

EAST NORRITON TOWNSHIP PLANNING COMMISSION

MEETING OF WEDNESDAY MAY 15, 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 May 15, 2024. In attendance were Planning Commission Officers, Kenneth Grimes (Vice Chairman) and Jeffrey Moller (Secretary) and Members John Barrett and Ed Cavanaugh. Chair Person Kandy Heckman and Member Keith Tornetta were absent. Township Zoning Officer Bryan Hart and Township Engineer Krista Heinrich of Gilmour Associates were also present. There were no members of the public present.

1. Call Meeting to Order

As Acting Chairman, Mr. Grimes called the meeting to order precisely at 7 pm.

2. Pledge of Allegiance

Mr. Grimes 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 March 20, 2024, which was duly seconded by Mr. Cavanaugh and agreed upon unanimously.

4. Presentation regarding SALDO Application #2024-02 (2015 Potshop Rd.)

Messrs. Mike Clement and Nick Fiola were present to discuss the status of the plans for land development of 2015 Potshop Road, a former commercial nursery that is located in the AR Residential Zoning District. The project involves the potential subdivision of 1 parcel into 7 parcels for single family homes. A comment letter from Ms. Heinrich on Gilmour & Associates, Inc. letterhead to Township Manager Robert Hart dated May 7, 2024 became the basis of discussion.

Mr. Clement, as a representative of the principal applicant, conceded the validity of most of the points made in Ms. Heinrich's letter and agreed to comply. The Applicant is seeking variances only as to Items 11, 13, 19, 23, 24, 37 and 51. The Applicant disagrees that per point 6, a width of 100 feet was needed at the building line of Lot 4. The Applicant contends that 50 feet is what is required by the ordinance. Ms. Heinrich agreed to the contention. Point #5 was also discussed and Mr. Clement agreed that the Applicant would install either fencing or landscaping along the border of Lot #5, whichever the neighboring owners would prefer. And Mr. Clement agreed that the Applicant would pay a fee in lieu of dedicating 10% of the site to park usage. A point-by-point discussion then ensued as to the requested variances. As to point #11, the direction of the cul-de-sac bulb, no one present could identify the reason for the ordinance's prescription of a left-handed bulb. As to point #13, which cites the ordinance requiring a through street rather than a cul-de-sac, Messrs. Clement and Fiola pointed out that the narrowness of the parcel made a through street impracticable. As to point #19, Mr. Clement stated that a slope of less than 4% was not practicable due to the grading of the parcel. As to point #23, Mr. Fiola explained that rather than sodding, it would be better to power seed for erosion control. As to point #24, the Applicant wants to remove so-called "inventory trees", which were inventory of the former nursery rather than native grown. Nevertheless, those

inventory trees will be replaced elsewhere on the site. As to point #34, the Applicant agrees to provide aerial photos showing the required features. And as to point #51, Ms. Heinrich agreed that HDPE pipe would be suitable as opposed to Reinforced Concrete Pipe.

Mr. Moller made a motion for recommendation to the Board of Supervisors for approval of the requested variances, conditioned upon the Applicant's agreement to provide either fencing or landscaping along Lot 5, the payment of a fee in lieu of dedicating land for park usage, and the Applicant's compliance with all other points made in the May 7th letter. The motion was seconded by Mr. Cavanaugh and approved unanimously.

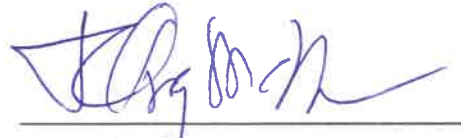
5. **Next Planning Commission Meeting**

Mr. Grimes stated that the next Planning Commission meeting is scheduled for June 26, 2024, explaining that the normal meeting date of the third Wednesday falls on Juneteenth.

6. **Adjournment**

On motion duly seconded, the membership unanimously agreed to adjourn the meeting at 8:13 pm.


Mr. Kenneth Grimes, Acting Chair


Mr. Jeffrey Moller, Secretary