

East Norriton Residents Organization (ENRO)

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To:

East Norriton Watch

The Newsletter for East Norriton Residents

Where You Learn What's REALLY Going On!

Important Dates:

June 19, Thursday, 6 pm – ENRO Residents Picnic – Farm Park Pavilions – *FREE FOOD!*

Township Meetings:

July 8, Tuesday, 7 pm – Ennio Development: corner of Germantown Pike & Scenic – Township Building

July 12, Saturday, 9 am – Public Hearing Einstein Hospital Complex – Norristown Area High School

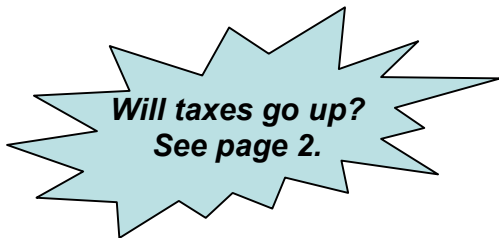
July 16, Wednesday, 7 pm – Liberty Bell Trail Meeting – Township Building

Canceled by Township – New date to be determined – **Hearing of Legal Challenges** to Einstein Hospital Complex proposal

Canceled by Township – New date to be determined at Supervisor mtg on 6/24 – **Comprehensive Plan Public Hearing**

East Norriton Watch - Newsletter

East Norriton Residents Organization (ENRO) - Where You Learn What's REALLY Going On!



WHY FIGHT THE HOSPITAL COMPLEX AT WOODYS?

EINSTEIN IS MISLEADING US!

SUPERVISORS BAD BEHAVIOR MUST BE STOPPED!

THIS WOULD CHANGE OUR TOWNSHIP FOREVER!

WE CAN SUCCEED-THE BALL IS ROLLING!

WE NEED YOUR HELP - Look inside for WHY!!!

Come to **ENRO Residents Picnic!**

Thursday, June 19, 6pm

Free!

FREE Hot Dogs and Birch Beer

Farm Park Pavilion - enter at Germantown Pike & Barley Sheaf Rd. (rain date June 20)

You need to:

1. Come: **Saturday, July 12, 9am** The Township is redoing the hospital complex zoning hearing-Norristown Area High School
2. Bring your questions and concerns - Prepare to speak – NUMBERS COUNT!

NEXT ISSUE: Sewer laterals, Comprehensive Plan, and other things going on in the township!

East Norriton Watch

The Newsletter for East Norriton Residents

Where You Learn What's REALLY Going On!

Volume 1, Issue 1

Publication of East Norriton Residents Organization (ENRO)

What's Going On? - Einstein Hospital Complex

Legal Challenges:

- The Township postponed the hearing in front of the Zoning Hearing Board originally scheduled for May 14. New date to be announced.
 - Lawsuit alleging Sunshine Law violations in Montgomery County Court is proceeding normally – no public hearing dates yet.
- NEW Township hearing/meeting:
- The Board of Supervisors is “redoing” the hearings on the zoning changes. They will revoke on **July 12**, a hearing and then a meeting, starting at **9 am at the Norristown Area High School**.

What YOU Need to Do NOW!

1. Come **Saturday, July 12, 9am – Norristown Area High School** – This is our chance to restate all concerns.
 - a. **Write down** your questions and concerns
 - b. You may be limited to 3-5 minutes – so be concise
 - c. Read your statement, comments, questions
 - d. When finished, hand your written copy up as evidence – important to get on the record!
2. **Financial Contributions Needed** – ENRO is a new organization of concerned residents in East Norriton joining together to make our voices heard. Grass roots organizations take a lot of work and funding. So far, we have been organizing – now we will focus on **FUND RAISING**. Please do what you can to help out!

Mail checks to: *East Norriton Residents Organization (ENRO)*

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Why Should I Care?

Einstein's proposal for a hospital complex at Woody's represents an unprecedented level of land development in the Township. Traffic and storm water are already big problems. Since Montgomery Hospital in Norristown will close, traffic coming out of Norristown to East Norriton will increase dramatically. Einstein is trying to sneak in under the radar by only talking about phase 1 – no analysis has been done for the expansion we know is coming. Other costly issues to consider include round-the-clock 7x24x365 operation with employee and patient traffic, truck deliveries, ambulance and helicopter noise and exhaust fumes; the cost of increased public services such as police and fire services; bio-hazardous waste; loss of significant open space and recreational area; and air traffic control issues with Mercy Suburban and Wings Air Field so close by with dangerous low altitude flights over the entire township and region.

Will my taxes go up?

