

APRIL 3, 2013

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, April 3, 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
Jeff Branagh	Member
Ronald Trask	Member
Lonnie Manai	Woodrow Associates
David Conroy	Zoning Officer

Absent: Dee Mellor, Gregory Ensslin

The Agency heard the following:

#### CHRIS ZARO COMPANY

Mr. Gregory Borkowski was present to discuss the zoning application for Chris Zaro Company. Mr. Borkowski advised that a special exception is being requested to permit a personal training facility. Mr. Borkowski stated that the facility will be located on the property of 1050 Colwell Lane.

Mr. Borkowski advised that the training facility would be located in Building #2. Mr. Borkowski stated that this building is opposite of Palmer Road, and away from the residential properties.

Mr. Borkowski advised that the training facility will occupy about 4,500 square feet of the 21,000 square foot building. Mr. Borkowski stated that his gym is located in Building #1, and the gym will be used in conjunction with the training facility.

Chairman Monacelli inquired about the location for the gym. Mr. Borkowski advised that the gym is located in Building #1, however the training facility will be away from the residential properties.

Member Hart asked if there is anything in between the gym and the training facility. Mr. Borkowski advised that 1 establishment is located between the gym and training facility.

Mr. Manai asked what do the slash marks on the applicant's plan indicate. Mr. Borkowski advised that this is the location of a third building on the site.

Member Trask asked what will take place in the building area occupied by the applicant. Mr. Borkowski advised that personal training will take place for all kind of sports. Mr. Borkowski stated that 3 clients can be trained at one time.

Member Hart asked what kind of training takes place. Mr. Borkowski advised that the training concerns whatever sport the client needs training for. Member Hart asked if there will be safety measures inside of the building. Mr. Borkowski advised that the building has a sprinkler system.

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

#### AVA LAND HOLDING

Mr. Charles Borkowski was present to discuss the zoning application for Ava Land Holding. Mr. Borkowski advised that a variance is being requested to allow lots to be created which do not abut a public street for at least 50'. Mr. Borkowski stated that the property in question is located at 1406 Colwell Lane in a "C" Residential Zoning District.

Mr. Borkowski advised that the site in question is about 1 acre in size. Mr. Borkowski stated that a cemetery is to the right of the site. Mr. Borkowski advised that a buy right plan exists.

Mr. Borkowski advised that 4 units could go onto the site. Mr. Borkowski stated that it is proposed to use the existing driveway for these units. Mr. Borkowski advised that each home will have a view of Colwell Lane rather than a view of the cemetery.

Mr. Borkowski advised that the existing sewer will be utilized. Mr. Borkowski stated that buffering will be done around the entire site. Mr. Borkowski advised that fire hydrants will be on the site. Mr. Borkowski stated that line site for the lots will be wide open. Mr. Borkowski advised that the new homes will be similar to the nearby Paone Homes.

Mr. Conroy noted that the applicant is present this evening for the variance relief. Mr. Conroy advised that the subdivision application would be presented later.

Member Branagh inquired about the access for the site. Mr. Borkowski advised that it is better to have one cut rather than multiple accesses for the site.



Mr. Manai asked how will shared responsibilities such as plowing be handled for the driveway. Mr. Borkowski advised that there would be a cross easement agreement. Mr. Manai asked if there will be any agreement for repair responsibility. Mr. Borkowski stated that there will be a minimal agreement for repairs.

Chairman Monacelli asked if the sewer line will tie into the rear. Mr. Borkowski advised that the sewer will tie through the area near Colwell Lane. Mr. Manai noted that this can be done because the Township owns this area.

Member Branagh inquired about stormwater management for the site. Mr. Borkowski advised that stormwater management will be kept on all of the individual lots. Mr. Borkowski stated that there will be a stone reservoir. Mr. Borkowski advised that there will be plenty of green area showing on the property.

Mr. Manai noted that everything concerning stormwater will have to be tied together. Mr. Manai advised that water will be collected on the applicant's lots, and the excess water goes to the stormwater easement.

Member Aprile asked what does the buy right agreement mean. Mr. Borkowski advised that this means that the applicant could subdivide the property.

Member Aprile asked what are the adjoining properties zoned. Mr. Borkowski advised that the adjoining properties are zoned "D" Residential. Mr. Borkowski stated that the property in question is in "C" Residential.

Mr. Borkowski advised that either 3 or 4 lots can be subdivided for the property. Mr. Borkowski stated that one access opening is proposed for the site, and 2 cuts would be eliminated along Colwell Lane.

