

C: COUNCIL
12-032

DECEMBER 7 2011

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, December 7, 2011.

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

The Pledge of Allegiance was recited.

The following were present:

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| Clem Monacelli | Chairman |
| Steven Hart | Vice Chairman |
| Dominic Aprile | Member |
| Gregory Ensslin | Member |
| Jeffrey Branagh | Member |
| Frank Watton | Member |

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| Beth Abramovitz | T&M Associates |
| David Conroy | Zoning Officer |

Absent: Kelly Isett, Dee Mellor

The Agency heard the following:

NEW CINGULAR WIRELESS

Nicholas Cuce, Esq. was present to represent the applicant in presenting their zoning application. Mr. Petros Tsoukalas was present to discuss engineering concerns.

Chairman Monacelli recused himself from this application.

Mr. Cuce advised that an existing AT&T facility on Conshohocken Road is the property in question. Mr. Cuce stated that the property is owned by PECO. Mr. Cuce advised that the tax parcel is #49-00-02863-013. Mr. Cuce stated that the property is approximately 2.75 square acres, and is located in the "Limited Industrial" Zoning District.

Mr. Cuce advised that the applicant is proposing an upgrade to the facility. Mr. Cuce stated that the facility currently has nine antennas attached. Mr. Cuce advised that it is proposed to swap out six antennas, and replace them with six new antennas. Mr. Cuce stated that the height of the facility will increase from 157'-3 1/4" to 159'. Mr. Cuce advised that a variance is needed because maximum height allowed is 50'.

Mr. Cuce advised that another equipment cabinet is proposed, however an existing equipment cabinet will be removed. Mr. Cuce stated that no new concrete will be poured, and the request is very de minimus.

Member Hart asked if the new antennas will be putting out more power. Mr. Cuce advised he does not know if more power will come about, however the applicant has submitted their Emissions Report showing compliance with the FCC Standards for voice and data.

Member Hart asked if it is anticipated that there will be any interference issues with the new antennas. Mr. Cuce advised that the applicant's Radio Frequency Engineer has noted that there will be no interference, and if interference would occur the operation would be shut down.

Member Hart inquired about the equipment that will be installed. Mr. Tsoukalas advised that the new locked cabinets will have silent alarms. Mr. Tsoukalas stated that the cabinets are not sheds. Mr. Tsoukalas advised that the cabinets will be 2' by 2' on the existing concrete pad. Mr. Tsoukalas stated that the cabinets will be painted.

Member Hart asked if the facility will be fenced in. Mr. Cuce advised that the facility is not fenced in. Member Hart asked if cabling will change. Mr. Tsoukalas stated that new cables will run along the same path as the old cables. Mr. Tsoukalas advised that the conduit can be the color matching the tower.

Member Branagh asked if the width will change. Mr. Tsoukalas advised that just the height of the antennas will change.

Member Branagh asked if a height variance was needed when the first antennas went up. Mr. Cuce advised that the original installation was lower than the top of the tower. Mr. Cuce stated that the new antennas will need the height variance because they will be higher than the tower.

Member Branagh asked if fencing is required. Mr. Conroy advised that the Building Department will address this issue when the applicant comes in for their permits. Mr. Tsoukalas stated that PECO has not been open to having their towers fenced in. Mr. Cuce noted that the proposed is an upgrade to an existing site.

Member Hart asked if there are no potential hazards associated with the equipment. Mr. Cuce advised that this is correct.

Member Aprile asked if the antennas shown in the Emissions Report are replacing existing antennas. Mr. Cuce advised that six antennas will be replaced by six new antennas. Mr. Cuce stated that there will still be nine antennas. Member Aprile asked if the MPE is staying the same, or is it changing. Mr. Cuce advised that the Radio Frequency Engineer would have to testify concerning the MPE, and it will definitely be below FCC Standards.

Member Ensslin made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the variance requested by New Cingular Wireless. Member Watton seconded the motion. Members Ensslin, Watton, Branagh, Hart, and Aprile voted in favor of the motion. The motion passed by the vote of 5-0.

