

SEPTEMBER 7, 2011

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, September 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    |
| Kelly Isett     | Agency Secretary |
| Dee Mellor      | Member           |
| Dominic Aprile  | Member           |
| Gregory Ensslin | Member           |
| Jeffrey Branagh | Member           |
| Frank Watton    | Member           |

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

The Agency heard the following:

200-220 WEST GERMANTOWN PIKE GENERAL PARTNERSHIP HOLDINGS, LLC

Ross Weiss, Esq. was present to represent the applicant in presenting their zoning application. Mr. Casey Moore was present to discuss traffic. Mr. Michael Colgan was also present.

Mr. Weiss advised that the property in question contains the old Victory Metals Buildings. Mr. Weiss stated that the building in the front is approximately 98,000 square feet, and the building in the rear is approximately 16,000 square feet. Mr. Weiss advised that it is proposed that ITT, a tenant, move into the buildings occupying about 25,000 square feet. Mr. Weiss stated that the buildings are currently one half occupied.

Mr. Weiss advised that ITT has approximately 130 facilities across the United States. Mr. Weiss stated that ITT is a technical school providing educational opportunities for a lot of people who are working. Mr. Weiss advised that the school operates five days a week. Mr. Weiss stated that the sessions are in the morning, in the afternoon, and in the evening.

Mr. Weiss advised that about 300 people will be at the facility during the entire day. Mr. Weiss stated that 200 of these people will come to the facility at night. Mr. Weiss advised that the

applicant's peak use for the facility will be at night, and other tenants peak use for parking will be during the day.

Mr. Weiss advised that the property in question is located in the "Limited Industrial" Zoning District. Mr. Weiss stated that uses permitted in an industrial park within "Limited Industrial" are permitted by Special Exception. Mr. Weiss advised that he will make the case before the Zoning Board that educational use should be allowed because it is accessory to the office use. Mr. Weiss stated that in the alternative the applicant would go for a use variance. Mr. Weiss advised that the combination of educational and office use is a de minimus request because the buildings and parking already exist.

Mr. Weiss advised that ITT is moving out of their current space in King of Prussia. Mr. Weiss stated that this current space is 30,000 square feet, and ITT is anxious to relocate to the location in question as soon as possible. Mr. Weiss advised that ITT is happy with the location because it is near the Turnpike and the Blue Route.

Mr. Weiss advised that there will be questions about parking, ingress and egress, and the internal circulation within the site. Mr. Weiss stated that Mr. Moore is in the process of preparing a traffic study. Mr. Weiss advised that the counts for the traffic study will be done when the school is in session. Mr. Weiss stated that Mr. Moore has indicated that after the counts are done he can objectively render an opinion that the site is suitable for the proposed use. Mr. Weiss advised that counts will be taken at the King of Prussia location, and then adjusted for the smaller location in question.

Chairman Monacelli asked if the other tenants are already in the buildings. Mr. Weiss advised that these tenants are in already, and the square footage that these tenants occupy is outlined in the application.

Chairman Monacelli asked how much traffic comes out of the location now. Mr. Moore advised that this current traffic will be part of the traffic study. Mr. Moore stated that counts at the site will start this week, and peak period in the morning and evening will be reviewed. Mr. Weiss advised that there is an ingress-egress driveway, and another driveway for ingress only.

Chairman Monacelli asked if there is a partial berm on Germantown Pike. Mr. Moore advised that a median exists in the roadway, and this restricts for the main driveway right in and right out movements only. Mr. Moore stated that the median is not in front of the other driveway. Mr. Moore advised that there are no lefts in or out of the site.

Chairman Monacelli asked how many people will be employed at the site. Mr. Weiss advised that about 100 people consisting of staff and students would be there in the morning and afternoon. Mr. Weiss stated that 200 people would be at the site at night. Mr. Weiss advised that these night students work during the day. Mr. Weiss stated that a shared parking concept exists at the site. Mr. Weiss advised that the staff will be about 15% of the population at the site.

