

FEBRUARY 6, 2013

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, February 6, 2013.

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

The Pledge of Allegiance was recited.

Mr. David Conroy, Plymouth Township Zoning Officer, announced that the Agency will conduct its 2013 Reorganization.

Member Aprile made a motion that Clem Monacelli serve as Chairman. Member Branagh seconded the motion. Members Aprile, Branagh, Mellor, Hart, Ensslin, Trask, and Monacelli voted in favor of the motion. The motion passed by an unanimous vote.

Member Mellor made a motion that Steve Hart serve as Vice Chairman. Member Ensslin seconded the motion. Members Mellor, Ensslin, Branagh, Trask, Monacelli, Aprile. and Hart voted in favor of the motion. The motion passed by an unanimous vote.

Member Branagh made a motion that Kelly Isett serve as Agency Secretary. Member Mellor seconded the motion. Members Branagh, Mellor, Aprile, Monacelli, Trask, Hart, and Ensslin voted in favor of the motion. The motion passed by an unanimous vote.

Chairman Monacelli made a motion that Richard Clifford serve as Recording Secretary. Member Branagh seconded the motion. Members Monacelli, Branagh, Hart, Aprile, Ensslin, Trask, and Mellor voted in favor of the motion. The motion passed by an unanimous vote.

The following were present:

Clem Monacelli	Chairman
Steve Hart	Vice Chairman
Dee Mellor	Member
Dominic Aprile	Member
Gregory Ensslin	Member
Jeff Branagh	Member
Ronald Trask	Member
Lonnie Manai	Woodrow Associates
David Conroy	Zoning Officer

Absent: Kelly Isett



The Agency heard the following:

#### 134 PLYMOUTH ROAD (BRANDYWINE) PLANNING MODULE

Craig Robert Lewis, Esq. was present to discuss the Planning Module for 134 Plymouth Road.

Mr. Manai noted that Act 537 Legislation had been adopted to protect public health, safety, and welfare. Mr. Manai advised that the DEP is in charge of this legislation. Mr. Manai stated that paperwork must be filed so that DEP can understand how the Township is managing their sewers, and how they are planning for the future.

Mr. Manai advised that the Township's Act 537 has been recently updated. Mr. Manai stated that a planning module exemption can be used when there is capacity in the sanity sewer, but there is more than one EDU.

Mr. Manai advised that the module for Brandywine is before the Planning Agency this evening because there is an alteration to the 537 Plan. Mr. Manai stated that Brandywine's sewer will go into Whitemarsh Township. Mr. Manai advised that the Planning Agency signs the module documentation, and the paperwork will then go to DEP.

Member Mellor asked if permission is needed for there to be the transfer of the sewer from one municipality to another. Mr. Manai advised that the applicant will have to go to Whitemarsh Township, and then obtain the proper approvals. Mr. Lewis noted that the applicant is in the process for this application before Whitemarsh.

Member Mellor asked if the Township is comfortable with the number of EDU's. Mr. Manai advised that the number of EDU's is satisfactory in all of the treatment facilities.

Chairman Monacelli asked if a meter flow or a flat rate is at issue. Mr. Manai advised that the EDU is a flat rate.

Chairman Monacelli made a motion that the Agency recommend that the Planning Module for 134 Brandywine Road be approved. Member Hart seconded the motion. Members Monacelli, Hart, Aprile, Ensslin, Branagh, Mellor, and Trask voted in favor of the motion. The motion passed by the vote of 7-0.

#### CONICELLI HONDA

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

Mr. Ludgate advised that the applicant has received their zoning approval for the property at 1010 Ridge Pike. Mr. Ludgate stated that now the land development for the project is at issue this evening.

Mr. Ludgate advised that more green space was requested by the Planning Agency when their zoning recommendation was rendered. Mr. Ludgate stated that 2 additional islands are now reflected on the east side of the property, and 2 additional islands will be located on the north side of the property.

