

C: COUNCIL  
1-037

JANUARY 2, 2013

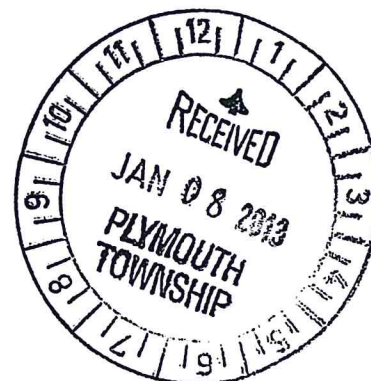
The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, January 2, 2013.

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
Dominic Aprile	Member
Gregory Ensslin	Member
Jeff Branagh	Member
Lonnie Manai	Woodrow Associates
David Conroy	Zoning Officer



Absent: Dee Mellor, Ronald Trask

The Agency heard the following:

CONICELLI HONDA

Mr. Thomas Ludgate was present to discuss engineering concerns for the zoning application for Conicelli Honda. Mr. Dominic Conicelli was also present.

Mr. Ludgate advised that the applicant is seeking a special exception and variance relief for the old lumber yard located at 1010 Ridge Pike. Mr. Ludgate stated that this property is right across from the movie theater. Mr. Ludgate advised that all buildings have been demolished, and the site in question is open.

Mr. Ludgate advised that the applicant plans to construct a new building. Mr. Ludgate stated that used Hondas will be sold at this building. Mr. Ludgate advised that the special exception requested is for this use.

Mr. Ludgate advised that the applicant seeks relief for dimensional variances. Mr. Ludgate stated that the applicant is seeking relief for 86% impervious coverage where 65% is allowed. Mr. Ludgate advised that 14% green space is requested where 35% is required. Mr. Ludgate stated that the applicant is seeking a variance to install impervious surface closer than 4' from the property line.

Member Aprile asked if there is an access road in the back. Mr. Ludgate advised that there will be two ways out the back. Mr. Ludgate stated that there will be traverse to New Honda. Mr. Ludgate advised that there is also an access easement out to Alan Wood Road. Member Aprile asked if all cars will not be coming out of Ridge Pike. Mr. Ludgate stated that some cars will take the other avenues out of the site.

Member Hart asked how many cars are parked on the lot across the street. Mr. Conicelli advised that about 180 cars can be parked on this lot. Mr. Conicelli stated that a number of businesses share the parking for this lot.

Mr. Conroy noted that 65 square feet of signage is allowed on the property.

Chairman Monacelli made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the Special Exception and Variances requested subject to the following:

- 1) The Planning Agency would like the applicant to have more green space for the property when the applicant presents their Land Development Application.

Member Aprile seconded the motion. Members Monacelli, Aprile, Hart, Isett, and Ensslin voted in favor of the motion. Member Branagh voted against the motion. The motion passed by the vote of 5-1.

#### COLD POINT VILLAGE II-CONDITIONAL USE

Bernadette Kearney, Esq. was present to represent Cold Point Village II in presenting their Conditional Use Application. Mr. Sal Paone was also present.

Ms. Kearney advised that the applicant has filed the Conditional Use Application for the 12 townhomes that will be added to the Cold Point Village I. Ms. Kearney stated that the 12 townhomes are now referred to Cold Point Village II.

Ms. Kearney advised that the applicant was before the Planning Agency in March 2012 for the rezoning of three properties. Ms. Kearney stated that the properties were rezoned to the Mixed Use Village District in April 2012. Ms. Kearney advised that now the conditional use requested is for residential use.

Mr. Paone advised that architectural renderings for the site have been submitted. Ms. Kearney noted that Mr. Kenneth Amey, Professional Land Planner, has recommend that previous requirements set forth for site design and architecture should be continued to this new phase of development.

Member Aprile asked if the buildings for Cold Point Village II are in a back row. Mr. Paone advised that this is correct. Mr. Paone stated that this is known as Rittenhouse Square. Mr. Paone advised that there will be the same engineering that was done in Cold Point Village I. Mr. Paone stated that a full entrance access is now being proposed.



Chairman Monacelli asked if commercial has now come in for the development. Mr. Paone advised that a building along Butler Pike has begun their operation, and two new leases have been signed for other buildings. Mr. Paone stated that simple commercial uses will serve the residents.