PLYMOUTH MEETING MALL/MERCY HEALTHCARE

James Garrity, Esq. was present to represent the applicant in presenting their zoning application.

Mr. Garrity advised that the applicant is seeking special exception and variance to allow a healthcare facility at the Plymouth Meeting Mall. Mr. Garrity stated that the property is located in a "Shopping Center" Zoning District.

Mr. Garrity advised that approximately 27,000 square feet between the Food Court and Boscov's is proposed to be used for medical office space by Mercy Health System. Mr. Garrity stated that the zoning relief is being sought for the medical use.

Mr. Garrity advised that the Mercy offices will be located on both the first and second floors. Mr. Garrity stated that this space was most recently occupied by Crazy City. Mr. Garrity advised that the first floor space occupied would be approximately 13,400 square feet. Mr. Garrity stated that eventually about 14,000 square feet could be utilized on the second floor.

Mr. Garrity advised that there will be improvements to the facade. Mr. Garrity stated that there will be an entrance to the healthcare facility. Mr. Garrity advised that there will be no proposed new parking because no additional building space will be constructed. Mr. Garrity stated that only two parking spaces are required for every 1,000 square feet of office in a Shopping Center District. Mr. Garrity advised that valet parking will be done at the exterior entrance.

Mr. Garrity advised that the proposed full service out patient medical office use is more and more prevalent in regional malls and town centers. Mr. Garrity stated that by adding medical office to this location the Mall is working hard to become a more significant part of the everyday life of the community.

Mr. Garrity advised that the facility will allow doctors and their staff to see patients by appointment. Mr. Garrity stated that diagnostic tools will be available. Mr. Garrity advised that there would be focus on wellness and prevention. Mr. Garrity stated that there will be no emergencies, overnight stays, surgeries, or a center for drugs and alcohol.

Mr. Garrity advised that the uses in the facility would be similar to uses found in a dedicated suburban office building. Mr. Garrity stated that uses will be an enhancement of everything that is already going on at the Mall. Mr. Garrity advised that it is believed

that the proposed would be an excellent use for the vacant space.

Chairman Monacelli asked if more parking would be needed when the entire 27,000 square feet is utilized. Mr. Garrity advised that there will be the required parking already when all space is being utilized. Mr. Garrity stated that there will never be additions onto the building.

Chairman Monacelli inquired about the number of employees. Mr. Garrity advised that doctors and staff will be about 35 to 40. Chairman Monacelli asked how many patients would go through on a given day. Mr. Garrity stated that it is uncertain as to how many patients would go through the facility during a day.

Ms. Abramovitz advised that T&M Associates believes a use variance is required because a medical office use is defined and permitted in certain areas. Mr. Garrity noted that there is medical office use in the neighboring high rise building.

Member Branagh asked if guidelines will be followed concerning delivery trucks and the security of medical records. Mr. Garrity advised that these guidelines will be followed.

Member Branagh asked if there will be increased ADA parking because of patients coming to the site. Mr. Garrity advised that possible restriping of parking spaces can be done to accommodate more handicap parking in front of the entrance.

Member Aprile inquired about the hours of operation. Mr. Garrity advised that the facility would be open from 7:00 AM to 10:00 PM, and closed on Sunday. Member Aprile asked about entrances. Mr. Garrity advised that there are Mall entrances for both the first and second floors. Mr. Garrity stated that a staircase takes a person immediately from the second floor to the first floor.

Member Aprile asked if the inside would have to be renovated for the MRI's. Mr. Garrity advised that shielding would have to be built.

Member Hart asked if less parking spaces are required when converting from retail to medical. Mr. Garrity advised that 5 spaces per 1,000 square feet is required for retail, and 3.5 spaces per 1,000 square feet is required for office.

Member Hart inquired about signage. Mr. Garrity advised that about the same amount of signage will be needed that was allocated to the previous tenant.