Mr. Ludgate advised that the applicant is comfortable with the engineering revisions submitted by the Township Engineer. Mr. Manai noted that some inlets will be changed on the property. Mr. Ludgate stated that the applicant is comfortable with the traffic comments submitted by Caruolo Associates.

Mr. Ludgate advised that waivers are requested that are associated with the Landscaping Review. Mr. Ludgate stated that waivers are requested for parking and grading within 5' of the property line. Mr. Ludgate stated that these waivers ducktail to the zoning relief given.

Mr. Ludgate advised that a waiver is requested for the softening buffer required. Mr. Ludgate stated that McCloskey & Faber supports the waiver concerning the buffering between Honda Used and Honda New. Mr. Ludgate advised that McCloskey & Faber also supports the waiver for buffering near the Septa Property.

Mr. Ludgate advised that the applicant does not desire buffering to be put on the east side of the property. Mr. Ludgate stated that the property is fully developed, and some trees and shrubs already exists.

Mr. Ludgate advised that three waivers deal with the actual parking layout. Mr. Ludgate stated that there will be landscape islands, however the islands will not be to the level required by Plymouth Township. Mr. Ludgate advised that trees are going to be clumped closer together. Mr. Ludgate stated that there will not be the required 10% of the required landscaping area. Mr. Ludgate advised that the property will still look green, and there will still be a nice buffer along Ridge Pike.

Member Branagh asked if the landscape layout will be similar to the Toyota Dealership at the corner of Ridge and Chemical. Mr. Ludgate advised that the landscaping for the 2 properties will be similar. Mr. Ludgate stated that the property in question will probably have more trees.

Member Aprile asked how will the plan change the ultimate right of way of Ridge Pike. Mr. Ludgate advised that the plan was set up so that there will be an additional 10' right of way. Mr. Ludgate stated that the plan will go in front of the County Highway Department because of the new entrance.

Member Mellor asked if there is more than the required 195 parking spaces because of additional vehicles that may be for sale. Mr. Ludgate advised that this is correct. Mr. Ludgate stated that additional room will be needed for growth.

Chairman Monacelli inquired about stormwater management. Mr. Ludgate advised that 2 systems are in place to deal with stormwater management. Mr. Ludgate stated that rain gardens will collect the initial water, and for larger storms there will be 2 rows of piping that

will store water. Mr. Ludgate advised that an existing pipe eventually sends the stormwater to the creek.

Chairman Monacelli noted that Caruolo Associates is recommending the widening of the exit driveway. Mr. Ludgate advised that this is correct, and the applicant will comply. Mr. Ludgate stated that a parking space or 2 may be lost when the entrance is widened.

Mr. Conroy noted that the fire lane parking should be next to the islands in the parking lot. Mr. Ludgate advised that this can be on the traffic side of the island.

Chairman Monacelli asked if 2 handicap spaces will be enough. Mr. Manai advised that 2 handicap spaces should be sufficient given the type of building on the site.

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

- 1) Waiver Requests for Sections 518.5.B, Section 518.5.H.1.B, Section 502.3.E, Section 518.5.H.1.C, Section 505.2.G, Section 518.5.H.1.E, and Section 518.5.H.1.a be approved.

Member Hart seconded the motion. Members Monacelli, Hart, Mellor, Trask, Aprile, and Ensslin voted in favor of the motion. Member Branagh voted against the motion. The motion passed by the vote of 6-1.

## THE PROVING GROUNDS

Michael Clement, Esq. was present to represent the applicant in presenting their land development application. Mr. Richard Stoneback was present to discuss engineering concerns. Mr. Ernest Graham was present to discuss architectural concerns. Mr. Larry Tornetta was also present.

Mr. Clement advised that the property in question concerns the Tee's Development on Conshohocken Road. Mr. Clement stated that the professional engineers and architects were brought in to design the best possible sports fields.

Mr. Clement advised that the property in question is located between Conshohocken Road and Brook Road. Mr. Clement stated that existing parking facilities exist. Mr. Clement advised that a Phase II may eventually be built out for the site. Mr. Clement stated that Phase I Development is at issue this evening.

