

**EAST NORRITON TOWNSHIP  
PLANNING COMMISSION MEETING  
WEDNESDAY, SEPTEMBER 18, 2019**

*A meeting of the East Norriton Township Planning Commission was held at the East Norriton Township Building, 2501 Stanbridge Street in East Norriton, Pennsylvania on Wednesday, September 18, 2019. Attending were Planning Commission members John Kolb (Chairman), Jeff Moller (Vice Chairman), Ken Grimes (Secretary), John Barrett, Keith Tornetta and Ed Cavanagh. Kandy Heckman was absent. Also in attendance on behalf of the Township: Allan Booz (Director of Building & Inspections) and Robert Hart (Township Manager). Also, Mr. Alex J. Baumler, Esq. (Township Solicitor's Office) was present to represent the interest of the Board of Supervisors.*

1. **Call Meeting to Order:**

Meeting called to order at 7:02PM.

2. **Pledge of Allegiance**

3. **Approve Planning Commission Meeting Minutes for August 21, 2019:**

Chairman Kolb called for a motion to approve the meeting minutes of the Planning Commission's August 21, 2019 meeting. A motion was made by Jeff Moller and seconded by John Kolb, and the motion passed 6-0 in favor.

4. **Review ZHB Application #2019-09 located at 2921 Stoney Creek Road located in BR-1 Residential Zoning District:**

- **Applicant:** Horizon House, Inc. is requesting an appeal from and reversal request of the decision by East Norriton Township to deny the owner's application for a Use & Occupancy Permit, or in the alternative a special exception under Section 205-21 to permit a group home. Sections 205-24 and 2-5-30.2 are referenced as part of the application regarding permitted uses in the AR and BR-1 Residential Zoning Districts regarding single family dwellings.

Mr. Guy Vilim, Esq., Counsel on behalf of the Applicant, presented ZHB Application #2019-9 to the Planning Commission.

Mr. Vilim is requesting an appeal to the Township's denial of the Use & Occupancy Permit to the Zoning Hearing Board. Horizon House is seeking relief that the property should be approved as a single-family dwelling. As a single-family dwelling, Horizon House will not be obligated to install safety features which would be too costly.

Chairman Kolb asked if the residence would in fact be a group home as the potential residents (2 at this time) are not relatives.

Mr. Vilim stated the potential residents had mental and physical limitations, but could be defined as a functional family equivalent.

Mr. Tornetta asked for a definition of a group home, which was provided to the ENPC prior to the meeting. Mr. Tornetta's opinion is that the home is, by definition, a group home.

Mr. Vilim contended that the facility and home are different things.

Mr. Tornetta asked what are we here to discuss?

Mr. Vilim stated the letter of September 18, 2019.

Mr. Baumler, Esq. stated the information being presented by Mr. Vilim had not been offered before tonight's meeting.

Mr. Moller asked if Horizon House would commit to restrict the use of the property to the two proposed residents as permanent residents.

Mr. Vilim answered no, no restrictions.

Mr. Moller asked how the proposed residence on Stoney Creek Road is similar or different from group homes operated by Horizon House in Delaware.

The Delaware group home is larger with 6+ residents and is more transient in nature. The East Norriton home is small (2-3 residents) and more permanent. Mr. Moller asked how the East Norriton home would be classified on their website, the answer was as a "Group Home".

#### **Resident Comments:**

There were a number of resident comments, specifically residents of the directly adjoining neighborhood, all of which were clearly against the application without the applicant providing a further detail to their request and that Horizon House needs to be in compliance with the Township Group Home Ordinance.

Mr. Ken Christovich asked if any occupants would have any vested interest in the ownership of the single-family dwelling to which Mr. Vilim stated they would not. Mr. Christovich also asked if Horizon House was a non-Profit and would apply for tax exemption for this property. Mr. Vilim replied affirmatively to both the Non-Profit status and that they would apply for tax exempt status for the property.

Mr. Richard Jacoby asked if the applicant could guarantee that nay occupant would or would not be identified as a sexual deviant. The applicant said they could not provide that information and that if any occupants were to have that identification, they would have to be in compliance with additional laws (Meghan Law).

- **RECOMMENDATION:** Chairman Kolb called for a motion to make a recommendation to affirm the Township's decision that Horizon House Inc.'s services fit squarely within the Township's definition of "Group Home" and no waiver of those requirements of a Group Home identified in Section 205-21 of the Zoning Ordinance, specifically subsections A-I. The motion was made by Mr. Tornetta, second by Vice Chairman Moller.
- A vote requested by Chairman Kolb; Vote of the members was 6-0 in favor of the motion.

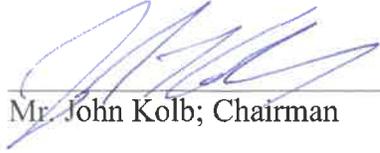
#### **5. New Business:**

No new business was discussed.

6. **Next Planning Commission Meetings Scheduled for Wednesday, October 16, 2019**

7. **Adjournment:**

8:25PM

  
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Mr. John Kolb; Chairman

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Mr. Ken Grimes; Secretary