Chairman Monacelli made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the Special Exception requested subject to the following:

- 1) Restriping be done for more handicap parking in front of the main entrance.

Member Hart seconded the motion. Members Monacelli, Hart, Watton, Ensslin, Aprile, and Branagh voted in favor of the motion. The motion passed by the vote of 6-0.

PRIME HOTELS, INC.

Craig Robert Lewis, Esq. was present to represent the applicant in presenting their zoning application and sketch plan. Mr. Michael Beuke was present to discuss engineering concerns.

Mr. Lewis advised that a hotel is proposed to be built at 2005 Chemical Road. Mr. Lewis stated that this property is located in both the "Limited Industrial" and "C" residential zoning districts. Mr. Lewis advised that a variance is needed for the hotel to be in an area that is not in the Township Core. Mr. Lewis stated that a second variance is also needed because the hotel would not have 500 feet of frontage on an arterial highway street.

Mr. Lewis advised that access to the property is actually done by a perpetual easement that goes over PECO Property. Mr. Lewis stated that this access point forms a fourth leg of the existing signalize intersection from northbound Route 476 onto Chemical Road. Mr. Lewis advised that the property is almost eight acres, and is grossly shaped irregular with frontage out to the rear toward residential area and school area.

Mr. Lewis advised that previous applicants have brought forward proposals in the past for the property in question. Mr. Lewis stated there was a proposal for four fast food restaurants, however this was opposed by Plymouth Township Council. Mr. Lewis advised that a 15,000 square foot office building was also proposed, however this plan did not go through.

Mr. Lewis advised that sketch plans have continued to be brought forward for the site because of its closeness to Route 476. Mr. Lewis stated that the split zoning has fundamentally caused problems with developing this site in the past. Mr. Lewis advised that other problems are the PECO wires and the petroleum pipeline. Mr. Lewis stated that these impediments make it impossible to develop the property as residential.

Mr. Lewis advised that the current application calls for only two variances that will be needed. Mr. Lewis stated that Chemical Road is an arterial highway street. Mr. Lewis advised that a traffic study will be done to show that there will be safe ingress and egress. Mr. Lewis stated that the variance is requested for 500 foot frontage requirement on an arterial street.

Mr. Lewis advised that the other variance requested is for a hotel not located in the Township Core. Mr. Lewis stated that Township Core has been defined in the Comprehensive Plan for 21 years, and there is discussion about performing an update for the Core.

Mr. Lewis advised that a 82 room, 4 story hotel is proposed. Mr. Lewis stated that parking will be according to Ordinance requirements. Mr. Lewis stated that there will be a small conference room in the hotel. Mr. Lewis advised that the footprint for the hotel is smaller than the footprint for the previously proposed office.

Mr. Lewis advised that the rear of the site will not be disturbed concerning the stormwater

management. Mr. Lewis stated that there is about 3 1/2 to 4 acres of green space that is situated toward the residential area. Mr. Lewis advised that the existing vegetation will be retained.

Mr. Lewis advised that a secondary emergency access has been discussed. Mr. Lewis stated that this began to happen during the review process for the previously proposed office. Mr. Lewis advised that this access is subject to the satisfaction of the Fire Marshal. Mr. Lewis stated that grass pavers were previously approved by the Fire Marshal.

Chairman Monacelli asked if the applicant has talked to the School District concerning the emergency access. Mr. Lewis advised that this discussion has not yet taken place.

Chairman Monacelli asked how close is the gas pipe line. Mr. Lewis advised that the pipeline will be about 20 to 25 feet from the edge of the applicant's building.

Ms. Abramovitz asked if Texas Eastern has been involved in any of the planning for the site. Mr. Lewis advised that the engineer for the office application had some discussion with Texas Eastern. Mr. Lewis stated that the present application will be shown to Texas Eastern. Mr. Lewis advised that the pipeline was located and identified during the planning for the office application.