While Einstein has been providing rough estimates of fees and taxes they will pay, there has **not** been an **independent analysis**. Actually, fees paid by “not-for-profit” hospitals may seem large, but fall far short of the actual costs incurred by the township – they are typically an amount that is 30-50% of the property tax that would be collected from a “for-profit” company. The increased burden on public services plus a history of tax shortfalls for hospitals is likely to equal either a significant strain/decrease in available services or an increase in taxes.

ENRO's Position on Einstein's Hospital Complex

We all know that Montgomery Hospital in Norristown is in dire need of a new building. We just feel that Wood's Golf Center at the intersection of West Germantown Pike and North Whitehall Road in East Norriton is not the right location. Einstein should rebuild Montgomery Hospital in Norristown and provide medical services in the population center of Montgomery County – the infrastructure is already in place. Einstein does not need to refurbish their current building - there is available property already zoned for hospital use right there in Norristown. It's the **ethical** thing to do!



Quiz - Einstein Hospital Complex

See What You Know!

(answers on pages 4-5)



1. It's a "done deal", you can't fight big money. True or False.
2. If not the hospital complex, what other development could be built at Woodys? Choose all that apply:
 - a. Big Box Store(s)
 - b. Housing Development
 - c. Rehabilitation Center
 - d. Strip Mall
3. Central Montgomery County needs a new hospital complex so patients won't have to go to the city. True or False.
4. How many buildings can Einstein build under the new zoning ordinances? Fill in the blank _____.
5. Choose which of the following can be done at the time of zoning changes:
 - a. Analysis of property values and taxes
 - b. Township fiscal impact analysis
 - c. Traffic impact analysis
 - d. Infrastructure analysis (water, sewer, storm water)
 - e. Impacts on safety, welfare, and quality of life (noise, bio-hazardous waste, crime, police, fire, diesel exhaust fumes)
6. Einstein claims they will have normal, every day access only off of Germantown Pike. True or False.

**DO YOU have questions? JOIN THE DEBATE.
JOIN US AT JUNE 19 PICNIC AND JULY 12 HEARING!**

Quiz Answers

(from Quiz on page 3)



1. It's a "done deal", you can't fight big money. **FALSE**
*The sale of Woods Golf Center is not final – there is an agreement of sale dependent upon all approvals from the township, the county, and any other agency needing to review the building proposal. As late as May 27, Einstein has sent letters to some residents making it sound like everything is done and ready to move to the land development level with no mention of the legal challenges that are now threatening to undo the zoning changes. Einstein must follow state law and proceed through a lengthy review process of very detailed engineering plans. It is a **LONG** way from being done! Whitpain Township forced Einstein out of their township because of opposition by residents. WE CAN TOO! Join your neighbors as the fight has already begun!*
2. If not the hospital complex, what other development could be built at Woodys? **Only C and D apply.**
 - a. **Big Box Store(s)** – not applicable because the property is not zoned for commercial. This is a scare tactic. The Board of Supervisors would have to rezone all the property to Commercial to allow Big Box retail – the Supervisors **CAN STOP BIG BOX!**
 - b. **Housing Development** – not applicable because the property is not zoned for residential. This is a scare tactic. The Board of Supervisors would have to rezone all the property to Residential to allow any type of housing– the Supervisors **CAN STOP A HOUSING DEVELOPMENT!**
 - c. **Rehabilitation Center** – applicable for an Institutional Zone. Others: community center; non-profit or for-profit institutions for care of aged/children; governmental purposes; churches and places of worship; headquarters for educational/fraternal/professional/religious non-profit organizations; public and private schools
 - d. **Strip Mall** – could have been built only on the narrow strip along Germantown Pike which is not large enough for big box retail.
3. Central Montgomery County needs a new hospital complex so patients won't have to go to the city. **FALSE**
Einstein states 60% of patients leave the area for hospital services. (Experts question that statistic–where does it come from?) If it's true, there's a reason. No single hospital can cover ALL specialties. If the specialty and insurance coverage you need is not at the new complex, you will be flown to Einstein in north Philly. Einstein provides contradictory information as to their proposed services- they even go back and forth about a trauma center. Some facts about trauma centers: there are 28 trauma centers in all of PA with avg bed size 475 beds. There are only 4 smaller than 226 beds (they are the only provider for a large area). One of the reasons trauma centers are not provided in small facilities is that it is too expensive because of all the specialties needed. Einstein misleads East Norriton residents by promising what it cannot deliver – the answer to all hospital needs. It's just not possible. With this track record, how can anyone trust anything Einstein says?



