

11-036  
C: COUNCIL

NOVEMBER 2, 2011

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, November 2, 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           |
| Gregory Ensslin | Member           |
| Jeffrey Branagh | Member           |

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

Absent: Dominic Aprile, Frank Watton

The Agency heard the following:

WRD HOLDINGS (1000 CONSHOHOCKEN ROAD)

Mr. Michael Bowker was present to discuss engineering concerns for the application of WRD Holdings. Mr. Robert DiMarco was also present.

Mr. Bowker advised that the applicant is presenting a simple minor subdivision plan. Mr. Bowker stated that the applicant had developed their offices on-site in 2007. Mr. Bowker advised that several parcels were consolidated into one parcel.

Mr. Bowker advised that the applicant now seeks to subdivide the vacant land off. Mr. Bowker stated that this will be more appealing when showing this vacant land to prospective buyers. Mr. Bowker advised that presently there is no proposed development for this vacant lot.

Chairman Monacelli asked if there will be an easement for access. Mr. Bowker advised that the sites will share a common driveway. Mr. Bowker stated that there will also be a sanitary easement that will cross in the front of Mr. DiMarco's property.

Chairman Monacelli asked if there is any plan to develop the vacant property. Mr. Bowker advised that the applicant has no plans to develop the property. Mr. Bowker stated that eventually the property will be put up for sale.

Member Hart asked if the front would be sold because of the sewer easement. Mr. Bowker advised that the property is subdivided down the middle. Mr. Bowker stated that the sewer easement extends along the drive aisle.

Member Hart asked if sidewalks exist. Mr. Bowker advised that sidewalks exist in front of the property.

Chairman Monacelli made a motion that the Agency recommend that the application for WRD Holdings be approved. Member Branagh seconded the motion. Members Monacelli, Branagh, Ensslin, Mellor, Isett, and Hart voted in favor of the motion. The motion passed by the vote of 6-0.

#### REVIEW OF MINUTES (10-5-11)

Chairman Monacelli made a motion that the 10-5-11 minutes be approved. Member Mellor seconded the motion. The 10-5-11 minutes were approved by an unanimous vote.

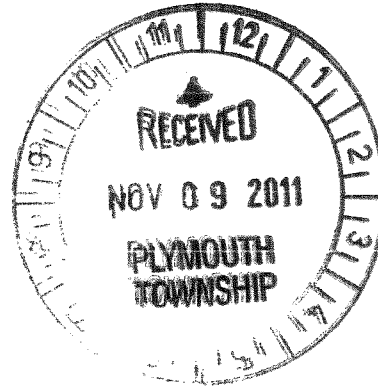
The meeting was adjourned at 7:10 PM.

Respectfully Submitted,

*Richard Clifford*  
Richard Clifford

Plymouth Township Planning Agency  
November 2, 2011

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



Dear Ms. Weiss,

The Plymouth Township Planning Agency reviewed the subdivision application for WRD Holdings (1000 Conshohocken Road).

Chairman Monacelli made a motion that the Agency recommend that the application be approved. Member Branagh seconded the motion. Members Monacelli, Branagh, Ensslin, Mellor, Isett, and Hart voted in favor of the motion. Members Aprile and Watton were absent. The motion passed by the vote of 6-0.

Very Truly Yours,

*Richard Clifford*  
Richard Clifford  
Planning Agency Secretary