Chairman Monacelli asked if the applicant will review the Township Engineer's comments. Mr. Lewis advised that these comments will be addressed at Land Development. Chairman Monacelli asked how many employees will be at the Hotel. Mr. Lewis stated that the Hotel would have about 15 to 18 employees.

Chairman Monacelli asked if additional parking spaces are needed for the conference room. Mr. Lewis advised that additional spaces were added for the meeting room. Mr. Lewis stated that reserved parking is allowed in Limited Industrial, and this will help with impervious coverage. Mr. Lewis advised that reserve parking will be requested, and a Highway Occupancy Permit will be obtained thru PennDOT. Mr. Lewis stated that PennDOT will advise on the turning movements.

Chairman Monacelli asked if there will be a large restaurant in the building. Mr. Lewis advised that there will not be a large restaurant. Mr. Lewis stated that there would only be continental breakfast and small meals for the guests.

Member Branagh asked why a second means of egress may not be required. Mr. Lewis advised that strict application of the fire code may not require a second means of egress. Mr. Lewis stated that the applicant can provide this egress if Township desires this egress. Mr. Lewis advised that the applicant does not want to cause a disturbance with the residential neighbors and the School District.

Member Branagh asked if there will be the correct fire department turning radius. Mr. Lewis advised that this will be addressed at Land Development. Mr. Beuke stated that the applicant can submit a report from the Fire Marshal concerning turning radius.

Member Branagh asked if PennDOT approval has been obtained for the entrance. Mr. Lewis advised that this approval has not yet been obtained. Member Branagh asked where will construction vehicles enter and exit. Mr. Lewis stated that this will be done from Chemical Road. Mr. Lewis advised that a grade will be cut for one driveway in order for heavy machinery to get into the site.

Member Branagh asked if some wooded area will be cleared. Mr. Lewis advised that there will be some clearing. Mr. Lewis stated that much vegetation along the property line will be undisturbed.

Member Branagh stated that planning for lighting, drainage, buffering, and berming does not seem to be done yet. Mr. Lewis advised that some preliminary reports have been done, and these planning concerns will be fully addressed at Land Development. Member Branagh asked if a fence is proposed around the property. Mr. Lewis stated that he is not aware of any fence proposed.

Member Ensslin asked if 75% impervious is allowed in Limited Industrial. Mr. Lewis advised that there will be much less impervious on the lot in question. Mr. Lewis stated that because of its irregular shape much of the lot will never be developed. Mr. Lewis advised that the lot will have 2 1/2 to 3 acres of green space.

Member Ensslin asked if there will be assurances that buffering will stay on the property to protect the neighboring residents and school. Mr. Lewis advised that this buffer will always stay, and no development will be done in that part of the property.

Ms. Abramovitz asked if a deed restriction would exist. Mr. Lewis advised that this was negotiated with the School District in exchange for the access.

Member Ensslin noted that there seems to be space between the arc at the end of the property and the Blue Route. Mr. Lewis advised that this space is owned by the Commonwealth. Mr. Lewis stated that this area gives residents more protection from the noise that comes from the Blue Route. Mr. Lewis advised that the applicant will protect existing vegetation.

Member Ensslin asked if there is a calculation on how many trees will be taken out. Mr. Lewis advised that a tree inventory has not yet been done. Mr. Lewis stated that there should only be some tree disturbance for grading, however the majority of trees will stay. Mr. Lewis advised that erosion control will be done.

Member Ensslin asked what will the hotel do for the tax base of the Township. Mr. Lewis advised that the hotel will improve the value of the property, however he does not know how much revenue will be brought into the property.

Member Ensslin stated that he would like to see the Traffic Study because of the traffic in that area. Mr. Lewis advised that the hotel itself will not bring in a significant amount of traffic. Mr. Lewis stated that the traffic signal will be set up so that if no vehicles are leaving the hotel the traffic signal will not change.

Mr. Conroy inquired about the nearest fire hydrant to the building. Mr. Lewis advised that there may be a fire hydrant on West Avenue.

