

**OCTOBER 3, 2012**

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, October 3, 2012.

The meeting was called to order at 7:00 PM.

The following were present:

Clem Monacelli	Chairman
Steve Hart	Vice Chairman
Kelly Isett	Agency Secretary
Dee Mellor	Member
Dominic Aprile	Member
Jeff Branagh	Member
Lonnie Manai	Woodrow Associates
David Conroy	Zoning Officer

Absent: Gregory Ensslin, Ronald Trask

A moment of silence was observed for Officer Brad Fox.

The Agency heard the following:

**CHRIS ZORO COMPANY**

Mr. Greg Borkowski advised that he is seeking to lease space at 1050 Colwell Lane, Building 2, from the Chris Zoro Company. Mr. Borkowski stated that he is seeking to operate a personal training facility. Mr. Borkowski advised that he needs a special exception for this use.

Mr. Borkowski advised that he owns Superfit Gym which is located at 1050 Colwell Lane, Building 1. Mr. Borkowski stated that the training facility would be in Building 2.

Mr. Manai noted that the parking area has been updated with new striping and blacktop. Mr. Manai asked if there is any addition proposed to the building. Mr. Borkowski advised that no addition is proposed.

Chairman Monacelli made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the application for Chris Zoro Company. Member Mellor seconded the motion. Members Monacelli, Mellor, Hart, Aprile, Isett, and Branagh voted in favor of the motion. The motion passed by the vote of 6-0.

CONICELLI ALANWOOD ROAD, LP

Kevin Palmer, Esq. was present to represent the applicant in presenting their application. Mr. Thomas Ludgate was present to discuss engineering concerns. Mr. Dominic Conicelli, Sr. was also present.

Mr. Palmer advised that the property in question is located on Alan Wood Road near Seven Stars Lane. Mr. Palmer stated that the applicant is seeking a special exception for vehicle service and repair use. Mr. Palmer advised that a variance is also requested for parking space in the setback area.

Mr. Palmer advised that the parking area is already paved. Mr. Palmer stated that the spaces are within 5' from the property line, and 25' is required.

Chairman Monacelli asked what will be done with the front portion of the property. Mr. Conicelli advised that a used car lot would eventually go into this area.

Member Branagh asked if the repair use will be for general service. Mr. Conicelli advised that repairs will be done primarily for Toyota vehicles, however other types of vehicles can also be serviced.

Member Aprile asked about the parking variance. Mr. Ludgate advised that paved parking area already exists between fences located on the property. Mr. Ludgate stated that the property is already fully developed. Mr. Ludgate advised that the blacktop existed when the applicant bought the property.

Member Mellor commented that Mr. Conicelli will enhance the location with his proposal.

Chairman Monacelli made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the application for Conicelli Alanwood Road, LP. Member Mellor seconded the motion. Members Monacelli, Mellor, Branagh, Aprile, Isett, and Hart voted in favor of the motion. The motion passed by the vote of 6-0.

JEAN COHEN-HARTE

Jonathan Marx, Esq. was present to represent the applicant in presenting their application. Ms. Jean Cohen-Harte, the applicant, was also present.

Ms. Cohen-Harte advised that she is seeking variances to permit an electrolysis and skincare home business. Ms. Cohen-Harte stated that her home is located at 2903 Jolly Road.

Ms. Cohen-Harte advised that her business currently is located on Butler Pike. Ms. Cohen-Harte stated that she has had her own business for 9 years. Ms. Cohen-Harte advised that she desires to transfer the business to Jolly Road. Ms. Cohen-Harte stated that



she desires to use her late mother's suite at her home. Ms. Cohen-Harte advised that this suite is approximately 500 square feet with its own entrance, bathroom, and sink area. Ms. Cohen-Harte stated that she will have the required area to conduct her business legally.

Ms. Cohen-Harte advised that the location will be perfect for her business. Ms. Cohen-Harte stated that she only conducts one on one client relationships. Ms. Cohen-Harte advised that only 1 client car will be at her site. Ms. Cohen-Harte stated that the business will not be conducted late at night or on Sundays.

Ms. Cohen-Harte advised that she shares a common driveway with the neighbor at 2905 Jolly Road. Ms. Cohen-Harte stated that this neighbor is in favor for the proposal. Ms. Cohen-Harte advised that there is already the required 4 parking spaces.

Ms. Cohen-Harte advised that she and her neighbors have odd shaped lots that are actually surrounded by commercial properties. Ms. Cohen-Harte stated that the rehab hospital and Plymouth Rock Apartments are located across on Germantown Pike. Ms. Cohen-Harte advised that professional buildings are located along Germantown Pike near the back of her property. Ms. Cohen-Harte stated that the Community Center is also located nearby.

