lines on the plan.
- Mr. Raieta said it was an outline of a pool that used to be there. If they are digging holes, they can move the building over a few feet.
- Mr. Barrett asked how long the pool had been filled in.
- Mr. Raieta said about 9 years.
- Mr. Grimes asked if the ground is stable and not sinking.
- Mr. Raieta said yes, it is and the ground is level.
- Mr. Barrett asked about an additional out building and if that is a variance.
- Mr. Hart said yes this is a variance because there is already another outbuilding on the lot and would be allowed to construct this building without removing the other shed.
- Mr. Barrett asked if we have approved something like this before (additional out building) and to make sure we are in compliance with the ordinance. A discussion ensued and it was determined that the garage is attached to the house, there is an existing shed which will stay and a variance is needed for add the proposed building.
- Mr. Tornetta said it seems rather large, but the lot is very large as well. We sometimes ask that you get a letter from an adjacent neighbor that they understand what they are doing.
- Mrs. Heckman said there is nobody behind this lot.
- Mr. Raieta said there is all woods behind the property.

- Mrs. Heckman asked for a motion.

Recommendation:

- Mr. Tornetta made a motion for recommendation to the zoning hearing board and that they talk to their neighbors and get a letter from their neighbors.
- Mr. Grimes seconded the motion.
- The motion was approved by all members of the Planning Commission.

• **New Business**

- Mr. Hart presented
- Still waiting for Amazon pick up their permit and to let us know what they want to do.
- Pepperidge Farm is opening on Potshop Road
- Mission Barbeque is ready to open but has not yet
- Mrs. Heckman asked if there was anything new regarding the gas station across from the former Kenrick High School
- Mr. Hart said they have their variances, but don't know when they will pursue it.
- Mr. Grimes asked if the properties (a church and parking lot) at the corner of Hancock and Dekalb have been sold.
- Mr. Hart said he had heard rumors and zoning questions but nothing confirming.

• **Next Planning Commission Meetings Scheduled for Wednesday, January 15, 2025 at 7:00pm.**

• **Adjournment:**

Motion to adjourn by Mr. Grimes and seconded by Mr. Tornetta. Meeting adjourned at 7:16PM



Ms. Kandy Heckman; Chair



Mr. Ken Grimes; Co-Chair/Substitute
Secretary for Mr. Moller