

EAST NORRITON TOWNSHIP PLANNING COMMISSION

MEETING OF WEDNESDAY FEBRUARY 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 February 21, 2024. In attendance were Planning Commission Officers Kandy Heckman (Chair Person), Kenneth Grimes (Vice Chairman) and Jeffrey Moller (Secretary) and Members John Barrett, and Ed Cavanaugh. Member Keith Torretta was absent. 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 and Kristen Heinrich of Gilmour associates were also 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 January 17, 2024. The motion was seconded by Mr. Cavanaugh. The minutes were approved by unanimous agreement.

**4. Presentation regarding ZHB Application #2024-06 (2327 New Hope St.)**

Ms. Fanny J. Cruz and her husband Giovanni Basta, owners of the property, were present to discuss their application for a variance to allow an addition to their home. Also in attendance to lend support was their neighbor, Mr. Thomas Arlington. Ms. Cruz stated that neither Mr. Arlington nor any other neighbor objected to the proposed addition. Per Ms. Cruz, the neighbors merely wanted her to "make something beautiful". A question from Mr. Sullivan was posed: is this a two story addition on top of the garage? Answer: yes. Mr. Grimes asked whether or not the addition would have windows. Answer: yes. There were no other questions.

Mr. Moller made a motion for recommendation to the Zoning Hearing Board for approval of the requested variance. The motion was seconded by Mr. Grimes and approved unanimously.

**5. Presentation regarding ZHB Application #2024-07 (16 Washington Ave.)**

Anthony and Cristina Cimorelli, owners of the property, were present along with their architect, Mr. Matthew Piotrowski. Mr. Piotrowski distributed a statement on his letterhead, attached here as "Exhibit A", which describes the proposed project – an addition to the Cimorelli's home – and explained why variances were needed. The existing house is currently non-conforming in that it encroaches the required setbacks on both the front facing Washington Avenue and the side along which runs a "Paper Street", which is an unnamed and undedicated alley or driveway. Variance are needed to add to such a structure.

Mr. Cavanaugh asked for confirmation that the new addition would not increase the encroachment to Washington Avenue and Mr. Piotrowski confirmed that it would not. Mr. Barrett asked if the addition would have its own entrance, and Mr. Piotrowski said "no", the existing main entrance would still be utilized. Mr. Grimes asked whether or not the porch would be extended to go out along the addition and Mr. Piotrowski said yes it would.

At this point Mr. Sullivan pointed out that the project would need another variance because it would violate Zoning Ordinance Section 205-130.B. But Mr. Piotrowski has calculated that the proposed addition will not exceed the limit set forth in Zoning Ordinance Section 205-130.B (forbidding the expansion of a non-conforming structure by 100% or more). Mr. Sullivan said that if those calculations were correct, the applicants would nevertheless need a Special Exception from the Zoning Hearing Board. Mr. Piotrowski said that he would present his calculations to the ZHB at its upcoming meeting. Mr. Barrett asked about the "stand alone" building shown on the plan. It is owned by the Cimorellis; their garage.

Upon motion by Mr. Barrett, seconded by Mr. Cavanaugh, the Planning Commission unanimously agreed to recommend to the Zoning Hearing Board that the application for variances be granted.

**6. Next Planning Commission Meeting**

Ms. Heckman stated that the next Planning Commission meeting is scheduled for March 20, 2024.

**7. Adjournment**

On motion duly seconded, the membership unanimously agreed to adjourn the meeting at 7:19 pm.

  
Ms. Kandy Heckman, Chair

  
Mr. Jeffrey Moller, Secretary