Mr. Clement advised that the area in question on the site concerns 2 artificial turf fields and a grass area. Mr. Clement stated that a cover it may be included in Phase II if the appropriate user can be found.

Mr. Clement advised that a small structure is proposed between the 2 turf fields. Mr. Clement stated that this will be for bathroom facilities, snack shed, and possibly a coaches' locker.

Mr. Clement advised that circulation for the site will tie into an existing road.

Mr. Stoneback advised that the applicant is seeking to use the fields to accommodate colleges. Mr. Stoneback stated that the colleges would use the fields for soccer, lacrosse, and other sports. Mr. Stoneback advised that the fields will be used for a practice facility when the second phase gets built with the bubble. Mr. Stoneback stated that the facility will not be used for a fieldhouse.

Mr. Stoneback advised that vehicle access will be taken to the site from an existing driveway on Brook Road. Mr. Stoneback stated that the existing wall on the site will be retained. Mr. Stoneback advised that there will be a 12' wide walking path for pedestrian access. Mr. Stoneback stated that both fields will be fenced in, and there will be some netting that will serve as screening.

Mr. Stoneback advised that the building will function with an entrance in the front. Mr. Stoneback stated that the roadway near the building will be extended throughout the site. Mr. Clement noted that the improvements on Brook Road are already funded because of a sale that occurred with Danella Properties.

Mr. Stoneback advised that existing paved area will be used for the new development with the reorientation of some islands. Mr. Stoneback stated that there will be a drop off area. Mr. Stoneback advised that there will be an exit onto Conshohocken Road from the northwest portion of the site.

Mr. Stoneback advised that striping of the parking lot and paving repairs will be done in the Phase I Development. Mr. Stoneback stated that the walking path will meet ADA slope requirements. Mr. Stoneback advised that this path can also be used for emergency purposes. Mr. Stoneback stated that cones will be set up so that vehicles do not travel on the path when pedestrians are walking.

Mr. Stoneback advised that the connector road goes between Brook Road and Conshohocken Road. Mr. Stoneback stated that the improvement for this road has been escrowed as the result of the transaction with Danella Properties. Mr. Stoneback noted that there will be a land development plan submitted in the future for the Danella Parcel.

Chairman Monacelli asked if stormwater management has been addressed. Mr. Stoneback advised that stormwater management has been addressed. Mr. Stoneback stated that the applicant does need to tie the pedestrian access to the County Trail. Mr. Stoneback advised that the applicant's property is about 20 feet higher than the trail.

Chairman Monacelli asked what is the existing building on the site used for. Mr. Tornetta advised that the applicant has some tenants in this building.

Member Aprile asked if the fields are going to be set up to accommodate spectators. Mr. Stoneback advised that spectators can watch the events from the building side. Mr. Stoneback stated that there will be plenty of room for people to stand and watch. Mr. Stoneback advised

that the teams' benches can be on one side, and fans can be on the other side.

Mr. Clement advised that the applicant will comply with almost all of the comments submitted by the Township Engineer. Mr. Clement stated that comments concerning parking calculations relate to both Phase I and Phase II. Mr. Clement advised that the applicant will meet with Mr. Conroy to determine the correct parking calculations, and these calculations will be shown on the plan.

Mr. Clement advised that the applicant has addressed the comments submitted by McCloskey & Faber. Mr. Clement stated that the applicant does seek a deferral for landscaping until the Phase II Development is submitted. Mr. Clement advised that this is requested because the applicant is just putting up a very small structure and two fields. Mr. Clement stated that landscaping is limited because of this.

Mr. Stoneback advised that he met with McCloskey & Faber. Mr. Stoneback stated that it was determined that certain improvements in Phase I will not be disturbed in Phase II. Mr. Stoneback advised that McCloskey & Faber agreed with the applicant that certain trees and islands can be deferred until Phase II.

