

AUGUST 1, 2012

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, August 1, 2012.

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

The Pledge of Allegiance was recited.

The following were present:

Clem Monacelli	Chairman
Steve Hart	Vice Chairman
Kelly Isett	Member
Dee Mellor	Member
Dominic Aprile	Member
Gregory Ensslin	Member
Jeff Branagh	Member
Ronald Trask	Member

David Conroy	Zoning Officer
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The Agency and Audience welcomed back Steve Hart who was on military leave in Afghanistan.

The Agency heard the following:

1820 BUTLER PIKE

Mr. Rich Cunningham and Ms. Orsi Eva Cunningham were present to discuss the zoning application at 1820 Butler Pike.

Mr. Cunningham advised that zoning relief is being requested for variances. Mr. Cunningham stated that the applicant seeks to decrease the side yard setback. Mr. Cunningham advised that relief is sought to increase the impervious coverage at the property in question, and relief is also requested for green space.

Mr. Cunningham advised that a new fire escape will be placed on the site. Mr. Cunningham stated that the present building currently has 7 units, and it is proposed to be taken down to 5 units. Mr. Cunningham advised that the fire escape will be for all 3 floors. Mr. Cunningham stated that there will be 1 additional parking space added to the site.

Chairman Monacelli asked if the applicant seeks to bring an existing property up to code. Mr. Cunningham advised that this is correct.

Member Branagh asked if the pool in the back is operational. Ms. Cunningham advised that the pool will not be operational. Member Branagh asked if the pool area can be turned back into green space. Mr. Cunningham stated that presently the applicant does not desire to fill in the pool, and changing that area to green space or parking is presently not under consideration.

Member Branagh asked if the garage is presently being used. Mr. Cunningham advised that the prior owner used the garage for his automobile. Mr. Cunningham stated that it is uncertain as to what the garage will be used for in the future.

Member Ensslin asked if there have been any comments from the neighbors concerning the new fire escape which would be closer to their properties. Mr. Cunningham advised that notification letters have been sent out to the neighbors.

Member Ensslin noted that green space will be taken out for parking. Member Ensslin asked if pavers can be used to help with impervious. Mr. Cunningham advised that pavers are being considered, and the plan is currently in the conceptual phase.

Member Ensslin asked if additional landscaping will be done to replace the tree and other landscaping being taken out. Mr. Cunningham advised that landscaping will be reviewed at the Land Development Phase.

Member Ensslin inquired about 4 regular parking spaces and 1 ADA space available for 5 tenants. Ms. Cunningham advised that one of the apartment units will be updated to ADA standards. Mr. Cunningham stated that code requires 1 parking space for every tenant.

Member Ensslin asked what measures will be used to keep the unused pool area safe. Mr. Cunningham advised that the gate around the pool will be locked, and somehow the pool will be filled in. Mr. Cunningham stated that different techniques are being looked at to fill in the pool.

Member Aprile inquired about the current units. Ms. Cunningham advised that currently there are 2 units on the third floor, 3 units on the second floor, and 2 units on the first floor. Ms. Cunningham stated that the 2 units on the third floor will be combined into 1 unit. Ms. Cunningham advised that 2 of the units on the second floor will be combined into 1 unit.

Member Hart asked if the proposed location for the fire escape is the only place where it can go. Mr. Cunningham advised that a common corridor was created for the fire escape, and this is the only location that is feasible for the fire escape. Member Hart expressed concern that the neighbor may erect a fence on the property line, and this would be right next to the fire escape.

Chairman Monacelli advised that he would like to see the pool filled in. Member Branagh asked if this could be a stipulation to the motion. Member Mellor stated that this probably should not be a contingency because the applicant is not making a request concerning the pool. Member Mellor noted that there is a fence with a locked gate currently around the pool. Mr. Cunningham advised that there are code issues to consider if the pool were to be operational again.

Chairman Monacelli made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the Variances requested at 1820 Butler Pike. Member Mellor seconded the motion. Members Monacelli, Mellor, Trask, Branagh, Isett, Ensslin, Hart, and Aprile voted in favor of the motion. The motion passed by the vote of 8-0.

