

## **PLYMOUTH TOWNSHIP EMERGENCY SERVICES BOARD**

Minutes of November 29, 2018

The Plymouth Township Emergency Services Board held its meeting in the Township Municipal Building. Board members present were:

Andy Mount	Fire Marshal and Vice-Chairman
Ray Stocchi	President, Plymouth Fire Company/Chairman
Mike McGuigan	President, Harmonville Fire Company
Karen Weiss	Township Manager and Board Secretary
Kevin Bowe	Business Owner/EVB Towing Company
John Myrsiades	Deputy Chief of Police
Mitch Kijak	Chief, Plymouth Fire Company
Andy Moletzsky	Deputy Chief, Harmonville Fire Company
Jim Wallace	Code Enforcement Dir.- Plymouth Township
Curt Rittler	Building Code Official for Plymouth Township

**Pledge of Allegiance** - The meeting began at 7:00 p.m. and the Pledge of Allegiance was recited.

### **Public Comment**

There was no public comment pertaining to any of the items advertised on the agenda.

### **Approval of Minutes: September 20, 2018**

The September 20, 2018 minutes were unanimously approved on the motion made by Mike McGuigan and seconded by Andy Mount.

### **New Business**

#### **a. Emergency Operations Plan**

Mr. Mount stated that he has contacted and is working with the Greater Plymouth Community Center regarding the Emergency Operations Plan. Some changes will need to be made to the hard copy of the plan. Mr. Mount will make the changes and distribute them to the emergency services.

Deputy Chief Myrsiades stated that he would like to have everyone trained with respect to the plan by this February.

#### **b. Apparatus Liens**

The signed agreement pertaining to the apparatus liens was given to Ms. Weiss by Plymouth Fire Company. Harmonville Fire Company submitted their signed agreement in October.

#### **c. Act 172 - Draft Resolution of Whitemarsh Model**

Ms. Weiss stated that Township Council held its final budget meeting on November 27<sup>th</sup>. Final adoption of the budget is scheduled for December 10<sup>th</sup>. An increase in the Fire Services Fee was approved by Council. It will be increased from .50 mills to .56 mills. An average household that is assessed at \$180,000 will see about a \$9.00 increase. Council approved a stipend of not more than \$30,000 for each fire company plus a 2% increase for 2019. This is in addition to healthcare and \$100,000 in the capital budget. Council would like to see an annual list of active fire fighters' response to calls and training in order to qualify for the stipend that the Township is providing.

#### **d. Construction Update**

Mr. Mount introduced Curt Rittler, the Township Building Code Official and Jim Wallace, the Code Enforcement Director to the Board.

Mr. Rittler spoke about Arbour Square, a unique building that is being constructed between Corsons Lane and Plymouth Road. The building backs up to an exit ramp of the Turnpike.

Mr. Rittler stated that the means of egress in an institutional occupancy such as this is different since it is a mix of a nursing home concept in addition to independent living on the site.

There is a similar three-story facility located in West Chester.

The plan consists of 180,000 square feet and will include a shelter in place or protect in place plan.

The building is constructed in such a way that it will consist of smoke compartments. This will facilitate residents being able to be moved a short distance while an emergency is being dealt with.

The Township code states that the smoke compartments need to be maxed out at 22,500 square feet.

The building is non-combustible construction with the exception of the wood truss roof. It is a protected structure with smoke detection in the corridors and each sleeping unit.

Mr. Rittler advised that the building will have a full coverage fire sprinkler system with standpipes in each stair tower. In addition, there will be a fire alarm system installed.



Double doors will be installed on the smoke compartments for a means of egress. There is also a fire wall included on the plan.

There will be one fire alarm control panel with one unified system. There will be capability for maintaining signals if a portion of the system on one side or another is lost.

Several questions were asked pertaining to the fire rating and the roof construction. These were answered by Mr. Rittler.

Additional information needs to be provided to the Township regarding staffing and the fire safety plan that will be in effect.

Mr. Mount stated that he believes the practice of moving patients from one area of the building to another is a better option in an emergency situation than trying to evacuate everyone.

Mr. Rittler advised that there will be adequate room for emergency vehicles from both Corsons Lane and Plymouth Road. This is required by the Township.

It is a requirement by the Township and it has been agreed to that the plan will include looping the main from Plymouth Road to the road surface over to Corsons Lane to tie into the twenty-four inch main on Germantown Pike.

Domestic water needs to be retained as much as possible.

### **Active Projects**

215 Plymouth Road (Arbour Square) - New 4 story, 210 unit mixed use facility (primarily 1-1 and 1-2, with A-1, A-2, B, and M). The proposed facility is to be constructed with non-combustible, fire-rated floor construction (fire-retardant treated roof construction), and protected with a full coverage NFPA 13 fire sprinkler system and standpipes. The structure is to be divided into two "buildings" by a 3 HR fire wall, and both buildings further compartmented with "smoke compartments" to provide for occupant relocation (shelter-in-place) in lieu of evacuation, as appropriate. Project has completed the land development approval process, and sitework construction has begun. Building plans are under review.

