

C: COUNCIL
8-024

AUGUST 10, 2011

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, August 10, 2011.

The meeting was called to order at 7:05 PM.

The Pledge of Allegiance was recited.

The following were present:

Clem Monacelli	Chairman
Kelly Isett	Agency Secretary
Dee Mellor	Member
Jeffrey Branagh	Member
Frank Watton	Member
Beth Abramovitz	T&M Associates
David Conroy	Zoning Officer

Absent: Steven Hart, Dominic Aprile, Gregory Ensslin

The Agency heard the following:

BRANDYWINE - 134 PLYMOUTH ROAD - CONDITIONAL USE

Craig Robert Lewis, Esq. was present to represent Brandywine Realty Trust in presenting their conditional use application. Mr. Brian Keaveney was present to discuss traffic. Mr. Anthony Ziccardi and Mr. Seth Shapiro were also present.

Mr. Lewis noted that the Text Amendment which was reviewed by the Planning Agency last month was adopted by Plymouth Township Council. Mr. Lewis advised that this amendment enacts an overlay to the Interchange Development District. Mr. Lewis stated that midrise apartment use is now allowed in the Interchange Development District.

Mr. Lewis advised that the applicant now seeks a conditional use for their property at 134 Plymouth Road. Mr. Lewis stated that the applicant seeks this conditional use for midrise apartments. Mr. Lewis noted that conditional use will not be the final step in the process leading up to development.

Mr. Lewis advised that a 7 building, 398 unit apartment complex is proposed at the site in question. Mr. Lewis stated that the Ordinance allows a maximum of 15 units per every developable acre, however sustainable initiatives allow a density bonus of 5 units per acre.

Mr. Lewis advised that the units will be served by public water and public sewer. Mr. Lewis stated that there will be 1.6 parking spaces for every unit. Mr. Lewis advised that there will be the request to have reserve parking. Mr. Lewis stated that even with this parking area the applicant must show that there is compliance for impervious coverage.

Mr. Lewis advised that there will be parking area below the apartments causing the buildings to stick out some. Mr. Lewis stated that the buildings will have 4 habitual structures. Mr. Lewis advised that the buildings will be 60 feet high.

Mr. Lewis advised that 47% green space is being proposed. Mr. Lewis stated that 4 acres of continuous open space will be provided. Mr. Lewis advised that active recreation will include a community center, a fitness center, a pool area, and a pedestrian walkway.

Mr. Lewis advised that access to the site will be solely from Plymouth Road through two access points. Mr. Lewis stated that primary access will be located in the center of the site. Mr. Lewis advised that presently this access will be unsignalized. Mr. Lewis stated that the other access is right in and right out only. Mr. Lewis advised that the applicant has been working with Penndot and the Township concerning the traffic patterns around the site.

Mr. Lewis reviewed the comments submitted by T&M Associates. Mr. Lewis advised that the applicant will comply with the comments, and submit any information required before going before Plymouth Township Council.

Mr. Lewis advised that the T&M Letter indicates the sustainable initiatives that the applicant is proposing in order to achieve more density. Mr. Lewis stated that if an initiative is not being achieved then alternative criteria will be needed.

Mr. Lewis advised that the applicant will comply with setback requirements. Mr. Lewis stated that there will be the proper separation between buildings, and the height of the buildings will be well under the maximum 75 feet height allowed.

Mr. Lewis advised that there is a discrepancy between what the applicant indicates concerning the number of parking spaces and what is indicated by T&M Associates. Mr. Lewis stated that the applicant and the Township will get together so that there will be the correct number of spaces required by the Ordinance.

Mr. Lewis advised that moving vehicles will only be allowed to come to the site at off peak hours. Mr. Lewis stated that this will be stipulated instead of providing for specific loading areas.

Mr. Lewis advised that the applicant will comply with building coverage requirements. Mr. Lewis stated that street trees are provided along Plymouth Road, and the applicant will comply with softening buffer requirements.