201 PLYMOUTH ROAD

Craig Robert Lewis, Esq. was present to represent the applicant in presenting their zoning application at 201 Plymouth Road. Mr. Joseph Estock was present to discuss engineering concerns.

Mr. Estock advised that the property in question at 201 Plymouth Road is owned by Mr. William Peter Cross. Mr. Estock stated that several variances and a special exception will be requested before the Plymouth Township Zoning Board. Mr. Estock advised that relief is requested for a reduced sideyard, increased building coverage, and increased impervious coverage. Mr. Estock stated that a special exception is requested to permit an educational use for a child development center.

Mr. Estock advised that the property is located in "A" Residential even though the Blue Route Ramp and Turnpike are both near the property. Mr. Estock stated that the parcel is impacted by the Plymouth Creek and the associated floodplain, and this makes it necessary for the variance requests.

Mr. Estock advised that a three lot subdivision is proposed for the property. Mr. Estock stated that a land development is being brought forward for the educational use. Mr. Estock advised that the subdivision is necessary because 2 uses are not allowed on the same property.

Mr. Estock advised that the educational use will be on the parcel that is 1.4 acres. Mr. Estock stated that the second parcel is .75 of an acre. Mr. Estock advised that there is only one access to the site because of the location of Plymouth Creek. Mr. Estock stated that the common access easement will be available for Lot #2 and Lot #3.

Mr. Estock advised that all zoning relief requested pertains to Lot #1 for the educational use. Mr. Estock stated that the relief for reduction of side yard is requested because of the constraint of getting a building into that area. Mr. Estock advised that relief is also requested for buffering and berming in that area. Mr. Estock stated that relief is needed for building coverage, impervious coverage, and green space requirements.

Chairman Monacelli inquired about having only 1 driveway into the site. Mr. Estock advised that Plymouth Road is a State highway, and access can only be gained with a Penndot permit. Mr. Estock stated that the area is tight because of the ramp coming off of the highway.

Chairman Monacelli asked if there are any curb cuts for Lot #2 and Lot #3. Mr. Estock advised that there are no curb cuts for these lots because they will use that same driveway entrance. Mr. Estock stated that there is a depressed curb for Lot #2, and it is uncertain as to what will be

done with Lot #3.

Chairman Monacelli inquired about the railing around the Learning Center. Mr. Estock advised that this railing is needed because the Learning Center is mostly pre-school age children. Chairman Monacelli expressed concern about the Playground Area. Mr. Estock advised that the access to the Playground Area is through the building, and the Playground Area is fenced in.

Member Branagh asked if the applicant's proposal is preliminary or final. Mr. Estock advised that no real Land Development Plan has been drawn up yet. Mr. Estock stated that the parking area and layout for the building are as now presented. Member Branagh inquired about fire truck radius and second means of entrance. Mr. Estock advised that the fire truck radius has not yet been reviewed. Mr. Estock stated that the two means for entrance are the separated center median. Mr. Estock advised that if both lanes are blocked there is no way of getting in.

Member Branagh inquired about the shed in the back parking lot. Mr. Estock advised that this shed will be removed. Member Branagh asked if the existing dwelling and garage are still in use. Mr. Estock advised that the existing dwelling will continue to have tenants, and the garage will be removed.

Member Branagh asked about the depressed curb for Lots #2 and #3. Mr. Estock advised that the depressed curb will just be for Lot #2, and access for Lot #3 is unknown at this time.

Member Branagh asked if a driveway can be created across the creek, however it can not be created near Plymouth Road. Mr. Estock advised that there will be no crossing over the creek. Mr. Estock stated that access for Lot #3 will eventually come across Lot #2.

Member Branagh asked besides the monument sign will there be plans to have signage on the building. Mr. Estock advised that this is unknown at this time. Member Branagh inquired about the stormwater plan. Mr. Estock stated that no stormwater plan has been drawn up yet.

Member Ensslin asked if the applicant is seeking a business use in residential zoning. Mr. Estock advised that the applicant is looking to have a special exception that permits an education use in "A" Residential. Member Ensslin asked if the day care that was on Walton Road received the similar relief. Mr. Conroy stated that he believes this is correct. Mr. Estock advised that it is very common for residential districts to allow certain uses by special exception.