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

- 1) It would be better to have 3 lots instead of 4 lots on the tract of land in question.

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

#### **516 & 518 TOWNSHIP LINE ROAD**

Craig Robert Lewis, Esq. was present to discuss the zoning application for 516 & 518 Township Line Road.

Member Branagh abstained from this application.

Mr. Lewis advised that he actually represents an equitable owner in the property, Pierce Phelps.

Mr. Lewis advised that the property in question is across from the Blue Bell Post Office. Mr. Lewis stated that the property had improvements in 1999 with 2 new office buildings. Mr. Lewis advised that the first office building is 30,000 square feet, and the second office building is a 3 story 30,000 square foot structure. Mr. Lewis advised that these buildings share the signalized access for the whole site.

Mr. Lewis advised that there are really 2 properties that essentially look like one property. Mr. Lewis stated that the properties are located at 516 and 518 Township Line Road. Mr. Lewis advised that the applicant is seeking to allow for a separation of ownership. Mr. Lewis stated that Pierce Phelps desires to purchase Lot #1.

Mr. Lewis advised that variance relief is needed for parking and setbacks. Mr. Lewis stated that it is desired to divide the 2 lots. Mr. Lewis advised that the applicant wants to put a line on the plan. Mr. Lewis stated that the variance for parking is needed because parking on the applicant's lot would be 13 spaces shy of the 135 required parking spaces.

Mr. Lewis advised that Lot #2 has two double stacks of parking spaces that are always available. Mr. Lewis stated that the parking for the entire site is above the standard.

Chairman Monacelli inquired about the number of people at the site. Mr. Lewis advised that about 30 people will be in the building during each working day. Mr. Lewis stated that a training day occurs once a month, and about 40 or 50 people would be in the building on these days.

Chairman Monacelli asked what is in the building presently. Mr. Lewis advised that the building is presently vacant.

Mr. Manai asked when the applicant goes to subdivision will the parking arrangements change. Mr. Lewis advised that there will be no changes to the parking. Mr. Lewis stated that the open space on the site will remain open.

Member Trask inquired about the adjacent lot parking. Mr. Lewis advised that this lot is compliant concerning parking.

Member Aprile asked where is the line going to be. Mr. Lewis advised that the line will be before the first double stack of parking.

Member Aprile asked if the 13 shy spaces could be added by carving up spaces on Lot #2. Mr. Lewis advised that spaces can not be added onto Lot # 2 because it is parking compliant.

Member Hart asked if a future tenant could put up signage on Lot #2. Mr. Lewis advised that this lot is only allowed to have signage on the monument and on the building. Member Hart asked if the applicant will have signage. Mr. Lewis stated that the applicant will only have signage on their building.

Member Hart asked if 510 Township Line Road has parking. Mr. Lewis advised that this lot

has vacant parking. Mr. Lewis stated that JB Software is located on 510 Township Line Road.

Member Hart inquired about handicap parking. Mr. Lewis advised that there will be plenty handicap parking on the applicant's lot.

Chairman Monacelli made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the application for 516 & 518 Township Line Road. Member Trask seconded the motion. Members Monacelli, Trask, Aprile, Isett, and Hart voted in favor of the motion. Member Branagh abstained. The motion passed by the vote of 5-0-1.

#### REVIEW OF MINUTES (3-6-13)

Chairman Monacelli made a motion that the 3-6-13 minutes be approved. Member Hart 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  
April 3, 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 Chris Zaro Company.

Chairman Monacelli made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the application. Member Isett seconded the motion. Members Monacelli, Isett, Aprile, Hart, Branagh, and Trask voted in favor of the motion. Members Mellor and Ensslin 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  
April 3, 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  
Ava Land Holding.

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

- 1) It would be better to have 3 lots instead of 4 lots on  
the tract of land in question.

Member Branagh seconded the motion. Members Monacelli,  
Branagh, Hart, Trask, Aprile, and Isett voted in favor of  
the motion. Members Ensslin and Mellor 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  
April 3, 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 516 & 518 Township Line Road.

Chairman Monacelli made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the application. Member Trask seconded the motion. Members Monacelli, Trask, Aprile, Isett, and Hart voted in favor of the motion. Member Branagh abstained. Members Mellor and Ensslin were absent. The motion passed by the vote of 5-0-1.

Very Truly Yours,

  
Richard Clifford  
Planning Agency Secretary