

OCTOBER 5, 2011

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, October 5, 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
Dominic Aprile	Member

Beth Abramovitz	T&M Associates
David Conroy	Zoning Officer

Absent: Gregory Ensslin, Jeffrey Branagh, Frank Watton

The Agency heard the following:

VIST BANK

Christen Pionzio, Esq. was present to represent the applicant in presenting their land development application. Mr. William Owen was present to discuss engineering concerns.

Ms. Pionzio advised that the site in question is actually three parcels located at the corner of Ridge and Harmon. Ms. Pionzio stated that one parcel is vacant, and a twin is on the other two parcels.

Ms. Pionzio advised that a 3,833 square foot retail building was previously proposed for the site. Ms. Pionzio stated that the applicant proposes to consolidate all three parcels, and construct a bank building that is only 3,090 square feet.

Ms. Pionzio advised that revised plans will eventually be submitted. Ms. Pionzio stated that the applicant complies with all comments submitted by the consultants with a few waivers being requested. Ms. Pionzio advised that the only change in the resubmission is a third lane in the drive thru. Ms. Pionzio stated that this will reduce the driveway width from 24' to 18'.

Ms. Pionzio advised that a new curb cut is proposed along Ridge Pike. Ms. Pionzio

stated that this curb cut will be for egress only right turn out. Ms. Pionzio advised that the two driveways previously proposed for the retail will also be proposed for this application. Ms. Pionzio stated that the parking requirements are met with four spaces in reserve.

Chairman Monacelli asked why was the one driveway cut from 24' to 18'. Mr. Owen advised that this was reduced to the standard one way driveway. Mr. Owen stated that the applicant will coordinate with the Fire Marshal concerning the circulation around the site. Chairman Monacelli advised that approval is needed from the Fire Marshal because of the size of the fire truck.

Ms. Pionzio advised that an aerial photograph of the site has been submitted. Ms. Pionzio stated that this is because a waiver is requested concerning the depiction of existing features within 200 feet of the site.

Ms. Pionzio advised that due to the configuration of the lot boundary a waiver is requested for the minimum distance required between the proposed site entrance and Ridge Pike.

Mr. Owen advised that a waiver is requested for the requirement that commercial driveways be at least 18' in width. Mr. Owen stated that this will provide for greater traffic control. Mr. Owen advised that the 18' driveway will be for ingress only. Mr. Owen stated that the driveway will only be 12' at the rear.

Member Aprile asked how close is the applicant's driveway to McDonalds. Mr. Owen advised that the closes radii is about 20 feet, however the applicant's driveway is ingress only.

Mr. Owen advised that a waiver is requested for the four foot verge requirement between the street curblin and the proposed sidewalks. Mr. Owen stated that the applicant desires the sidewalks to remain in uniformity with the neighbors' sidewalks along the roadway.

Mr. Owen advised that a waiver is requested from the requirement that street trees be located no less than 50' from the intersection of street curbs. Mr. Owen stated that there is an existing tree outside of the site triangle. Mr. Owen advised that the tree is within 50' of the street curb, however it does not create an obstruction to vehicles coming into the site.

Ms. Abramovitz asked about the zoning issue with the berm in the front. Mr. Owen advised that there is an adjustment with the grading in the front, and the berm has been revised. Mr. Owen stated that the applicant will comply with all landscaping requirements.

Member Aprile asked how many cars will be able to stand on the applicant's parking lot before backing up on Harmon Road. Mr. Owen advised that two cars can be stacked in the drive thru lane, and there will still be clear access to the site. Ms. Pionzio stated that there will also be the right out lane.

Member Aprile asked if the traffic study expects all of the traffic from Harmon Road to be inbound, and then make left turn outs only. Mr. Owen advised that this is based on how the

intersection has operated in the past. Mr. Owen stated that there was no actual traffic study done.

Member Aprile asked if there is a buffer to the street. Mr. Owen advised that the sidewalk along Ridge Pike is right up to the roadway.

Member Mellor asked if it must be certain that emergency vehicles can get through before granting the waiver for the 18' width. Mr. Conroy advised that the Fire Marshal will do the Turning Templates Study with the largest truck.

Mr. Conroy asked how tall will the evergreen trees be in the back when they fully mature. Mr. Owen advised that the trees will get to be about 30 feet to 40 feet high.

Chairman Monacelli asked if the landscaping in the rear block light from going back to the residential homes. Mr. Owen advised that the light fixture will be fully compliant. Mr. Owen stated that the bulbs will be 12', and the poles will be 20'

Member Mellor made a motion that the Agency recommend that the application for Vist Bank be approved with the waivers requested except for the following:

- 1) Pending the approval of the Fire Marshal concerning the difference between the 18' driveway width and the 24' driveway width.

Chairman Monacelli seconded the motion. Members Mellor, Monacelli, Hart, Aprile, and Isett voted in favor of the motion. The motion passed by the vote of 5-0.

#### 2750 NARCISSA ROAD

Mr. Timothy Gardner was present to discuss engineering concerns for the application of 2750 Narcissa Road. Mr. Gerald Iannuzzi was also present.

Mr. Gardner advised that a subdivision is proposed for Mr. Iannuzzi's property at 2750 Narcissa Road. Mr. Gardner stated that one lot would be 1 acre, and the flag lot would be 2.23 acres. Mr. Gardner advised that access would come off of Narcissa Road.

Mr. Gardner advised that Mr. Iannuzzi has already built his home at the front of the site. Mr. Gardner stated that there will be a 500 foot access driveway to the back lot. Mr. Gardner advised that all utilities will come off of Narcissa Road.