Member Ensslin inquired about the occupancy of employees and children in the building on a daily basis. Mr. Estock advised that there will be about 25 employees, and probably over 100 children. Mr. Lewis stated that the facility will be regulated by the State, and there will be a limit concerning the number of children to employee for each shift.

Mr. Lewis advised that the applicant's property could be subject to a Zoning Amendment in the future. Mr. Lewis stated that there are surrounding commercial uses to the property despite being in "A" Residential. Mr. Lewis advised that Lot #3 will have a complimentary use such as a small doctors' office.

134 PLYMOUTH ROAD (BRANDYWINE)

Craig Robert Lewis, Esq. was present to represent the applicant in presenting their land development application. Mr. Seth Shapiro and Mr. Jeff DiRomaldo were present to discuss planning concerns. Mr. Brian Keaveney was present to discuss engineering concerns. Mr. Anthony Ziccardi was also present.

Mr. Lewis advised that the property of 134 Plymouth Road is near the intersection of Plymouth Road and Butler Pike. Mr. Lewis stated that about one year ago Plymouth Township Council adopted an Ordinance amending the Interchange Development District to permit a midrise apartment development.

Mr. Lewis advised that the applicant's proposal for the midrise apartment called for a 398 unit 7 building 4 story apartment complex. Mr. Lewis stated that Township Council approved the Conditional Use earlier this year. Mr. Lewis advised that the applicant now submits its land development application. Mr. Lewis stated that an informal informational meeting was held with neighbors earlier this week.

Mr. Shapiro advised that the applicant's plan was presented to the Planning Agency about one year ago, and very little has changed with the new plan that is submitted. Mr. Shapiro stated that the current plan shows the 398 units in 7 buildings. Mr. Shapiro advised that two of the buildings have lower garage floors for parking. Mr. Shapiro stated that entrance to the site will be from Plymouth Road, and a secondary access will be to the west.

Mr. Shapiro advised that roof plans have changed a little with the development of the architecture. Mr. Shapiro stated that a club house is proposed. Mr. Shapiro advised that a third means of egress will now be proposed toward Butler Pike. Mr. Shapiro stated that stormwater will be shared with the applicant's neighbors off to the right.

Mr. Keaveney advised that roadway improvements are being proposed at the applicant's site. Mr. Keaveney stated that widening is proposed for Plymouth Road on the north side of the site. Mr. Keaveney advised that two driveways are proposed on Plymouth Road. Mr. Keaveney stated that the widening of the roadway will allow a separate left turn lane into the applicants' site.

Mr. Keaveney advised that there is a proposal for a new traffic signal at Plymouth Road and the Blue Route Off Ramp. Chairman Monacelli asked if Penndot has approved this traffic signal. Mr. Keaveney stated that Penndot is presently reviewing this proposed traffic signal.

Member Branagh asked if the right turn out onto the driveway has a median. Mr. Keaveney advised that this will be a curb channelized median.

Mr. Keaveney advised that the turning lane will allow for better movement through the intersection. Mr. Keaveney stated that there will also be widening on Butler Pike that will help with the traffic situation. Mr. Keaveney advised that there will be arrows on Butler Pike

indicating turning movements onto eastbound Flourtown Road.

Mr. Shapiro advised that changes to the applicant's plan have been predicated with the discussion that has taken place with the Township Staff. Mr. Shapiro stated that the turning radiuses for the site have been worked out. Mr. Shapiro advised that pedestrian access will be prevalent within the site. Mr. Shapiro stated that specific architecture is now shown on the new plan.

Mr. DiRomaldo advised that 50% of the 398 units will be 2 bedrooms, and 50% will be 1 bedroom. Mr. DiRomaldo stated that the lowest number of units in a building is 45 units, and highest number in a building is 76 units.

Mr. DiRomaldo advised that the most prominent 1 bedroom unit is 800 square feet. Mr. DiRomaldo stated that there will be no ½ baths in any of the units. Mr. DiRomaldo advised that each unit will have its own laundry facility.

Mr. DiRomaldo advised that the most prominent 2 bedroom unit is 1,000 square feet. Mr. DiRomaldo stated that this unit includes a master suite. Mr. DiRomaldo advised that many prominent 2 bedroom units will be located at the corners of the buildings.