Mr. Lewis advised that the architectural renderings are being presented to the Agency this evening. Mr. Lewis stated that it is desired to have grass strips with trees between sidewalks and curbs at certain locations. Mr. Lewis advised that sidewalks will be maintained by the applicant, and the applicant will meet with the consultants concerning street trees.

Mr. Lewis advised that the applicant will work with the Landscape Architect concerning plantings in certain areas on the site. Mr. Lewis stated that T&M Associates suggest that the "L" shape buildings be flipped to the north of the site in order to open up the drive aisle, and the applicant will comply.

Mr. Lewis advised that the applicant will show sufficient water and sanitary sewer service for the proposed site improvements. Mr. Lewis stated that the information concerning community amenities will be provided.

Mr. Keaveney advised that he is an Associate Vice President with Pennoni Associates, Inc. Mr. Keaveney stated that Pennoni prepared the Traffic Impact Study for 134 Plymouth Road.

Mr. Keaveney advised that it was desired to look at traffic before and after development. Mr. Keaveney stated that driveways and nearby intersections were included in the study. Mr. Keaveney advised that updated peak hours were reviewed in March 2011 when school was still in session.

Mr. Keaveney advised that the new development would generate approximately 203 trips in the morning, and about 247 trips in the evening. Mr. Keaveney stated that there would be about a 3%-4% increase in traffic on Butler Pike, and about a 5%-6% increase at the Blue Route ramp. Mr. Keaveney advised that the level of service will stay about the same.

Mr. Keaveney advised that improvements are being proposed to help the traffic situation. Mr. Keaveney stated that a traffic signal is being proposed at Plymouth Road and the Blue Route Off Ramp, and the traffic signal at Plymouth Road and Butler Pike would be updated. Mr. Keaveney advised that a right turn lane from Butler Pike to west bound Plymouth Road would go in. Mr. Keaveney stated that Plymouth Road would be widened to 3 lanes along the applicant's site frontage.

Mr. Keaveney advised that T&M Associates recommend that improvements be implemented in lieu of the Impact Fee. Ms. Abramovitz stated that an agreement will be reached concerning the cost of the improvements verse the Impact Fee. Mr. Keaveney advised that another Field Study will be performed to see how many gaps in traffic are at the main site driveway at peak hours.

Chairman Monacelli asked if the proposed signal at Route 476 is up to Penndot. Mr. Keaveney advised that Penndot will make the final decision concerning this traffic signal, and the applicant has studied the volume of traffic. Mr. Lewis stated that it is up to Township Council if the applicant would bear the cost of the signal, and this could then be a credit against

their impact fee. Mr. Lewis advised that the credit for costs would also be the stipulation for off-site improvements.

Chairman Monacelli asked if the main entrance is directly across from Cold Point Village. Mr. Lewis advised that the main entrance is lined up with the access to the Paone Property.

Chairman Monacelli asked if the 398 units are more than what was originally proposed. Mr. Lewis advised that actually 425 units was originally proposed. Mr. Lewis stated that calculations are based on developable acreage as opposed to gross acreage.

Chairman Monacelli asked if the Fire Marshal has reviewed the turning radius. Mr. Lewis advised that a preliminary discussion took place with the Fire Marshal, however final design for turning radius would be made during the Land Development Process.

Chairman Monacelli commented that he would vote "no" for the proposed size building being constructed by a wood frame. Mr. Lewis advised that the construction material is a building code issue, and the applicant will be in compliance with the building code.

Member Branagh asked if there has been coordination with the School District concerning bus stops. Mr. Ziccardi advised that there would be no reason why the buses can not come to the proposed development. Mr. Ziccardi stated that the units will be 2 bedroom units, and therefore the number of school children from the development will be minimal.

Member Branagh asked if the Traffic Study was done with the calculations of the usage with the Paone Property. Mr. Keaveney advised that this was included as background traffic. Mr. Keaveney stated that the existing counts at the intersections were included in the study.

Member Branagh asked why there is no loading area. Mr. Ziccardi advised that a loading area would be difficult to figure out for each building with their single entrances. Mr. Ziccardi stated that it was determined that loading would occur at down time hours during the day, and appointments will have to be made at the management office to use the side entrances for loading. Ms. Abramovitz advised that specific loading areas are not required.