Chairman Monacelli asked if the applicant is discussing with Brandywine a walkway across Plymouth Road. Mr. Paone advised that there is a walkway at the signalized intersection. Mr. Paone stated that this walkway will be redone due to the right turn lane on south bound Butler Pike. Mr. Paone advised that there will be a walkway across Butler Pike at the signalized intersection of Butler Pike and Plymouth Road.

Member Branagh commented that it is important for the applicant to work with Brandywine concerning the pedestrian crossing. Member Branagh advised that the Planning Agency wants the residents of the apartments to be able to safely cross over to the day care center by not having to walk up to Butler Pike. Member Branagh stated that the applicant must work with Brandywine to put depressed curb cuts along the roadways next to the cross walks. Mr. Paone advised that they will work with the consultants concerning this issue.

Member Hart asked if there is a traffic light in the area of the crosswalk. Mr. Paone advised that there is not a traffic light at this location. Chairman Monacelli commented that a traffic signal would be up to the State.

Chairman Monacelli made a motion that the Agency recommend that the proposed Conditional Use for Cold Point Village II be approved. Member Isett seconded the motion. Members Monacelli, Isett, Ensslin, Aprile, Hart, and Branagh voted in favor of the motion. The vote passed by the vote of 6-0.

## COLD POINT VILLAGE II-LAND DEVELOPMENT

Bernadette Kearney, Esq. was present to represent Cold Point Village II in presenting their Land Development Application. Mr. Sal Paone was also present.

Mr. Paone advised that the land development for Cold Point Village II is an extension of the land development for Cold Point Village I. Mr. Paone stated that sanitary sewers will be extended into the new section. Mr. Paone advised that the agreement between Plymouth Township and Whitmarsh Township concerning sewers has taken place. Mr. Paone stated that stormwater is under the same system for the whole site.

Mr. Paone advised that the parking requirements will be met. Mr. Paone stated that repeat waivers from the first phase are again being requested for green space. Mr. Paone advised that the applicant will work out green space with Township Staff. Mr. Paone stated that how to handle emergency situations will be reviewed with Mr. Andrew Mount.

Mr. Paone advised that there was concern about encroachment toward a neighboring property. Mr. Paone stated that there is 5' distance, and the neighbor now has no objection.

Mr. Manai advised that the applicant has accepted the changes recommended by the Township Engineer. Mr. Conroy stated that the applicant has accepted the comments submitted by Township Staff.

Chairman Monacelli made a motion that the Agency recommend that the Land Development Application for Cold Point Village II be approved subject to the following:

- 1) The pedestrian walkway ties into the Brandywine Property.

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

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

Chairman Monacelli made a motion that the 12-5-12 minutes be approved. Member Isett seconded the motion. The motion passed by an unanimous vote.

The meeting was adjourned at 7:45 PM.

Respectfully Submitted,

  
Richard Clifford

Plymouth Township Planning Agency  
January 2, 2013

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

Dear Ms. Weiss,

The Plymouth Township Planning Agency reviewed the proposed Conditional Use for Cold Point Village II.

Chairman Monacelli made a motion that the Agency recommend that this proposed Conditional Use be approved. Member Isett seconded the motion. Members Monacelli, Isett, Ensslin, Aprile, Hart, and Branagh voted in favor of the motion. Members Trask and Mellor were absent. The motion passed by the vote of 6-0.

Very Truly Yours,

  
Richard Clifford  
Planning Agency Secretary

Plymouth Township Planning Agency  
January 2, 2013

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 Cold Point Village II.

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

- 1) The pedestrian walkway ties into the Brandywine Property.

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

Very Truly Yours,

*Richard Clifford*

Richard Clifford  
Planning Agency Secretary



Plymouth Township Planning Agency  
January 2, 2013

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 Honda.

Chairman Monacelli made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the Special Exception and Variances requested subject to the following:

- 1) The Planning Agency would like the applicant to have more green space for the property when the applicant presents their Land Development Application.

Member Aprile seconded the motion. Members Monacelli, Aprile, Hart, Isett, and Ensslin voted in favor of the motion. Member Branagh voted against the motion. Members Mellor and Trask were absent. The motion passed by the vote of 5-1.

Very Truly Yours,

*Richard Clifford*  
Richard Clifford  
Planning Agency Secretary