Mr. DiRomaldo advised that all buildings will have some private garages. Mr. DiRomaldo stated that garages will be leased to tenants in the building. Mr. DiRomaldo advised that there will be a centralized club house to be used exclusively by the tenants on the site. Mr. DiRomaldo stated that the club house will be approximately 10,000 square feet.

Mr. DiRomaldo advised that leasing offices, pool, and recreation facilities will be at the site. Mr. DiRomaldo stated that the buildings will be fully sprinklered. Mr. DiRomaldo advised that all of the units will have windows.

Mr. Lewis advised that green space was discussed during the hearing for the Conditional Use. Mr. Lewis stated that the top 4 acre corner of the property will be left undisturbed concerning green space. Mr. Lewis advised that there will be individual pocket court yards.

Mr. Shapiro advised that it is desired not to create communities that are primarily buildings and parking lots. Mr. Shapiro stated that sidewalks proposed will be setback a distance from Plymouth Road, and this will make for more open space. Mr. Shapiro advised that between the buildings will be the individual pocket court yards. Mr. Shapiro stated that this extra open space will help with stormwater management. Mr. Shapiro advised that the sidewalks will be like meandering trails.

Mr. Lewis advised that the Ordinance stipulates that an applicant must show sustainability criteria. Mr. Lewis stated that the applicant is addressing drought tolerant landscaping, water usage, solar power lighting, and building features.

Chairman Monacelli asked if the upper driveway on Butler Pike will be used as a daily access in and out. Mr. Lewis advised that this driveway was originally supposed to be for emergency

access. Mr. Lewis stated that it was determined that it should function as an actual driveway.

Member Branagh asked if the meandering sidewalks will be connectable. Mr. Shapiro advised that this is correct. Mr. Lewis noted that if the corner site is ever developed it will provide a pedestrian connection down to a signalized intersection. Mr. Ziccardi stated that the Paone Development has extensive sidewalks.

Member Branagh asked if the entrance on Butler Pike is an easement through a property. Mr. Lewis advised that it is over the Paone Property. Mr. Lewis stated that the perpetual easement agreement will be needed to be reviewed by the Township Solicitor.

Member Ensslin asked what materials will be used for framing. Mr. Lewis advised that stick wood will be used for framing. Member Ensslin asked if steel framing could be used. Mr. DiRomaldo stated that stick framing is more common for apartment buildings, and it is more common for fire and sprinkler concerns.

Member Aprile asked if there is presently a traffic light at the main entrance. Mr. Lewis advised that a traffic light does not exist at that location. Mr. Lewis stated that this entrance lines up with the Paone Driveway. Member Aprile asked if left turns can be made at peak hours. Mr. Lewis advised that study has shown that there will be delays in traffic that will allow left turns. Mr. Lewis advised that the Traffic Study can be submitted to the Planning Agency Members.

Member Aprile asked how many cars can stack up between the driveways. Mr. DiRomaldo advised that 20 vehicles can be stacked between the two driveways. Mr. DiRomaldo stated that the roadway can handle 2,500 cars in the morning peak hour on weekdays. Member Branagh commented that weekend traffic is also very heavy, and it should be studied also.

Member Aprile inquired about the location for the school bus stop. Mr. Lewis advised that this has not been addressed yet. Mr. Lewis stated that accommodations will be made for the school bus stop.

Member Aprile asked if the widening will be limited to the property line frontage on Plymouth Road. Mr. Lewis advised that this is correct, and it is being done on the applicant's side of the roadway.

Member Hart inquired about the posted speed limit. Mr. Keaveney advised that the speed limit is 40 miles per hour on Plymouth Road. Mr. Keaveney stated that speed is reviewed in a Traffic Study if there is a reason to do so. Mr. Keaveney advised that residents have expressed concern about speed.

Member Hart inquired about the rental fees for the apartments. Mr. Ziccardi advised that rental fees will be between \$1400 to \$2200, and this is about what rent for apartments run through out the area. Mr. Ziccardi stated that the costs for the garage are extra.