Member Branagh asked if the "L's" are five story buildings. Mr. Shapiro advised that these buildings are four story buildings. Mr. Shapiro stated that the buildings look larger because of the way they sit on a grade.

Member Branagh asked how five stories fit into 67 1/2 feet. Mr. Shapiro advised that this is possible by having 11 feet for each story.

Member Mellor inquired about the walking trail in the open space area. Mr. Shapiro advised that this trail is near the basin. Mr. Lewis stated that there should be connection to the sidewalks. Mr. Ziccardi advised that hopefully there will be connection to the County Bike Trail, however it is uncertain as to where this trail is going to be built.

Member Mellor asked how many jobs will be created in building the apartments. Mr. Ziccardi advised that about 500 jobs would be created. Mr. Ziccardi stated that construction will take place over the time of three years.

Chairman Monacelli made a motion that the Agency recommend that the application for conditional use for 134 Plymouth Road be approved subject to the following:

- 1) Subject to all of the comments submitted in the August 9, 2011 T&M Associates review letter.

Member Watton seconded the motion. Members Monacelli, Watton, Mellor, and Isett voted in favor of the motion. Member Branagh voted against the motion. The motion passed by the vote of 4-1.

L&S DEMOLITION - LAND DEVELOPMENT

Thomas Speers, Esq. was present to represent L & S Demolition in presenting their zoning application. Mr. Kim Kryder was present to discuss engineering concerns. Mr. Randy Wolf was also present.

Mr. Speers advised that the property is located at 884 Brook Road. Mr. Speers stated that the applicant was previously before the Planning Agency on a zoning issue. Mr. Speers stated that the applicant is now bringing forward their land development application.

Mr. Speers advised that the applicant has an existing facility permitted by DEP. Mr. Speers stated that the facility is a recycle and transfer station for construction debris. Mr. Speers advised that two changes are proposed for the operation involving two bump outs for the building.

Mr. Speers advised that the first change is a wood chipper is proposed to be installed. Mr. Speers stated that the chipper must be located inside because of the applicant's DEP facility. Mr. Speers advised that the second change is a proposed addition for a conveyor belt. Mr. Speers stated that this would allow sorting to be done off of the ground making for a safer situation for the employees.

Mr. Speers advised that the applicant is seeking to have more efficiency for the sorting process. Mr. Speers stated that the applicant is not seeking to increase the permitted amount that is allowed to be sorted. Mr. Speers advised that the facility is a 1,000 ton a day permitted facility.

Mr. Speers advised that one bump out for the building is 56' by 100'. Mr. Speers stated that the other bump out is 50' by 100'

Mr. Speers advised that the applicant can not comply to certain comments submitted

by consultants. Mr. Speers stated that a few waivers will be requested.

Mr. Speers advised that a waiver is requested for sidewalks. Mr. Speers stated that the applicant's property is located in an industrial area, and there are no sidewalks on the other sites along that roadway. Mr. Speers advised that the County Trail is on the other side of the street.

Mr. Speers advised that existing parking predates the requirements of the Landscaping Ordinance. Mr. Speers stated that trucks coming in will work a lot better without the required raised islands. Mr. Speers advised that the work area is not visible from the street.

Mr. Speers advised that the applicant requests a waiver on the 10% landscaping on the parking facilities. Mr. Speers stated that the applicant requests a waiver on the requirement that the planter islands be raised. Mr. Speers advised that the applicant requests a waiver for landscaping around the detention basin. Mr. Speers stated that the Township Engineer has requested that the street trees be moved 10 feet away from the retaining wall. Mr. Speers advised that the applicant requests a waiver concerning trees, and the applicant will work with the Township concerning the placement of trees.

Mr. Kryder advised that the bump outs for the building will be at the south and at the west. Mr. Kryder stated that the applicant can continue to review the tree situation with the Township Engineer. Ms. Abramovitz advised that there is concern about the trees being shown on the plan right next to the retaining wall. Ms. Abramovitz stated that there is concern about their root structure, and therefore it is recommended that another arrangement be made.

