

EAST NORRITON TOWNSHIP PLANNING COMMISSION

MEETING OF WEDNESDAY JUNE 26, 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 June 26, 2024. In attendance were Planning Commission Officers Kandy Heckman (Chair) and Jeffrey Moller (Secretary) and Members John Barrett, Keith Tornetta and Ed Cavanaugh. Vice Chair Person Kenneth Grimes was absent. Township Zoning Officer Bryan Hart and Township Engineer Krista Heinrich of Gilmour Associates were also present. In addition to the applicants and representatives identified below, there were two unidentified members of the public present.

1. Call Meeting to Order

Chair Person 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. Cavanaugh to approve the minutes of the meeting of the Planning Commission of May 15, 2024, which was duly seconded by Mr. Barrett and agreed upon unanimously.

4. Presentation regarding ZHB Application #2024-09 (300 Francis Ave.)

The applicant Ms. Joanne Wendling was present to discuss the application for relief from the Zoning Hearing Board to allow continued use of her property as a duplex although it stands upon the County and Township records as a single-family home. Ms. Wendling stated that when she and her husband purchased the property in 1984 it had multiple electric meters and was a duplex. Up until last year she had a long-term tenant. She continues to reside in one of the units and although she does not currently have a tenant for the other unit, she desires to obtain one, the rental income being important to her.

Per the letter from Monica Wall, P.E. on ENT letterhead dated June 13, 2024, the relevant Zoning Ordinance (Section 205-24) does not list "duplex" as being a permitted use in the BR Residential Zoning District. In addition, there are no existing rental licenses on file with the Township. Ms. Wall also states in her letter that if a multi-family unit were to be allowed, it would have to have certain minimum trees planted along the boundary between it and any adjacent single family home. Finally, Ms. Wall notes that ZO Section 205-102A sets minimum off street parking requirements, to wit, 2 asphalt-surfaced spaces for a single-family unit and 2 more for a duplex. Ms. Wendling stated her belief that her property does have off street parking spaces for 4 cars but both Mr. Barrett and Mr. Moller, having viewed the property, disagreed. Mr. Moller identified himself as being a homeowner within Ms. Wendling's neighborhood and stated that the problem of parking on the street was acute within Coleston, making it very difficult to drive through the neighborhood without having to pull over to let approaching cars pass. The Township employees present, Mr. Hart and Ms. Heinrich, could not at that time answer the question as to what size a parking space has to be.

Mr. Barrett asked a question regarding the number of trees in existence between the property and any neighbors. Mr. Moller gave the opinion that trees were not really an issue in Coleston, which is an older neighborhood within the Township.

Mr. Tornetta asked whether or not the applicant had obtained letters from any of her neighbors saying that they had no objections to her application for relief.

After some further discussion, a motion was made by Mr. Tornetta that the application be granted on the conditions (1) that the Township is satisfied as to the compliance of the property, as a duplex, with the off-street parking requirement and (2) letters are obtained from the owners of the adjacent properties as to their agreements that no further trees need be planted. The motion was seconded by Mr. Cavanaugh and approved unanimously by the Commission.

5. Presentation Regarding ZHB Application #2024-10 (707 W. Germantown Pike)

The Applicant, Mr. Kevin Strizziere, owner and operator of the Volpe Funeral Home situated on the subject property, explained his application and the need for its approval. Essentially, the project is to add on a garage to the property with an apartment above in which he will live. The existing apartment above the funeral home will be used by the Applicant's daughter who does work part-time for the business. The Applicant has the cooperation/approval of adjacent property owners WaWa and Gambone Brothers.

Mr. Barrett asked for clarification of the requirement (stated in the letter of Monica Wall, P.E. on ENT letterhead dated June 17, 2024) that the existing apartment be used only incidentally to the business. The requirement was explained by Mr. Hart. Mr. Moller asked if the Applicant was willing to represent to the Commission that he would refrain from renting the apartment to anyone unaffiliated with the funeral home in the event that his daughter should cease to live there. He agreed to make that representation.

Mr. Tornetta asked about the specifically requested variances for setback and building height. He did not have any objection to them but thought that they should be discussed. Mr. Moller commented that adjacent property owner WaWa would have little grounds to complain about those issues given the changes wrought by WaWa to the Applicant's neighborhood.

A motion was made by Mr. Tornetta to recommend to the ZHB that the application for variances be approved. The motion was seconded by Mr. Barrett and approved unanimously.

6. Presentation regarding SALDO Application #2024-03 (2350 Springview Road)

The Superintendent of Schools for the Norristown Area School District, Mr. Christopher Dormer, arose to introduce the subject, indicating that an important need had been recognized for the Cole Manor Elementary School to be able to better serve meals, breakfast and lunch, to more of its students. In order to do so, a \$3 million project to add to and/or replace its existing kitchen facility was needed. Also participating in the presentation were Jeff Caldwell, the COO of the NASD, John Kelly of T&M Associates, and Michael Hanson, the proposed general contractor for the project.

Mr. Kelly confirmed that the Applicant was willing to comply with all of the suggestions made in the comment letter from Gilmore & Associates dated June 7, 2024 except for the items listed in the T&M Associates response letter of June 20, 2024. He then discussed those listed items one by one, largely reiterating the contents of the T&M letter.

The Commission expressed general understanding as to each request. Mr. Barrett asked a question regarding the construction access. Mr. Hanson stated that the existing entrance would be used but there was no expectation that large trucks would be utilized except for one or two

visits by a concrete truck. It would mostly be sub-contractor pickup trucks and vans. The project is planned to start in October and finish by end of December 2024.

Following the presentation a motion was made by Mr. Moller that a recommendation be made to the Board of Supervisors that all of the waivers requested in the T&M letter of June 20, 2024 be approved. The motion was seconded by Mr. Cavanaugh and unanimously approved.

7. Next Meeting

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

8. Adjournment

On motion duly seconded, the membership unanimously agreed to adjourn the meeting at 7:52 pm.



Ms. Kandy Heckman, Chair Person



Mr. Jeffrey Moller, Secretary