Member Mellor asked why the architectural design has changed from the initial plan that was presented. Mr. Ziccardi advised that what has occurred is that things such as windows and

decks have changed. Mr. Ziccardi advised that the overall architectural design has not changed.

Mr. Conroy asked if any small commercial shops are proposed at the site. Mr. Ziccardi advised that no commercial shops are proposed. Mr. Ziccardi advised that the Club Facility will have a full fitness center, and this and other amenities at the site will be open to the tenants who rent at the buildings.

Chairman Monacelli commented that he would like to see construction with a non-flammable type of material. Mr. Keaveney advised that this can be reviewed.

There were questions and comments from the audience.

Ms. Nancy Benowitz asked how much parking will be needed at the applicant's site. Mr. Ziccardi advised that 1.6 parking spaces are needed per unit with .2 in reserve. Ms. Benowitz expressed concern that 2 drivers from the 2 bedroom apartments would be leaving the site in the morning, and this would exceed the 1.6 spaces. Mr. Ziccardi stated that studies at other apartment areas show that about 1.3 cars come out of apartment complexes per every occupied apartment. Mr. Shapiro advised that it is not desired to have overparking.

Ms. Benowitz asked about the 200 additional trips proposed to exit from the apartment complex. Mr. Shapiro advised that some of these trips will be reentering the site. Ms. Benowitz asked if there could be more trips because there will be 398 apartment units. Mr. Keaveney stated that the 200 was derived from the study done for cars leaving a mid-rise apartment complex. Mr. Keaveney advised that people do not all leave the site at the same time.

Ms. Benowitz advised that she is very concern with all of the additional cars that would come out of the applicant's site.

Member Aprile asked what complex was used to come up with the trip figure. Mr. Lewis advised that the Regatta in both Norristown and Plymouth was used. Member Aprile asked if the Conshohocken apartment complexes by the river were studied. Mr. Lewis stated that these units were not used for comparison because of their proximity to public transit.

Chairman Monacelli asked if Septa will run near the applicant's site. Mr. Ziccardi advised that the applicant will inquire if any of the bus routes will traverse in front of the applicant's site.

Member Mellor noted that 120 townhomes were built at Hillcrest Glen. Member Mellor advised that the traffic from this new development has not been detrimental at all. Member Mellor stated that she only sees 1 or 2 cars leave in the morning. Member Mellor advised that this happens because people leave for work at different times.

Ms. Benowitz advised that she is concerned about the area in question because presently it is very difficult to drive through at all times. Ms. Benowitz stated that she has sat at traffic lights for as much as 45 minutes both in the day and at night.

Mr. Ziccardi advised that the new additional lane will help immensely with traffic movement at

the applicant's property. Mr. Keaveney stated that this lane will help contain the queue between the driveway and Butler Pike.

Member Branagh advised that the biggest issue is the left turn signals because the roadway is not wide enough. Member Branagh stated that adding the right turn lane will help decrease the congestion at the light itself.

Member Hart asked if there will be an improvement in the traffic situation. Mr. Keaveney advised that adding more capacity with the turn will help with traffic movements.

Mr. Christopher Tracanna, 137 Plymouth Road, advised that it can take 6 to 8 minutes to get out of his driveway in the morning. Mr. Tracanna stated that the left turn lane and the arrows will be excellent for the traffic situation.

Mr. Tracanna advised that pedestrian traffic must be reviewed. Mr. Tracanna stated that this will increase because of the new shops, restaurants, apartments, and townhomes in the area.

Mr. Tracanna advised that vehicle traffic must be further reviewed because he believes that every tenant in the complex will have a vehicle. Mr. Tracanna stated that many of the people will be leaving at the same time. Mr. Tracanna advised that visitors and deliveries will come to the site.

Mr. Tracanna advised that he believes the ideas for the site are pretty good. Mr. Tracanna stated that further study must be done on how the project can be improved upon concerning traffic movements.

Member Branagh noted that Whitmarsh Township was contacted concerning the project. Mr. Conroy advised that Whitmarsh Township has had no response. Chairman Monacelli stated that Septa is usually responsive to expanding their routes.