101 Lee Drive (Woodspring Suites) - 4 story, 120 room hotel. New construction of a light-framed (fire-rated combustible + partially combustible façade) hotel. Structure is to be pile-supported, and will be protected with a 13R sprinkler system (including the attic). Project has received Land Development approval, and sitework has begun. Revised building plans have been received, and formal plan review is underway.

500 Germantown Pike - Plymouth Meeting Mall - (Macy's adaptive reuse)

conversion of Macy's for multi-tenant use, while maintaining the classification as an anchor store. Also included are new fire alarm and fire sprinkler systems, including one standpipe and stair access to the third floor level. The first phases of selective demolition, including asbestos abatement are complete. Footing and foundation work is underway. The balance of construction permits for the building shell are to be issued shortly. Significant portions of the building perimeter and lower parking lot remain fence-enclosed.

2250 Chemical Road - (Target) - Major interior renovations affecting essentially the entire store. Project has commenced in phases while maintaining occupancy. Completion expected before December, 2018. The original fire alarm system will be upgraded or replaced (most likely within the same construction schedule). A significant portion of the parking lot is fence-enclosed for secure storage.

Plymouthtowne Apartments Expansion - Seven new two-story apartment buildings with ten units per building and a one story, 1,400 square foot leasing office are proposed along Fairfield Road. The light-framed (combustible) apartment buildings will be protected with NFPA 13R sprinkler systems. The leasing office will not have fire sprinkler coverage. Building plans and permits for the Leasing Office and all seven apartment buildings have been issued, and building construction is underway.

6.500 Germantown Pike - Plymouth Meeting Mall - (Various projects) - Fitout for a new 11,000 square foot lower level mercantile tenant ("Forever 21"). Permits have just been issued. Conversion of Uncle Julio's two tenants, including a hair salon. Selective demolition and landlord prep work is underway. Awaiting tenant fit-out plans/applications for review.

### **Upcoming Projects**

4000 Chemical Road - (Metroplex - Office Area) - 11 story high-rise office and 6 level parking garage. Formal plan submission was expected first quarter of 2018. No new ETA has been provided.

Plymouth Woods Office Complex - Mid-rise or high-rise office - demolition of two one-story office buildings, and construction of either a five story or a seven story office building. The high-rise option will also have a two level parking structure. This project is conditionally approved.

300 Lee Drive - (Holiday Inn Express) - Four-story, 107 room hotel. New construction of a light-framed (combustible + combustible façade) hotel with indoor pool and assembly spaces. The hotel will be comprised of 17,000 square feet on the first floor, and 15,000 square feet on each upper floor. This project is conditionally approved.



201 Plymouth Road - (Marriot Residence Inn) - New construction of a five-story hotel immediately adjacent to Plymouth Creek (next to the "cavern" in the stream). This project is in Land Development review.

Ms. Weiss stated that there are plans to renovate the high-rise office building located at the Plymouth Meeting Mall into a facility similar to Arbour Square. It will not however have skilled nursing care. It will be approximately nine or ten stores and consist of memory loss care, assisted, and independent living.

#### **e. Police Department Update**

Deputy Chief Myrsiades stated that both he and Mr. Mount attended a meeting at the Colonial Middle School. There are plans to construct a new school at the location which should be completed by August, 2020. Before demolition in 2020, the School District has offered the use of the current school to the Police for SWAT Team use and to the fire departments. In addition, the County SWAT Team may use it for training purposes. The school could be possibly used for active shooter training or other options that are appropriate.

Mr. Mount advised that Conshohocken Rail is going to test a Tesla Pyrolysis Unit. The unit takes normal waste and chemically destroys it to make much smaller amounts of residue to be landfilled. It is believed that this will revolutionize waste disposal. The facility on Conshohocken Road will be used to test this and the test will take approximately three weeks. It has been approved by the Department of Environmental Protection and they will oversee the test. A fire truck will be on standby in case it is needed. 15,000 gallons of water will also be on site.

#### **f. Harmonville Fire Company Update**

None

#### **g. Plymouth Fire Company Update**

Mr. Kijak stated that their new squirt truck is still at the dealership for final fabrication. Mr. Kijak stated that some volunteers from Plymouth Fire Company were not present at the Council meeting that recognized fire fighters for receiving training. Ms. Weiss suggested that perhaps they could come to the Council meeting in December to be recognized. Mr. Kijak will let Ms. Weiss know if that's what they want to do.

#### **h. Plymouth Ambulance Update**

None

### **i. Miscellaneous**

Deputy Chief Myrsiades asked if anyone from the Police Department has contacted the fire companies about receiving Active Shooter training. The fire companies have not been contacted. Deputy Chief Myrsiades advised that perhaps this can take place after the holidays.

Mr. Behr mentioned the recent newspaper article about the SR6 Report. Mr. Behr will email the report to Ms. Weiss so that she can distribute it to Township Council and the Board.

### **Old Business**

None

### **Next Meeting - January 17, 2019**

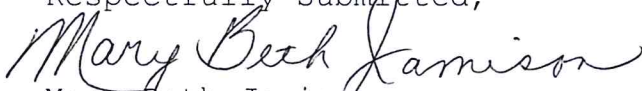
The next meeting of the board will take place on January 17, 2019.

### **Audience Participation**

None

**Adjournment** - There being no further business, the meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Mary Beth Jamison".

Mary Beth Jamison  
Recording Secretary