

**EAST NORRITON TOWNSHIP  
PLANNING COMMISSION MEETING  
WEDNESDAY, MARCH 20, 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, March 20, 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 February 21, 2024:**

A motion was made by Mr. Barrett to approve the minutes from the February 21, 2024. Mr. Cavanaugh seconded the motion. The motion passed by unanimous agreement.

- **ZHB Application #2024-08:** Located at 3015 Arch Road located in the AR Resident Zoning District.

- Ms. Stephanie Glackin, Owner of the property presented the plans.
- 16x30 addition to the rear of the house
- Now there is a 67-foot rear setback.
- Mr. Grimes asked if it will be a one story or 2 story addition?
- Ms. Glackin confirmed a 2-story addition.
- Mr. Cavanaugh asked if there have been any complaints from neighbors
- Ms. Glackin said they have talked with neighbors and there is way more setback with their homes. There are no neighbor problems.
- Mr. Barrett asked what is on the space now.
- Ms. Glackin stated that there is a patio that will be removed for a deeper foundation.
- Mr. Tornetta said it looks pretty straight forward and even though neighbors have verbally said no problem, he recommended the homeowner draw up a form letter that neighbors can sign so there will not be future problems with the neighbors.

**Recommendation:**

- Recommend approval to ZHB

- **Review SALDO Application #2024-01**: Located at 301 E. Johnson Highway in the C Commercial Zoning District. Arch Road located in the AR Resident Zoning District.
  - David Shaftkowitz (Attorney for Client) presenting along with Matt Glasso
  - Sketch plans application for Ramoco Fuels, Inc.
  - 17,000 square feet in size. A former gas station and repair shop.
  - What is being proposed is auto repair be converted to convenience store.
  - Keep building the same but redesign it
  - Existing pumps would be closed and relocated on the property
  - Closing ingress and egress point on Old Arch Road closest to the intersection and relocating the pumps to that location.
  - The second Old Arch Road entrance would be moved closer but enlarged.
  - Users with larger vehicles could use the area where the pumps were moved from.
  - Ramoco is looking for any comments on the plan.
  - Mr. Grimes asked what the name would be.
  - Mr. Shaftkowitz does not know at this time.
  - Not a deli, but prepared foods.
  - Ms. Heckman confirmed there would be no car repair.
  - Mr. Shaftkowitz said that is 100% confirmed
  - Ms. Heckman asked if the building would remain the same size.
  - Mr. Shaftkowitz confirmed that as well.
  - Mr. Barrett asked what is the traffic flow going to look like if you close an entrance on Old Arch Road and leave the entrances on Johnson Highway.
  - Mr. Shaftkowitz said they felt that for a small site, having the entrance further away from the traffic light would be better a better flow of traffic.
  - Mr. Barrett asked about pump locations with canopy.
  - Mr. Shaftkowitz stated the moving the pumps gives delivery trucks and landscapers that might use the store, more room to move around.
  - Mr. Barrett asked if there would be designated parking in the area of the former pump location.
  - Mr. Shaftkowitz stated that they put designated parking spots on the former pump location because the 11 spaces designated in the back of the building will be sufficient for the size of the business. However, they can designate for larger vehicle parking there.
  - Mr. Tornetta agrees that the plan cleans it up a lot given an area for oversized vehicles.
  - Mr. Tornetta asked about impervious, but discussion let to agreement that there was not a significant change.
  - Mr. Tornetta asked if the township views this as a full land development?
  - Ms. Heinrich said not at this time.
  - Mr. Shaftkowitz reiterated that they are seeking input on the plan.
  - Ms. Heckman asked when the work would begin.
  - Mr. Shaftkowitz did not have a date.
  - Mr. Grimes asked about relocation of the underground gas storage containers.
  - Mr. Shaftkowitz said they do not intend to relocate them as the pumps are not being moved too far.
  - Mr. Barrett asked about #7 from the T&M recommendations about clearance between the proposed pumps and the existing building appears narrow.
  - Mr. Shaftkowitz said these comments will be taken into consideration.

- Mr. Cavanaugh asked about provisions for trucks to make deliveries to the convenience store.
- Mr. Shaftkowitz stated these would be box trucks and not large 18 wheelers.
- Mr. Barrett asked about signage.
- Mr. Shaftkowitz said it would be updated.

**Recommendation:**

- No recommendation was needed.

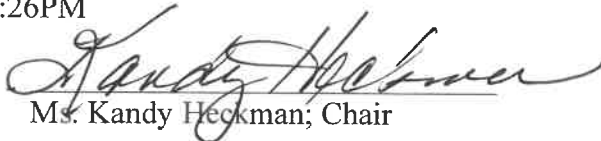
**General Q and A with Mr. Hart (New Business):**

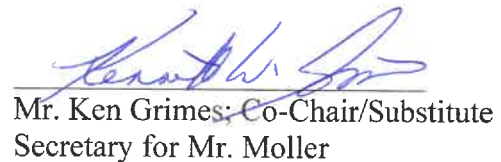
- 2500 DeKalb Pike apartment development amended their plans taking out the under-building garage.
- Nothing new on the nursery property (Brouse) on Potshop Road.
- Amazon might file a number of permit applications within 6 months
- Mr. Tornetta asked if the Amazon facility would be used as intended with warehouse and retail. If the retail is not going to be used, that could be an issue with the original approval having retail.

- **Next Planning Commission Meetings Scheduled for Wednesday, April 17 at 7:00pm.**

- **Adjournment:**

Motion to adjourn by Mr. Tornetta and seconded by Mr. Cavanaugh. Meeting adjourned at 7:26PM

  
Ms. Kandy Heckman; Chair

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