Member Branagh asked if Penndot would allow a pedestrian walk and signage between the applicant's property and the Paone Property along Plymouth Road. Mr. Keaveney advised that it is not in Penndot's criteria to allow a mid road crosswalk on a road of this character. Mr. Lewis stated that the applicant will discuss with Penndot the issues brought forward by the residences and by Plymouth Township.

Mr. Lewis thanked the Planning Agency for taking a look at Brandywine's present plans. Mr. Lewis advised that the applicant will be back before the Planning Agency at a later date.

Z.O. SECTION 2600 – TEXT AMENDMENT

Mr. Conroy advised that currently there is nothing in the Zoning Ordinance that permits billboards or off-site advertising. Mr. Conroy stated that technically billboard signage is allowed in a Limited Industrial District, however only 135 square feet is allowed.

Mr. Conroy advised that now an Ordinance would permit billboards in certain areas. Mr.

Conroy stated that the Sussex Square Apartments, Plymouth Elementary Area, and Oakwood are the areas where the billboards would get the closes to residential area. Mr. Conroy advised that this distance to the nearest residence would be 700 to 1,000 feet. Mr. Conroy stated that the billboards can only be located along the Turnpike in these areas. Mr. Conroy advised that the maximum a billboard sign could be is 300 square feet.

Member Branagh asked how many billboard signs can be built taking into account the restrictions. Mr. Conroy advised that the maximum number of billboards that could go up in the Township is 4 or 5 billboard signs. Mr. Conroy stated that the Township is trying to safeguard against a validity challenge that could come about because the Ordinance is silent on billboards.

Member Ensslin asked if the Township has the right to say no to a proposed billboard. Mr. Conroy advised that a billboard company has the right to issue a validity challenge, and the Township would most likely lose the challenge. Member Hart noted that it is a legal issue. Mr. Conroy stated that if an applicant desires more than 300 square feet they would have to come in for zoning relief.

Member Aprile asked if LED lights have to be turned off at night. Mr. Conroy advised that LED lights have to be dull or lower.

Member Ensslin asked if there could be added revenue for the Township with the Ordinance Amendment. Mr. Conroy advised that Township messages could get on the signs. Chairman Monacelli noted that Septa is allowing the Township to use their signs for emergency situations.

Chairman Monacelli made a motion that the Agency recommend that the proposed Text Amendment for Zoning Ordinance Section 2600 be approved. Member Hart seconded the motion. Members Monacelli, Hart, Branagh, Ensslin, Aprile, Isett, Mellor, and Trask voted in favor of the motion. The motion passed by the vote of 8-0.

REVIEW OF MINUTES (5-2-12)

Chairman Monacelli made a motion that the 5-2-12 minutes be approved. Member Branagh seconded the motion. The 5-2-12 minutes were approved by a unanimous vote.

The meeting was adjourned at 9:20 PM.

Respectfully Submitted,
Richard Clifford
Richard Clifford

Plymouth Township Planning Agency
August 1, 2012

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

Dear Ms. Weiss,

The Plymouth Township Planning Agency reviewed the proposed Text Amendment for Zoning Ordinance Section 2600.

Chairman Monacelli made a motion that the Agency recommend that this proposed Text Amendment be approved. Member Hart seconded the motion.

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

Very Truly Yours,

Richard Clifford

Richard Clifford
Planning Agency Secretary

Plymouth Township Planning Agency
August 1, 2012

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
the property at 1820 Butler Pike.

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

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

Very Truly Yours,

Richard Clifford

Richard Clifford
Planning Agency Secretary

Plymouth Township Planning Agency
August 1, 2012

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 William Peter Cross, 201 Plymouth Road.

Member Branagh made a motion that the Agency recommend that the Plymouth Township Zoning Board deny the applicant's requests because not enough information has been provided for Lots #2 and #3, and there are other concerns that the Planning Agency have brought forward that have not yet been addressed by the applicant. Member Branagh noted that buffering, berming, and landscaping are always required for subdivisions.

Chairman Monacelli seconded the motion. Members Branagh, Monacelli, Ensslin, and Trask voted in favor of the motion. Members Mellor, Aprile, Isett, and Hart voted against the motion. The motion was deadlocked by the vote of 4-4.

Very Truly Yours,


Richard Clifford
Planning Agency Secretary