Quiz Answers

(from Quiz on page 3)

4. How many buildings can Einstein build under the new zoning ordinances? **8 or more buildings, each 85 feet tall.** *The new ordinances allow Einstein to build 8 or more buildings, each 85 feet tall. All these buildings can be built under the ordinances without review by our Zoning Hearing Board. In fact, the new ordinances remove ALL checks and balances that were previously present in the zoning code. The Township had the option to not only keep the existing checks in place, but also to add more stringent checks so that both this phase and future expansion would be subject to careful review, yet they chose to do neither.*
5. Choose which of the following can be done at the time of zoning changes: **ALL CAN BE DONE AT ZONING TIME**
- Analysis of property values and taxes
 - Township fiscal impact analysis
 - Traffic impact analysis
 - Infrastructure capacity analysis (water, sewer, storm water)
 - Impacts on safety, welfare, and quality of life (noise, bio-hazardous waste, crime, police, fire, diesel exhaust fumes)
- Einstein repeatedly says studies will be done later in the process as part of the land development plan. What they don't tell us is that it is very common in other townships for supervisors to require impact analysis prior to considering zoning changes. The Board of Supervisors has all the flexibility they legally need to require these studies first. The Montgomery County Planning Commission suggested doing studies. The Solicitor for West Norriton Township suggested doing studies. So why don't they? Only one answer is obvious – the results of the studies would point out to residents how BIG this development will be. Not doing these studies is part of their strategy to reduce opposition and sneak in under the radar. And what about expansion of the hospital complex? By passing the zoning changes without either comprehensive studies of the ultimate expansion of this hospital complex or checks and balances that would require additional review of future expansions, the Supervisors are buying a “pig in a poke” and the residents of the township and the region will suffer.*
6. Einstein claims they will have normal, every day access only off of Germantown Pike. **FALSE**
- With their strategy to reduce opposition, that's exactly what you'd expect them to say. There is no reason to believe they will maintain a single access road for their expansion plans. In fact, the Montgomery County Planning Commission predicts exactly that – over time Einstein will OPEN other access roads. Whitehall? Nottingham? Marion? Barbara?*

Who owns these roads - YOU Do! Who Pays to maintain these roads - YOU Do! 5

Doublespeak

The process for the Einstein Hospital Complex has been filled with scare tactics and misinformation. Why? Because Einstein learned from its experience in being kicked out of Whippain Township – they learned the more they tell the truth, the more residents will oppose their proposal. In fact, they want you to believe they are acting in the best interest of the residents. Here are some examples – don't believe what Einstein says! Demand to have the truth come to the light of day!



Scare Tactics - Strategy to reduce opposition

- Einstein will build anyway, even without the new zoning ordinances
 - The old zoning code would have allowed retail development and its traffic along with the hospital complex
 - Adoption of the zoning changes is better for the residents
- If Einstein REALLY doesn't need the zoning changes, why did they write them? Yes, Einstein wrote the zone code changes, not anyone in the township. If Einstein intends to act in the best interest of the residents, they could do that voluntarily without zoning code change – they could establish the green space and the setbacks themselves. They could go to the Zoning Hearing Board and request permission for 85 foot towers and building closer to Germantown Pike. Here's why: Einstein wants the code changes not for the plans they are showing us, but for their expansion plans. Why have they put all of the buildings on one side of the pipeline? Because they will expand to the other side. This could be a hospital complex with multiple 85 foot towers! The new code allows it without review by the Zoning Hearing Board!*

Misinformation – just plain wrong!

- To be built: a 200 bed 440,000-square-foot hospital with an 85-foot patient tower and a 50,000- to 75,000-square-foot medical office building
 - Zoning code changes allow building farther away from residents
 - Much of the development will be shielded from view due to sloping land
- Einstein made a presentation to the township in May 2007 outlining the employment of 1,000 people in the “initial phase”. Other documents in the public record indicate ongoing discussion about expansion phases including a doubling in size for the second phase. In fact, Einstein's expansion plans could be extensive. The new code (written by Einstein) allows more than 8 buildings 85 feet tall. On March 10 the Board of Supervisors indicated they did not even realize the code allowed so many 85 foot tall buildings! The new code moves the complex away from some residents and closer to others - for the first phase only. And, if you look down a slope, a building at the bottom of that slope is just as visible as if on flat land. This is nothing but propaganda. How else is Einstein twisting facts? How BIG will this hospital complex get? What else are they NOT telling? Can the residents survive such a large development?*

Einstein is BIG BUSINESS trampling our Township! WE CAN STOP IT!

Come to June 19 PICNIC AND July 12 HEARING!