Member Branagh noted that the detention basin must go in. Mr. Clement advised that the detention basin would go in as part of Phase II Development, and there will also be improvements to the driveway in Phase II.

Chairman Monacelli inquired about the ingress and egress for the site. Mr. Stoneback advised that there will be a one way exit on the west side of the existing building, and everyone will enter from the south side of this building. Mr. Stoneback stated that there will be two way traffic throughout the site.

Chairman Monacelli asked if sanitary facilities will be located at the snack bar. Mr. Stoneback advised that the sanitary facilities are located here, and sanitary lines are located along the creek.

Member Aprile asked what will be the outside timing for the start of Phase II. Mr. Stoneback advised that the outside timing would be about 4 or 5 years.

Member Aprile asked what types of organizations would use the fields. Mr. Clement advised that a soccer club has expressed interest in using the fields, and Lower Merion Township has also shown an interest.

Mr. Stoneback noted that stormwater permits and erosion control approvals have been obtained by the applicant. Mr. Stoneback advised that the applicant has the lighting approval for the parking lot. Mr. Stoneback stated that field lighting will also be reviewed.

Member Branagh asked how many existing parking spaces are proposed for the lot at Phase I. Mr. Stoneback advised that 150 parking spaces are being proposed. Member Branagh asked what parking is dedicated to the fields. Mr. Stoneback stated that there are three lines of parking in the back that will serve the fields.

Member Branagh asked if the parking lot is currently landscaped. Mr. Stoneback advised that this lot is not currently landscaped. Mr. Stoneback stated that the landscaping will take place at Phase II.

Member Branagh expressed concern about children who are not dropped off walking through traffic to get to the fields. Mr. Stoneback advised that there will be a pedestrian path from the end of the parking lot to the area of the fields. Mr. Stoneback stated that there is a dedicated crossing with walkways on both sides. Mr. Stoneback advised that bollards could be used instead of cones to keep cars off of the walking path.

Member Branagh asked if a temporary gate can be used to block traffic at the walking path. Mr. Clement advised that a gate can be reviewed.

Member Branagh asked Mr. Graham if his work has mostly concerned stadiums. Mr. Graham advised that he has worked on 55 synthetic turf fields besides working on stadiums. Mr. Graham stated that he will help construct the fields at the applicant's site.

Member Branagh asked Mr. Graham how much spectator viewing takes place at the synthetic fields. Mr. Graham advised that there is room between the fields for portable grandstand viewing. Mr. Graham stated that the proposed fields are being set up for the demand of practice facilities.

Member Branagh asked if the fields will be restricted from having games played. Mr. Tornetta advised that an occasional game could occur, however 90% of the activity will be for practices. Mr. Tornetta stated that games could take place on Saturdays.

Member Branagh inquired about lighting. Mr. Clement advised that the company supplying the lighting for the victory field will also supply the lighting for the proposed fields, and the applicant will comply with the lighting ordinance.

Member Branagh stated that he would like to see some form of ADA compliance. Mr. Clement advised that on-site there will be ADA compliance. Mr. Clement stated that they will do as much as possible for the area leading to the walking trail for ADA compliance.

Member Ensslin asked if the synthetic turfs are drainable. Mr. Graham advised that this is correct, and the fields have retention capabilities all on their own.

Member Aprile asked what are the goals in Phase II. Mr. Stoneback advised that a bubble would go over the field. Mr. Stoneback stated that other improvements will be made to the site during Phase II.

Member Hart asked if everything concerning stormwater retention basins will be deferred until Phase II. Mr. Clement advised that there will be two basins, and these basins will be completed in Phase II. Member Hart asked where will the stormwater end up going. Mr. Clement stated that the stormwater will go to the creek.

Chairman Monacelli asked why the retention basin can not be put in now. Mr. Stoneback advised that nothing would actually flow to that basin presently. Mr. Stoneback stated that the piping will have to be built underneath the parking lot.