Ms. Cohen-Harte advised that the nearby businesses have put up privacy trees. Ms. Cohen-Harte stated that her neighbor has issued a statement supporting the proposal. Ms. Cohen-Harte advised that her home will always look like a residence. Ms. Cohen-Harte stated that there will only be a nameplate sign identifying the business. Ms. Cohen-Harte advised that her office will be in the back end of the property.

Chairman Monacelli asked if the applicant will have any employees. Ms. Cohen-Harte advised that there will not be any receptionist or employees.

Mr. Manai asked if there are other shared driveways along the street. Ms. Cohen-Harte advised that there are no other shared driveways along Jolly Road. Ms. Cohen-Harte stated that there has never been a problem with cars on their shared driveway. Ms. Cohen-Harte advised that the total width of the driveway is 38 to 40 feet. Ms. Cohen-Harte stated that her neighbor has the same amount of parking that she has.

Member Isett inquired about the hours of operation. Ms. Cohen-Harte advised that hours will be about 9:30 AM to 6:00 PM. Member Isett asked how many clients would come to the site during the day. Ms. Cohen-Harte stated that about 6 clients will come to the site during the day, and she will have no staff.

Member Branagh asked if the applicant has explored coming off of the commercial parking lot that is attached to the applicant's lot to the rear. Ms. Cohen-Harte advised that her lot in the back is all grass, and a swimming pool is also located in this area. Ms. Cohen-Harte stated this lot is on private property owned by Mr. Roizman.

Member Branagh stated that he inquired about the commercial lot because the applicant is requesting relief from the required berming. Ms. Cohen-Harte advised that she could ask

Mr. Roizman concerning her clients going through his parking lot.

Member Branagh asked if the applicant has any proposal to keep her business traffic off of her neighbor's shared driveway. Ms. Cohen-Harte advised that she will inform clients to back in and out of the driveway, and to stay on her side of the driveway. Ms. Cohen-Harte stated that she has assured her neighbor that her customers would not interfere with her neighbors' daily life.

Member Branagh asked if the applicant is filing for a business license to run a business in Plymouth Township. Ms. Cohen-Harte advised that she already has this business license for the location on Jolly Road. Ms. Cohen-Harte stated that the Use & Occupancy Permit would be in place by the end of 2012.

Member Branagh asked if the applicant's property is commercial. Ms. Cohen-Harte advised that this is correct, and the property is up to code for fire, access, and handicap. Member Branagh asked if there will be the required emergency lighting and emergency exit signs. Ms. Cohen-Harte advised that the handicap ramp that her Mother used is in the back, and when the addition was put in everything was put in according to code.

Member Branagh asked if the applicant running the commercial business in the addition will bring everything up to standards for emergency lights and exit signs. Ms. Cohen-Harte advised that she will comply with this stipulation.

Member Aprile inquired about the square footage for the applicant's office on Butler Pike. Ms. Cohen-Harte advised that this office is about 380 square feet. Member Aprile asked about the square footage for the in-law suite that would serve as the new office. Ms. Cohen-Harte stated that this area is about 500 square feet.

Member Aprile asked if the applicant has explored legal issues such as insurance for using the neighbor's driveway for the business. Ms. Cohen-Harte advised that she would insure to the greater value that is needed.

Member Aprile asked if the applicant has a legal affidavit from her neighbor that the driveway will be used for the applicant's business. Mr. Marx advised that this is submitted with the application.

Member Hart asked how long has the applicant's neighbor resided at the property. Ms. Cohen-Harte advised that the neighbor has lived there for six years. Member Hart expressed concern about the situation if the neighbor sold their house. Mr. Conroy advised that an easement must be recorded with Montgomery County.

Mr. Conroy asked how far apart will the appointments be. Ms. Cohen-Harte advised that there would be 15 minute intervals between appointments. Mr. Conroy noted that code requires the applicant to have 4 parking spaces sized 9' by 18'.

Chairman Monacelli made a motion that the Agency recommend that the Plymouth



Township Zoning Board approve the application subject to the following:

- 1) An easement be recorded.

Member Hart seconded the motion. Members Monacelli, Hart, Mellor, and Isett voted in favor of the motion. Members Aprile and Branagh voted against the motion. The motion passed by the vote of 4-2.