Mr. Gardner advised that two water quality basins will be along the entrance drive. Mr. Gardner stated that the project has been reviewed by the Township Engineer. Mr. Gardner advised that the property will be deed restricted. Mr. Gardner stated that there will be a permanent matting. Mr. Gardner advised that the culvert will be 12 feet wide.

Chairman Monacelli asked if the whole stream will be covered without any reduction of the bank. Mr. Gardner advised that a Hydraulic Study was done to show how the upstream and downstream were impacted.

Chairman Monacelli asked if the width of the driveway will be able to handle fire vehicles. Mr. Gardner advised that the Fire Marshal is working on how fire vehicles will run through the site. Chairman Monacelli stated that when hose is laid down this would cut off access to the back. Mr. Gardner stated that the back area may have a sprinkler system. Mr. Gardner advised that currently the back area consists of wooded area.

Chairman Monacelli asked if the Army Corps Of Engineers will look at the site. Mr. Gardner advised that this is correct. Mr. Gardner stated that both parcels are deed restricted.

Member Aprile asked what properties about the applicant's property. Mr. Iannuzzi advised that three or four residential properties exist in the back. Mr. Iannuzzi stated that Anthony Drive is a culdesac street. Mr. Gardner advised that a bridge must be built in this back area for access. Mr. Gardner stated that emergency vehicles will be able to get back in this area.

Member Hart asked if there will be enough room for fire trucks to back out. Mr. Gardner advised that there is a turn around area, and the Fire Marshal will review in order that there will be proper circulation. Mr. Iannuzzi stated that there will also be a sprinkler system in the back.

Chairman Monacelli asked what is the grade between the house that is being proposed and the top of the creek bank. Mr. Gardner advised that this wetlands area only has about a 1% slope. Chairman Monacelli noted that there is really a steep hill going down toward Narcissa Road.

Member Hart stated that the Agency is trying to see what the difference in the elevation is between the northern part of the creek and the southern part of the creek. Mr. Gardner advised that this elevation difference would be about 10 feet. Mr. Gardner stated that the Township Engineer has recommended that the embankment be reinforced so there will be protection from clogging.

Member Hart stated that the Army Corps Of Engineers must give their approval because of the concerns about fire vehicles getting to the back of the site.

Member Mellor asked how long has the request been put in for the information regarding the fire equipment. Mr. Gardner advised that this request was put in a couple of days ago.

There were questions from the audience.

Mr. Josh Dunoff, 401 Anthony Drive, asked if the proposed Basin #2 is in the wetlands area. Mr. Gardner advised that this basin will be located outside of the wetlands area. Mr. Gardner stated that most of the water will sit in the basin, and very little will go to the

wetlands area. Mr. Gardner advised that the required hydraulic study was run through the site.

Mr. Dunoff asked what happens when the basin is top with water, and the water then runs off. Mr. Gardner advised that there is a small pipe that catches water, and therefore the water is treated before hitting the wetlands.

Mr. Dunoff stated that he is still concerned about the water run off because of the problems that have existed with water on the roadway. Mr. Dunoff stated that currently there is a big clogging problem that exists after storms. Mr. Dunoff stated that after big storms a lot of water runs onto his property and his neighbors' properties. Mr. Dunoff stated that he is very concerned about the additional paving that will be done, and this will cause more problems with water.

Mr. Iannuzzi stated that water will be controlled because the new driveway will be put on the far side of the property further away from the neighboring properties. Mr. Iannuzzi stated that there will also be a deed restriction for the site.

Mr. John Richter, 2740 Narcissa Road, stated that there was suppose to be a berm along the driveway, and now it is his understanding that this will not be done. Mr. Richter stated that he is concerned that the applicant's property is being developed closer to his property, and there is the concern about more water. Mr. Richter stated that he has stood in knee deep water on his property after huge storms.

Mr. Gardner stated that water will be diverted so that it will not go onto neighboring properties. Mr. Iannuzzi stated that the elevation for the ground will not be raised during construction. Mr. Iannuzzi stated that truckloads of new dirt will not be brought to the site. Mr. Gardner stated that the hydraulic study was done for the site.

Mr. Dunoff asked about utility service for the new house. Mr. Gardner advised that the new house will be connected to public sewer. Mr. Gardner stated that the connection will run along the culvert.

Chairman Monacelli made a motion that the Agency recommend that the application for 2750 Narcissa Road be approved subject to the following:

- 1) Subject to the satisfaction of the Army Corps of Engineers.
- 2) Subject to the review of the Fire Marshal concerning the width of the driveway and the turn around radius for fire equipment.

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

REVIEW OF MINUTES (9-7-11)

Member Mellor made a motion that the 9-7-11 minutes be approved. Chairman Monacelli seconded the motion. The 9-7-11 minutes were approved by an unanimous vote.

The meeting was adjourned at 8:00 PM.

Respectfully Submitted,

*Richard Clifford*  
Richard Clifford

Plymouth Township Planning Agency  
October 5, 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 Vist Bank.

Member Mellor made a motion that the Agency recommend that the application be approved with the waivers requested except for the following:

- 1) Pending the approval of the Fire Marshal concerning the difference between the 18' driveway width and the 24' driveway width.

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

Very Truly Yours,

  
Richard Clifford  
Planning Agency Secretary

Plymouth Township Planning Agency  
October 5, 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 2750 Narcissa Road.

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

- 1) Subject to the satisfaction of the Army Corps Of Engineers.
- 2) Subject to the review of the Fire Marshal concerning the width of the driveway and the turn around radius for fire equipment.

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

Very Truly Yours,

*Richard Clifford*  
Richard Clifford  
Planning Agency Secretary