

C: COUNCIL
6-026

JUNE 8, 2011

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, June 8, 2011.

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

The Pledge of Allegiance was recited.

The following were present:

Clem Monacelli	Chairman
Steven Hart	Vice Chairman
Kelly Isett	Agency Secretary
Dee Mellor	Member
Jeffrey Branagh	Member
Frank Watton	Member

Beth Abramovitz	T&M Associates
David Conroy	Zoning Officer

Absent: Dominic Aprile, Gregory Ensslin

The Agency heard the following:

ROBERT E. LAMB, INC.

Mr. David Child was present to discuss the zoning application for Robert E. Lamb, Inc. Mr. Child advised that he is a Project Architect for the applicant.

Mr. Child advised that it is proposed to rebuild a structure that exists today. Mr. Child stated that the property is located at 1310 Conshohocken Road in a "Heavy Industrial" Zoning District. Mr. Child advised that the variance relief is sought for front yard setback and an extension of a non-conforming building.

Chairman Monacelli asked if the applicant's property is near the trash transfer station. Mr. Child advised that this station is about a mile down the road.

Mr. Child advised that the footprint of the building will not change, and there will be minimal changes to the site. Mr. Child stated that an out building of about 600 square feet is proposed to be rebuilt. Mr. Child advised that this will give the applicant new office area to work in, however office will not increase for the structure as a whole.



Chairman Monacelli inquired about parking for the site. Mr. Conroy advised that the applicant is fine with parking. Mr. Child stated that there is a turn around area for the trucks, and the site is well organized for the parking on the other side. Mr. Child advised that the applicant has one space over the required parking.

Member Branagh asked if there will be no change in the use. Mr. Child advised that this is correct. Member Branagh asked if there will be an increase in employees with the new office area going in. Mr. Child stated that the number of employees will stay as it is, and the parking will stay the same.

Member Branagh asked if there will be no change in the topography or the grade with the reconstruction of the building. Mr. Child advised that if there is a change it will be very minimal.

Mr. Conroy asked if there is any reason why the connector can not be inside the setback line. Mr. Conroy advised that variance relief would not be needed if the connector could be moved back. Mr. Child stated that this issue can be reviewed.

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

1) Contingent upon looking at the site relocation for the connector.

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

PLYMOUTH INDUSTRIAL CENTER, INC.

Michael Clement, Esq. was present to represent the applicant in presenting their application. Mr. Paul Tornetta was also present.

Mr. Clement advised that the applicant is seeking special exception from the Zoning Board to allow retail sales and services for recreation and entertainment uses. Mr. Clement stated that the property is located at 715 Conshohocken Road in a "Limited Industrial" Zoning District.

Mr. Clement advised that the property has a golf center and driving range, and it is part of the old Alan Wood Steel Tract. Mr. Clement stated that the applicant is seeking to have this tract improved with athletic fields. Mr. Clement advised that the connector road near the property is being improved.

Mr. Clement advised that the area in question that pertains to the application is approximately 60 acres. Mr. Clement stated that no variances are being requested pertaining to uses or dimensions. Mr. Clement advised that the special exception requested is for retail sales and services.

Mr. Clement advised that the tract could be developed more heavily because of its industrial location. Mr. Clement stated that the applicant's proposed use for ballfields is less intense than other uses that could go onto the site. Mr. Clement advised that the ballfields would be an extension of the physical activity and entertainment of the golf center. Mr. Clement stated that there would also be accessory snackbars attached to the fields.

Mr. Tornetta advised that he is Vice President of the Plymouth Industrial Center. Mr. Tornetta stated that the applicant has worked with the Township to rezone the district down to "Limited Industrial". Mr. Tornetta advised that the Township has requested that the applicant open the connector road.

Mr. Tornetta advised that the ballfields would start at the far end of the driving range. Mr. Tornetta stated that the area that pertains to the special exception goes up to the connector road. Mr. Tornetta advised that the closest residences to the property are over a 1,000 feet away on Fulton Street, and there is full screening for these residents.