#### 551 PLYMOUTH ROAD & ZONING ORDINANCE SECTION 600 – REZONING & TEXT AMENDMENT

Craig Robert Lewis, Esq, was present to represent the applicant in presenting their application. Mr. Dennis Glackin was present to discuss land planning concerns.

Mr. Lewis advised that a 40 acre parcel at 551 Plymouth Road concerns request for Rezoning and for a Text Amendment. Mr. Lewis stated that this parcel is bounded by Plymouth, Johnson, and Gravers Roads. Mr. Lewis advised that this is commonly referred to as the Driscoll Tract.

Mr. Lewis advised that the parcel is split by the high tension PECO power lines. Mr. Lewis stated that “A” residential zoning exists on the exterior, and the interior of the site is zoned Office/Laboratory.

Mr. Lewis advised that under the existing zoning the exterior could be developed for approximately 27 single family residential dwellings. Mr. Lewis stated that the interior could be developed for approximately 220,000 square feet of office/laboratory uses, and this would be consistent with the adjacent Plymouth Woods Office Campus.

Mr. Lewis advised that a previous rezoning proposal requested for developing the entire site for 120 units of twin homes. Mr. Lewis stated that this request did not pass. Mr. Lewis advised that in 2010 the applicant again began looking at rezoning the tract for residential use. Mr. Lewis stated that a plan is now being brought forward, and this hopefully will be acceptable to Township Council and the residential neighbors. Mr. Lewis advised that meetings have been held with the residents.

Mr. Lewis advised that a residential mixture of styles is now being proposed. Mr. Lewis stated that a buffer to the existing single family residential will be created. Mr. Lewis advised that single family residential is proposed on the exterior, and more dense with twins and townhouses is proposed for the interior.

Mr. Lewis advised that this new proposal will exclude any commercial use. Mr. Lewis stated that substantial green and open space will be retained, and hopefully there will be a new trail along the power lines. Mr. Lewis advised that they believe the proposal is consistent with the Comprehensive Plan.

Mr. Glackin advised that he is a professional land planner. Mr. Glackin stated that the property in question has two problems. Mr. Glackin advised that there is the burden of the PECO Easement which splits the property in half. Mr. Glackin stated that there is also the problem with the zoning patterns. Mr. Glackin advised that "A" residential is adjacent to office/laboratory. Mr. Glackin stated that the lot is in an irregularly shaped parcel.

Mr. Glackin advised that he has participated in 4 meetings with neighbors in order to come up with an acceptable solution for the parcel. Mr. Glackin stated that the major change is the request that the zoning along Gravers Road and Johnson Road remain "A" Residential, and the property along Plymouth Road be rezoned entirely to allow townhouses and twins.

Mr. Glackin advised that density is transferred up to the Plymouth Road area. Mr. Glackin stated that there would be 42 units in the lower section, and 78 units at the top section. Mr. Glackin advised that a trail will be incorporated along the edge of the property.

Mr. Glackin advised that this new plan will keep the area entirely residential. Mr. Glackin stated that there will be less traffic than what an office district would generate. Mr. Glackin advised that the proposal does comply with the Comprehensive Plan. Mr. Glackin stated that changing the zoning from "A" to "B" would allow for the conservation use, and the interior would be changed from "OL" to "B".

Chairman Monacelli asked if the PECO right of way is included in the open space. Mr. Glackin advised that this right of way is not included. Chairman Monacelli asked if there are wetlands that must be considered. Mr. Glackin stated that there is a very narrow area that runs within the floodplain, and the creek runs through the property.

Chairman Monacelli asked if impervious coverage would increase from 35% to 50%. Mr. Glackin advised that the lots are being loaded internally. Chairman Monacelli asked if there will be sidewalks along Johnson Road. Mr. Glackin stated that sidewalks will be put in where ever the Township requires. Mr. Lewis noted that the internal loading will occur so that there will not be an additional 27 curb cuts onto Plymouth Road.

Chairman Monacelli expressed concern about the conservation district because of the increase in impervious coverage, and that the density is too great. Chairman Monacelli stated that stormwater management will be needed in the PECO right of way area.

Mr. Manai asked if the applicant has had discussion with PennDOT about the necessary road improvements. Mr. Lewis advised that a HOP will be applied for. Mr. Lewis stated that more traffic would be generated with the office than what would be generated with the proposed. Mr. Lewis advised that eventually there will be discussion with PennDOT concerning road improvements.

Member Branagh asked if there are any proposals to have the property developed in its present zoning. Mr. Lewis advised that the adjoining owner to the applicant's commercial area has inquired about expanding into this commercial area.