Mr. Kryder advised that nothing will be done to the rear of the building. Mr. Kryder stated that some striping will be done to parking spaces. Mr. Kryder advised that much landscaping is not needed because of the nature of the business.

Chairman Monacelli asked how many trucks come to the site on a given day. Mr. Wolf advised that about 20 to 25 trucks come daily to the site. Mr. Wolf stated that about 600 tons come to the site daily during the busy season, and about 300 tons come to the site daily during the off-season.

Mr. Speers advised that the applicant will have fire lanes as recommended by the Fire Marshal. Mr. Speers stated that additional lighting is not being proposed. Mr. Conroy noted that the Lighting Consultant will still take a look at the lighting on the site.

Chairman Monacelli asked if the operation is 24 hours. Mr. Wolf advised that truck traffic is restricted from 6:00 AM to 4:00 PM by DEP. Mr. Wolf stated that it is anticipated that some sorting will be done on a second shift.

Member Branagh advised that he is fine with the comments concerning the trees. Member Branagh stated that the roadway should look as nice as possible, and the whole area should be cleaned up in general. Member Branagh commented that trees being removed from the site could be donated to the Township.

Member Mellor inquired about the second shift. Mr. Wolf advised that it is anticipated that the sorting of goods may require additional hours. Mr. Wolf stated that the sorting line would require 8 or 9 employees.

Chairman Monacelli asked how many employees are at the site now. Mr. Wolf advised that 9 or 10 employees are at the site presently.

Mr. Conroy advised that the applicant should put the waivers requested on the Record Plan. Mr. Speers stated that this will be done.

Chairman Monacelli made a motion that the Agency recommend that the application for L&S Demolition be approved subject to the following:

- 1) Sidewalks be put in if other sidewalks are being put in that area.
- 2) The waiver requested for parking be approved.
- 3) The trees be donated to the Township for use in parks or other places.

Member Mellor seconded the motion. Members Monacelli, Mellor, Isett, Branagh, and Watton voted in favor of the motion. The motion passed by the vote of 5-0.

REVIEW OF MINUTES (7-6-11)

Member Mellor made a motion that the 7-6-11 minutes be approved. Chairman Monacelli seconded the motion. The 7-6-11 minutes were approved by an unanimous vote.

The meeting was adjourned at 8:20 PM.

Respectfully Submitted,

Richard Clifford
Richard Clifford

Plymouth Township Planning Agency
August 10, 2011

Karen Weiss
Township Manager
Plymouth Township
700 Belvoir Road
Plymouth Meeting, PA 19462

Dear Ms. Weiss,


The Plymouth Township Planning Agency reviewed the Conditional Use Application for 134 Plymouth Road.

Chairman Monacelli made a motion that the Agency recommend that the application be approved subject to the following:

- 1) Subject to all of the comments submitted in the August 9, 2011 T&M Associates review letter.

Member Watton seconded the motion. Members Monacelli, Watton, Mellor, and Isett voted in favor of the motion. Member Branagh voted against the motion. Members Ensslin, Aprile, and Hart were absent. The motion passed by the vote of 4-1.

Very Truly Yours,


Richard Clifford
Planning Agency Secretary

Plymouth Township Planning Agency
August 10, 2011

Karen Weiss
Township Manager
Plymouth Township
700 Belvoir Road
Plymouth Meeting, PA 19462

Dear Ms. Weiss,

The Plymouth Township Planning Agency reviewed the land development application for L&S Demolition.

Chairman Monacelli made a motion that the Agency recommend that the application be approved subject to the following:

- 1) Sidewalks be put in if other sidewalks are being put in that area.
- 2) The waiver requested for parking be approved.
- 3) The trees be donated to the Township for use in parks or other places.

Member Mellor seconded the motion. Members Monacelli, Mellor, Isett, Branagh, and Watton voted in favor of the motion. Members Hart, Aprile, and Ensslin were absent. The motion passed by the vote of 5-0.

Very Truly Yours,

Richard Clifford
Richard Clifford
Planning Agency Secretary