

NOVEMBER 7, 2012

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, November 7, 2012.

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

The Pledge of Allegiance was recited.

The following were present:

Steve Hart	Vice Chairman
Kelly Isett	Member
Dee Mellor	Member
Dominic Aprile	Member
Jeff Branagh	Member
Ronald Trask	Member

Lonnie Manai	Woodrow Associates
David Conroy	Zoning Officer

Absent: Clem Monacelli, Greg Ensslin

Steve Hart served as Chairman for this evening's meeting.

The Agency heard the following:

610 SOUTH GRAVERS ROAD (CONDITIONAL USE)

Mr. Conroy advised that representation for the Conditional Use and Billboard Application for 610 South Gravers is unable to attend tonight's meeting because of the bad weather in New Jersey. Mr. Conroy stated that it is up to the Planning Agency if they would like to review this application this evening. Mr. Conroy noted that residents are in the audience this evening. Member Mellor advised that the voice of the residents should be heard this evening.

Mr. Albert Charpentier, 208 Donna Road, asked about the exact location for the billboard. Mr. Conroy advised that the billboard is proposed to be placed on land owned by EVB Towing, and the billboard would be facing the Turnpike. Mr. Charpentier asked if there will be any fees associated with the billboard generating revenue for the Township. Mr. Conroy stated that he is not aware of any fees.

Mr. Charpentier advised that he believes a billboard visible to the residential homes will decrease the property values.



Mr. Chi Huyah, 127 Ashley Way, asked how high will the billboard sign be. Member Hart noted that the diagram shows the height to be 35'. Mr. Huyah expressed concern that the billboard would be visible to his childrens' rooms at his home.

Member Hart advised that residents seem to be concern about what the applicant needs. Mr. Conroy stated that the applicant needs a Conditional Use. Member Hart stated that there is concern about obstruction views from the residential homes and other industrial properties.

Member Branagh noted that segments of the Turnpike were approved for areas where billboards would be allowed, and the billboard sign is within the required size limit and height limit. Member Branagh advised that an off-site signage amendment with a conditional use was approved. Mr. Conroy stated that the applicant is meeting all required criteria in the overlay district for the sign.

Member Mellor asked if the billboard would have a blinking light. Mr. Conroy advised that the billboard is static rather than LED. Member Mellor asked what would be the purpose of the billboard. Mr. Conroy stated that the billboard will be for the advertisement of companies.

Member Hart advised that there are still questions about the proposed billboard. Member Hart stated that the Agency can further review this application at the December Planning Agency Meeting.

GIAMO, LLC

Craig Robert Lewis, Esq. was present to represent the applicant in presenting their zoning application.

Mr. Lewis advised that the applicant will be before the Plymouth Township Zoning Board to modify their existing use on a heavy industrial property. Mr. Lewis stated that the applicant has a non-conforming property located in the middle of the heavy industrial district. Mr. Lewis advised that the property is a land locked parcel approximately .75 acre in size.

Mr. Lewis advised that the applicant today uses the property for the storage of materials and equipment. Mr. Lewis stated that the proposal is for the applicant now to sort the materials on site rather than just placing them in the dumpsters. Mr. Lewis advised that the sorted materials would then be taken off site for recycling purposes.

Mr. Lewis advised that the applicant's operation falls under the category "Waste Recycling Operation", and this is only permitted in a "Resource Recovery District". Mr. Lewis stated that the applicant seeks a special exception in that they already have a similar use, or in the alternative a variance is requested for the use under whatever terminology it is defined as.

Mr. Lewis advised that the applicant's use is of low volume. Mr. Lewis stated that the operation must have a Permit from the State. Mr. Lewis advised that the Permit only allows 50 tons to be handled for the operation on the site. Mr. Lewis stated that presently there are no

plans for expansion. Mr. Lewis advised that the applicant may construct a pole building over the pad in the future.

Mr. Manai asked if there is a similar operation in the area. Mr. Conroy advised that Conshohocken Rail is somewhat like the applicant's use. Mr. Manai stated that it seems the applicant will have an office with parking. Mr. Lewis stated that there will be a mobile trailer that will serve as the office, and there will be a scale used to have the loaded trucks weighed. Mr. Lewis advised that the trucks will empty their contents into existing cans.

Mr. Manai asked if anything will be incinerated on the site. Mr. Lewis advised that incineration will not be done. Mr. Lewis stated that there will not be any hazardous waste materials involved with the operation. Mr. Lewis advised that materials include piping, concrete, asphalt, bricks, dry wall, and other residential construction materials; and this will be like a green operation.

Mr. Manai asked if a concrete crusher will be on the site. Mr. Lewis advised that a concrete crusher will not be on the site. Mr. Manai asked if land development will be needed. Mr. Lewis stated that waivers for the land development will be the scale and restrictions for the mobile office.

Member Hart asked if trailers will dump materials at the site. Mr. Lewis advised that the applicant has his own cans for the materials to go in. Member Hart asked how is it certain that no hazardous materials get onto the site. Mr. Lewis stated that the Permit stipulates that spot checks will be made for the site.

Member Hart asked if there is any concern about soil contamination. Mr. Lewis advised that there is concern about oil getting in the soil, however liners are not required. Mr. Lewis stated that this should not be much of a concern because concrete items are coming to the site.

Member Mellor asked if nothing that is being stored is being processed. Mr. Lewis advised that this is correct because just sorting will be done.

Member Branagh asked if the special exception or a variance would be better for the Township. Mr. Conroy advised that he does not know which way Township Council is leaning. Mr. Lewis stated that Township Council does not seem to have any issues with the proposal. Mr. Lewis advised that the applicant probably would have more protection with a variance.

Member Mellor made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the Variance from Section 1500 as a permitted use. Member Branagh seconded the motion. Members Mellor, Branagh, Trask, Isett, Hart, and Aprile voted in favor of the motion. The motion passed by the vote of 6-0.

REVIEW OF MINUTES (10-3-12)

Member Hart made a motion that the 10-3-12 minutes be approved. Member

Branagh seconded the motion. The motion passed by an unanimous vote.

The meeting was adjourned at 7:25 PM.

Respectfully Submitted,

Richard Clifford
Richard Clifford

Plymouth Township Planning Agency
November 7, 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 Giamo, LLC.

Member Mellor made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the Variance from Section 1500 as a permitted use. Member Branagh seconded the motion. Members Mellor, Branagh, Trask, Isett, Hart, and Aprile voted in favor of the motion. Members Monacelli and Ensslin were absent. The motion passed by the vote of 6-0.

Very Truly Yours,

Richard Clifford
Richard Clifford
Planning Agency Secretary