

## EAST NORRITON TOWNSHIP PLANNING COMMISSION

MEETING OF WEDNESDAY NOVEMBER 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 November 20, 2024. In attendance were Planning Commission Officers Kandy Heckman (Chair), Kenneth Grimes (Vice Chair) and Jeffrey Moller (Secretary) and Members John Barrett, Ed Cavanaugh and Keith Tornetta. Township Engineer Krista Heinrich of Gilmour Associates and Mr. John Kolb of the Township's Zoning Hearing Board were also present. There were no other persons or members of the public 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 to approve the minutes of the meeting of the Planning Commission of September 18, 2024, which was duly seconded and agreed upon unanimously.

**4. Presentation regarding ZHB Application #2024-17 (531 Faith Drive)**

The applicants, Donald and Carol Tornetta, were represented by son Keith Tornetta, who recused himself from the decision of the Commission. Per Keith Tornetta, his parents would like to install a 40kw propane-powered electric generator on their property although the municipal zoning code allows a maximum of 24kw. It was represented that Donald Tornetta is medically required to use an electric powered oxygen generator for an unspecified health condition and that Faith Drive is one of the few streets in the township which has no available natural gas service so the entire house is powered by electricity. Furthermore, as verified by research done by Mr. Cavanaugh, the noise output of a modern 40kw generator is the same or lower than that of a 24kw unit. It is presumed that the limitation in the code is based upon decibel level and the resultant potential disturbance of immediate neighbors. Miss Heinrich stated that the purpose of the limitation in the code is not specified. At all events, the Applicants have obtained written letters of consent from both of the adjacent neighbors.

A motion was made by Mr. Grimes, seconded by Mr. Kavanaugh, that to the extent that a variance is required, the Planning Commission recommend approval of the application for same. The motion was unanimously approved, Mr. Tornetta abstaining.

A motion was then made by Mr. Cavanaugh to recommend to the Board of Supervisors that the code provision at issue in this matter (205-16.B(5)) be reviewed and amended if limitation of noise output is indeed the purpose of the 24kw limit. Chairperson Heckman seconded the motion, which was unanimously approved.

**5. General Discussion of Township Developments**

Ms. Heinrich informed the Commission that the Amazon warehouse on Germantown Pike seems to be coming to life. There has been work going on inside.

There is no news regarding work at the former Provident Life site on DeKalb Pike.

The helicopter pad at Jefferson Einstein Montgomery Hospital is now fully operational. Ms. Heckman noted that the terms of service for herself, Mr. Grimes and Mr. Tornetta will be expiring on December 31. If those members would like to have their terms renewed, they should make such known to the Township Manager for reference to the Board of Supervisors.

**6. Next Meeting**

Ms. Heckman announced that the next meeting of the ENT Planning Commission would take place on December 18, 2024.


**7. Adjournment**

A motion by Mr. Tornetta, seconded by Mr. Cavanaugh, it was unanimously agreed to adjourn the meeting at 7:27 pm.



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Ms. Kandy Heckman, Chair Person



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Mr. Jeffrey Moller, Secretary