Member Mellor expressed concern that maybe more information should be given before the Planning Agency makes their recommendation. Member Mellor stated that more clarity may be needed. Mr. Clement advised that the applicant is only asking for a deferral on the landscaping. Mr. Manai stated that the applicant can submit revised plans in accordance with the consultants' comments.

Member Aprile asked if there can be a 2 year limit in which the applicant must submit Phase II Development. Mr. Tornetta advised that this would depend on someone using the bubble above the field. Member Hart stated that the Agency would prefer recommending a time frame in which the applicant must bring forward Phase II.

There were questions from the audience.

Mr. James McGlinchey asked if the emergency access to the site can accommodate the heavy fire apparatus. Mr. Stoneback advised that the 12' wide walking path can be used as an emergency access for this fire equipment.

Mr. McGlinchey expressed concern that the creek could overflow with the stormwater coming down from the applicant's site. Mr. Manai advised that the applicant will have to show that stormwater will be slowed down as it heads toward the creek.

Member Hart made a motion that the Agency recommend that the land development application for The Proving Grounds be approved subject to the following:

- 1) The deferral of Phase II landscaping is contingent upon the applicant coming back to the Planning Agency by the Spring of 2015 to either provide a plan for Phase II or to provide a plan to comply with the landscaping for the parking lot.
- 2) To comply with everything recommended by the Township Engineer and all other Township Consultants.
- 3) The possibility of exploring an ADA ramp to the walking trail.
- 4) To provide the updated plans as requested.

Member Trask seconded the motion. Members Hart, Trask, Mellor, Aprile, Ensslin, Branagh, and Monacelli voted in favor of the motion. The motion passed by the vote of 7-0.

REVIEW OF MINUTES (1-2-13)



Chairman Monacelli made a motion that the 1-2-13 minutes be approved. Member Hart seconded the motion. The motion passed by an unanimous vote.

The meeting was adjourned at 8:40 PM.

Respectfully Submitted,

  
Richard Clifford

Plymouth Township Planning Agency  
February 6, 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 134 Plymouth Road (Brandywine) Planning Module.

Chairman Monacelli made a motion that the Agency recommend that this Planning Module be approved. Member Hart seconded the motion. Members Monacelli, Hart, Aprile, Ensslin, Branagh, Mellor, and Trask voted in favor of the motion. Member Isett was absent. The motion passed by the vote of 7-0.

Very Truly Yours,

  
Richard Clifford  
Planning Agency Secretary

Plymouth Township Planning Agency  
February 6, 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 Plan for Conicelli Honda.

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

- 1) Waiver Requests for Section 518.5.B, Section 518.5.H.1.B, Section 502.3.E, Section 518.5.H.1.C, Section 505.2.G, Section 518.5.H.1.E, and Section 518.5.H.1.a(& Table1) be approved.

Member Hart seconded the motion. Members Monacelli, Hart, Mellor, Trask, Aprile, and Ensslin voted in favor of the motion. Member Branagh voted against the motion. Member Isett was absent. The motion passed by the vote of 6-1.

Very Truly Yours,

  
Richard Clifford  
Planning Agency Secretary

Plymouth Township Planning Agency  
February 6, 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 The Proving Grounds.

Member Hart made a motion that the Agency recommend that this application be approved subject to the following:

- 1) The deferral of Phase II landscaping is contingent upon the applicant coming back to the Planning Agency by the Spring of 2015 to either provide a plan for Phase II or to provide a plan to comply with the landscaping for the parking lot.
- 2) To comply with everything recommended by the Township Engineer and all other Township Consultants.
- 3) The possibility of exploring an ADA ramp to the walking trail.
- 4) To provide the updated plans as requested.

Member Trask seconded the motion. Members Hart, Trask, Mellor, Aprile, Ensslin, Branagh, and Monacelli voted in favor of the motion. Member Isett was absent. The motion passed by the vote of 7-0.

Very Truly Yours,

  
Richard Clifford  
Planning Agency Secretary