Ms. Abramovitz asked how long a lease does ITT have at the site. Mr. Weiss advised that ITT has a 5 year lease with options.

Member Isett asked how will a driver get into the site when driving toward Philadelphia. Mr. Moore advised that there will be no left turns into the site, and drivers will have to figure out how to loop around and head westward on Germantown Pike. Mr. Moore stated that drivers will figure out the way because the school is a destination use. Member Watton advised that this traffic issue is also his concern.

Member Branagh inquired about the current occupancy for the buildings in the front. Mr. Colgan advised that 42,000 square feet is occupied by three tenants, and therefore over 50% vacancy currently exists.

Member Branagh commented that the Traffic Study might not have an accurate count because of the vacancy that exists. Mr. Weiss advised that the Traffic Study must take into account the situation as if the office buildings were actually full. Mr. Weiss stated that parking will be studied. Mr. Weiss advised that there is always plenty of parking at night because other tenants are done with their work day.

Member Branagh asked if building code will be upgraded to educational use rather than office. Mr. Weiss advised that there is no plan to dramatically change the building. Mr. Weiss stated that there will be adequate fire protection. Mr. Weiss advised that the applicant will apply for a building permit.

Member Branagh expressed concern about night students getting to the site with the existing egress and ingress. Mr. Weiss advised that there can be signage to indicate the proper turning movements, and hopefully illegal turns will not be made. Mr. Moore stated that the site could properly function if there was only the one egress/ingress. Mr. Moore advised that the second driveway was desired by the Township for emergency access.

Member Aprile commented that the median was extended to try to stop left turns. Member Aprile stated that ITT can educate their students with a brochure concerning traffic movements.

Member Aprile asked if there are going to be any labs in the classrooms. Mr. Weiss advised that he does not believe that ITT is a laboratory type of school, and he will check on this before the Zoning Board meeting.

Member Hart inquired about the options that the applicant is requesting. Mr. Weiss advised that the Planning Agency probably deals with the use for the property, and the Zoning Board deals with the analysis of the legal issues. Mr. Weiss stated that it is important for his client to occupy the building as soon as possible, and the Planning Agency can make a

recommendation on the proposed use. Mr. Weiss advised that the applicant does not desire an ordinance amendment process.

Mr. Conroy advised that the Planning Agency can recommend on a special exception for an accessory use or office use. Mr. Conroy stated that if the Agency does not see the application as a special exception they can then rule on a use variance.

Member Mellor advised that she concurs with her colleagues concerning the egress when traveling eastbound on Germantown Pike. Member Mellor stated that she is pleased with the traffic study that will be done. Member Mellor advised that she agrees there should be some education for the students concerning the traffic patterns. Member Mellor stated that she welcomes new business to Plymouth Township.

Chairman Monacelli made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the special exception to allow ITT to move into the old Victory Metals Buildings.

Member Mellor seconded the motion. Members Monacelli, Mellor, Hart, Isett, Aprile, Ensslin, Branagh, and Watton voted in favor of the motion. The motion passed by the vote of 8-0.

#### REVIEW OF MINUTES (8-10-11)

Chairman Monacelli made a motion that the 8-10-11 minutes be approved. Member Mellor seconded the motion. The 8-10-11 minutes were approved by an unanimous vote.

The meeting was adjourned at 7:45 PM.

Respectfully Submitted,

  
Richard Clifford

Plymouth Township Planning Agency  
September 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 200-220 West Germantown Pike General  
Partnership Holdings, LLC.

Chairman Monacelli made a motion that the Agency  
recommend that the Plymouth Township Zoning Board  
approve the special exception to allow ITT to  
move into the old Victory Metals Buildings.

Member Mellor seconded the motion. Members  
Monacelli, Mellor, Hart, Isett, Aprile, Ensslin,  
Branagh, and Watton voted in favor of the motion.  
The motion passed by the vote of 8-0.

Very Truly Yours,



Richard Clifford  
Planning Agency Secretary