Member Branagh noted that there is no requirement that loading can not be done from the exterior. Mr. Glackin advised that they believe internal loading would be better.

Member Branagh stated that it seems the trail goes from no where to no where. Mr. Glackin advised that it goes from one end of the property to the other. Mr. Glackin stated that discussion can take place on the trail's location, and the crossing of the PECO Easement. Mr. Glackin advised that there is no trail which the proposed trail can tie into.

Member Branagh asked if there will be no sidewalks or curb improvements along Gravers Road and Johnson Road. Mr. Glackin advised that sidewalks and curbs will be put in if stipulated by Township Council.

Member Branagh asked if a Traffic Study has been done. Mr. Glackin advised that the Traffic Study draft was done in 2008. Mr. Glackin advised that the Traffic Study will be updated for the new proposal.

Member Aprile asked if "B" Zoning can go down to townhouses. Mr. Glackin advised that single family, townhouses, and twins would be allowed in the Conservation Subdivision. Member Aprile asked if it is possible not to include the townhouses. Mr. Lewis stated that this is not possible.

Member Aprile noted that "A" is across from a school, and potentially there could be townhouses. Mr. Glackin advised that this is correct. Member Aprile asked if the residential along Johnson Road would not have driveways. Mr. Glackin stated that this area will be done internally. Mr. Glackin advised that there will be one way in and out.

Member Aprile asked if traffic from the office is always 4 times the traffic generated by the proposal. Mr. Glackin advised that this data concerns peak times during the work week. Mr. Lewis noted that the applicant must update their traffic study in order to obtain their HOP, and to make road improvements. Mr. Lewis advised that road improvements are up to Penndot.

Member Aprile asked if the only way to widen is to come into the applicant's job. Mr. Lewis advised that this is correct. Member Aprile asked if the configuration would change. Mr. Glackin stated that widening could be done in the existing right of way.

Member Hart asked if any changes to the plan were made concerning feedback the applicant received from residents during the meetings. Mr. Glackin advised that residents desired to have single family homes along the edge and across the street, and this lowered the density for the site.

Mr. Conroy asked if there was any thought of putting single family homes along Plymouth Road. Mr. Glackin advised that it was determined this might not be feasible with the school across the street.

Chairman Monacelli commented that second driveways will be needed for both locations. Chairman Monacelli stated that the Fire Marshal will not allow one driveway

There were comments and questions from the audience.

Ms. Katie Thush, 1717 Johnson Road, asked if the School Board was contacted by the applicant to discuss school population. Mr. Glackin advised that the School Board is not contacted during a land development application.

Ms. Thush asked what ages will the new homes attract. Mr. Glackin advised that the twin could attract older people while the singles would have more children.

Mr. Bob Romano, 1601 Johnson Road, noted he has not been invited to any meetings.

Mr. Romano asked how are the cars from all of the different homes going to get funneled out to the intersections. Mr. Glackin advised that a second access would be helpful concerning traffic.

Mr. Romano expressed concern on how the many vehicles will get through to the intersections with the increasing number of homes. Mr. Lewis advised that instead of 27 new curb cuts there will be one internal circulation.

Ms. Paula McCauley, 103 Nursery Drive, advised that she is one of the original owners on this street. Ms. McCauley advised that she is concerned about more traffic coming in. Ms. McCauley stated that much more traffic is on Gravers Road now because of the commercial nearby. Ms. McCauley advised that she can not imagine having more cars trying to get out of their properties with all of the traffic that is now present, and more pressure will be put on the roadway.

Ms. McCauley advised that she does not understand why so many new homes are proposed to be built in Plymouth Township. Ms. McCauley stated that all of the green space is being taken up. Ms. McCauley advised that new homes put in at Belvoir Road do not look very nice. Ms. McCauley stated that the applicant's development may also not end up looking very nice. Ms. McCauley advised that the area would be better being built to something recreational where the families in the neighborhood can go to have a nice time.

Mr. Kevin Bisch, 1010 Plymouth Road, advised that he also was not invited to attend any meetings. Mr. Bisch advised that if a residential neighborhood goes in there must be consistency. Mr. Bisch stated that this area must blend in with the "A" residential neighborhoods. Mr. Bisch advised that there is the concern about property values.

Mr. Bisch advised that traffic on Sandy Hill Road is a disaster. Mr. Bisch stated that the applicant's proposal will make traffic worse in the area. Mr. Bisch advised that he would only support the proposal if all "A" Residential is done. Mr. Bisch stated that currently there are drainage issues in the area, and having new multiple units would not help this drainage concern.