Mr. Tornetta advised that there is existing paved area on the site that is proposed to be used for parking. Mr. Tornetta stated that green islands are proposed for this parking area. Mr. Tornetta advised that 220 parking spaces will be available, and another 70 parking spaces can be developed in the future.

Mr. Tornetta advised that the applicant currently rents out the large building on the site as an indoor turf facility. Mr. Tornetta stated that the applicant now wants to take it to the next level by having more fields available. Mr. Tornetta advised that soccer clubs would operate on the fields, and this would be the first phase. Mr. Tornetta stated that the second phase would be more fields that may be put in at a future date, and these fields may be enclosed with an air fabric structure. Mr. Tornetta advised that the third phase would be another field and a rink.

Mr. Tornetta advised that the proposed fields will be utilized by the area soccer clubs. Mr. Tornetta stated that concession stands, rest rooms, and locker rooms will be located near the fields. Mr. Tornetta advised that the interior roads will accommodate emergency vehicles, and there will be walking trails on the site. Mr. Tornetta stated that there will be 2 means of egress for emergency vehicles.

Chairman Monacelli asked if the only snack area is between the two fields. Mr. Tornetta advised that presently there is the one snack area, and if the need arises more snack areas can be put in.

Member Branagh asked if the applicant is just seeking approval for the special exception.

Mr. Tornetta advised that this is correct. Mr. Tornetta stated that the applicant will go through the land development phase in the future.

Member Hart asked what were the planning assumptions when the applicant planned the parking. Mr. Clement advised that the IT Manual was reviewed for engineering concerns. Mr. Tornetta advised that the pavement is existing, and it is thought to be a good area for the parking. Mr. Tornetta stated that he believes that there will be enough parking based on the traffic that comes into the golf center. Mr. Tornetta advised that there are 65 parking spaces at the golf center that are seldom used.

Chairman Monacelli commented that when a tournament takes place there can not be enough parking. Mr. Conroy stated that he can check the golf center land development to see what the parking ratio was. Ms. Abramovitz advised that parking studies at other locations can be reviewed to justify the parking that may be needed.

Member Hart asked if Conshohocken Road has seen a decrease in traffic the last few years. Mr. Clement advised that the applicant's use is off-peak use, and will not have a significant impact on traffic.

Chairman Monacelli made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the special exception requested. Member Watton seconded the motion. Members Monacelli, Watton, Hart, Isett, Mellor, and Branagh voted in favor of the motion. The motion passed by the vote of 6-0.

REVIEW OF MINUTES (12-1-10)

Chairman Monacelli made a motion that the 12-1-10 minutes be approved with one change. Page 7, Paragraph 3, Line 2 should read "Chairman Monacelli stated that it must be noted that a story for a parking garage is not habitable". Member Watton seconded the motion. The 12-1-10 minutes with the above change were approved by an unanimous vote.

REVIEW OF MINUTES (3-2-11)

Member Mellor made a motion that the 3-2-11 minutes be approved. Chairman Monacelli seconded the motion. The 3-2-11 minutes were approved by an unanimous vote.

The meeting was adjourned at 7:40 PM.

Respectfully Submitted,


Richard Clifford

Plymouth Township Planning Agency
June 8, 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 Robert E. Lamb, Inc.

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

- 1) Contingent upon looking at the site relocation
for the connector.

Member Hart seconded the motion. Members
Monacelli, Hart, Branagh, Mellor, Watton, and Isett
voted in favor of the motion. Members Aprile and
Ensslin 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
June 8, 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 Industrial Center, Inc.

Chairman Monacelli made a motion that the Agency
recommend that the Plymouth Township Zoning Board
approve the special exception requested. Member Watton
seconded the motion.

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

Very Truly Yours,

Richard Clifford
Richard Clifford
Planning Agency Secretary