Member Ensslin asked if there could be something for the site where no variances would be needed. Mr. Lewis advised that anything going on the property would need a variance.

Member Branagh asked if Preferred would continue ownership of the property. Mr. Lewis advised that there would be a sale of the property to Prime Hotels. Mr. Lewis stated that the entire piece over both zoning districts will be sold.

Member Aprile inquired about Prime Hotels. Mr. Lewis advised that Prime Hotels is an operating entity.

There were comments from the audience.

Mr. Rudolph DeGeorge advised that he has owned his house on Main Avenue for 16 years. Mr. DeGeorge stated that after Tolands burnt down two strip malls and a bank were built. Mr. DeGeorge advised that this has produced a traffic nightmare.

Mr. DeGeorge advised that he is part of an area of houses off of Main Avenue. Mr. DeGeorge stated that the nearby elementary school serves the children who live in these houses. Mr. DeGeorge advised that woods somewhat protect the school and residents from the noise coming from the Blue Route and Chemical Road.

Mr. DeGeorge advised that the proposal like the proposals that have preceded it about the elementary school and multiple residential neighborhoods. Mr. DeGeorge stated that the proposed would cause an intrusion into the school and the neighborhoods. Mr. DeGeorge advised that the Township is already benefiting from many commercial ventures in the area in question. Mr. DeGeorge requested that the Planning Agency recommend denial for the variances requested.

Chairman Monacelli stated that something will eventually be built on the property. Chairman Monacelli stated that the present plan is the only plan that is allowing a lot of residential setback.

Chairman Monacelli made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the variances requested by Prime Hotels, Inc. Member Hart seconded the motion. Members Monacelli, Hart, and Aprile voted in favor of the motion. Members Branagh, Ensslin, and Watton voted against the motion. The motion failed by the vote of 3-3.

The meeting was adjourned at 8:30 PM.

Respectfully Submitted,

Richard Clifford
Richard Clifford

Plymouth Township Planning Agency
December 7, 2011

To: Karen Weiss, Township Manager
Joseph McGrory, Zoning Board Solicitor
David Conroy, Zoning Officer

Subject: The recommendation of the Plymouth Township
Planning Agency concerning the application
for New Cingular Wireless.

Member Ensslin made a motion that the Agency
recommend that the Plymouth Township Zoning Board
approve the variance requested by the applicant.

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

Very Truly Yours,

Richard Clifford
Richard Clifford
Planning Agency Secretary

Plymouth Township Planning Agency
December 7, 2011

To: Karen Weiss, Township Manager
Joseph McGrory, Zoning Board Solicitor
David Conroy, Zoning Officer

Subject: The recommendation of the Plymouth Township
Planning Agency concerning the application for
Plymouth Meeting Mall/Mercy Healthcare.

Chairman Monacelli made a motion that the Agency
recommend that the Plymouth Township Zoning Board
approve the special exception requested subject to the
following:

- 1) Restriping be done for more handicap parking
in front of the main entrance.

Member Hart seconded the motion. Members Monacelli,
Hart, Watton, Ensslin, Aprile, and Branagh voted in favor
of the motion. Members Mellor and Isett were absent. The
motion passed by the vote of 6-0.

Very Truly Yours,

Richard Clifford
Richard Clifford
Planning Agency Secretary

Plymouth Township Planning Agency
December 7, 2011


To: Karen Weiss, Township Manager
Joseph McGrory, Zoning Board Solicitor
David Conroy, Zoning Officer

Subject: The recommendation of the Plymouth Township Planning Agency concerning
the application for Prime Hotels, Inc.

Chairman Monacelli made a motion that the Agency recommend that the Plymouth
Township Zoning Board approve the variances requested by the applicant.

Member Hart seconded the motion. Members Monacelli, Hart, and Aprile voted
in favor of the motion. Members Branagh, Ensslin, and Watton voted against the
motion. Members Isett and Mellor were absent. The motion failed by the vote of 3-3.

Very Truly Yours,



Richard Clifford
Planning Agency Secretary