Mr. Corbett Piacitelli, 1009 Thomas Road, advised that a meeting concerning the proposal took place at his house. Mr. Piacitelli stated that the current residents in the area are opposed to twin homes going in.

Mr. Piacitelli advised the plan should treat the development as two different sections. Mr. Piacitelli stated that the top section could be used for a retirement community, and this would not put a great impact on the School District. Mr. Piacitelli advised that this use would be consistent with the adjacent uses, and it would bring more jobs to the area. Mr. Piacitelli stated that the bottom half would then be zoned "A" Residential with single family homes.

Mr. Piacitelli advised that trying to squeeze in the proposed amount of density will cause a lot of problems for the area, and no one wants to see twin homes.

Mr. Cory Babka, 102 Nursery Drive, advised that his 2 children attend the Plymouth Elementary School. Mr. Babka stated that this school has a lot of traffic in front of their property early on weekday mornings.

Mr. Babka advised that he does not believe Plymouth Elementary would be able to handle the increasing number of school children coming from the new houses.

Mr. Babka advised that having both "A" Residential and "B" Residential seems to be done to appease a builder. Mr. Babka stated that there would be too many homes. Mr. Babka advised that he would like to see a proposal for all "A" Residential.

Mr. Martin Rafter, 1709 Johnson Road, asked how much area is there for building in the area near the creek. Mr. Glackin advised that commercial buildings are set back 100 feet to 300 feet from the residential area.

Mr. Rafter asked if the developer for the three single homes at Johnson and Plymouth needed a rezoning. Mr. Manai advised that there was only room for the three single homes, and a rezoning did not take place.

Mr. Tim Moyer, 100 Nursery Drive, asked if the existing farm house would stay. Mr. Glackin advised that the house would stay, and the barn would not. Mr. Moyer asked where the 4 new homes near Gravers Road would come out. Mr. Glackin stated that these homes would come out Gravers Road.

Mr. Moyer advised that he is concerned about the traffic that comes from Gravers Road past Nursery Drive. Mr. Moyer stated that he is concerned about the increase in traffic from the applicant's proposal.

Ms. Janet Hodge, 129 Nursery Drive, advised that a rezoning took place when townhouses were put in on Gravers Road about 10 years ago. Ms. Hodge stated that now residents want to see the area in question to be "A" Residential because townhouses already exist in the area.

Chairman Monacelli made a motion that the Agency recommend to Plymouth Township Council that all "A" portion of the parcel be retained, and the office/laboratory be changed to either "A" or "B", and the Agency recommends against the Text Amendment for the Conservation District. There was no second to this motion.

Member Hart made a motion that the Agency recommend that everything be rezoned to "A", and the Agency recommends that the Text Amendment Request be denied. Member Aprile seconded the motion. Members Hart Aprile, Isett, Branagh, Mellor, and Monacelli voted in favor of the motion. The motion passed by the vote of 6-0.

#### REVIEW OF MINUTES (9-5-12)

Member Mellor made a motion that the Agency recommend that the 9-5-12 minutes be approved. Chairman Monacelli seconded the motion. The 9-5-12 minutes were approved by an unanimous vote.

The meeting was adjourned at 8:35 PM.

Respectfully Submitted,

  
Richard Clifford



Plymouth Township Planning Agency  
October 3, 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 rezoning for 551 Plymouth Road and the Text Amendment for Zoning Ordinance Section 600.

Member Hart made a motion that the Agency recommend that everything be rezoned to "A", and the Agency recommends that the Text Amendment Request be denied.

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

Very Truly Yours,



Richard Clifford  
Planning Agency Secretary

Plymouth Township Planning Agency  
October 3, 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 Conicelli Alanwood Road, LP.

Chairman Monacelli made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the application. Member Mellor seconded the motion. Members Monacelli, Mellor, Branagh, Aprile, Isett, and Hart voted in favor of the motion. Members Trask and Ensslin were absent. The motion passed by the vote of 6-0.

Very Truly Yours,



Richard Clifford  
Planning Agency Secretary



Plymouth Township Planning Agency  
October 3, 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  
Jean Cohen-Harte.

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

- 1) An easement be recorded.

Member Hart seconded the motion. Members Monacelli,  
Hart, Mellor, and Isett voted in favor of the motion.  
Members Aprile and Branagh voted against the motion.  
Members Trask and Ensslin were absent. The motion passed  
by the vote of 4-2.

Very Truly Yours,



Richard Clifford  
Planning Agency Secretary