

## Planning Agency Meeting

January 8, 2014

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, January 8, 2014.

The meeting was called to order at 7:00 p.m.

The Pledge of Allegiance was recited.

The following were present:

Clem Monacelli	Chairman
Dominic Aprile	Member
Jeff Branagh	Member
Ed Costello	Member
Greg Ensslin	Member
Dee Mellor	Member
David Raimondo	Member
Dave Conroy	Zoning Officer
Lonnie Manai	Engineer, Woodrow & Associates
Absent:	Joe Prestia

### Reorganization

Mr. Conroy asked for nominations for Chairman. Ms. Mellor nominated Mr. Monacelli and was seconded by Mr. Branagh. A roll call vote was taken and the motion passed unanimously.

Chairman Monacelli asked for nominations for Vice-Chairman. Mr. Monacelli nominated Ms. Mellor and was seconded by Mr. Ensslin. A roll call vote was taken and the motion passed unanimously.

Chairman Monacelli asked for nominations for Secretary. Mr. Aprile nominated Mr. Ensslin and was seconded by Mr. Monacelli. A roll call vote was taken and the motion passed unanimously.

Chairman Monacelli introduced the two new Planning Agency Members, Ed Costello, and Dave Raimondo.

The Agency heard the following:

### Gordon Freas

Mr. Monacelli stated that this application pertains to a request for a variance to permit a single-family residence with a home based business. The property is located at 1508 Butler Pike in a "Commercial" Zoning District.

The business will be located in the rear of the property and includes a walk out basement.

Mr. Monacelli asked how far back the residence will be located. It will be 186 feet from the front and will share a driveway with the property next door.

The resident will be living there and not renting the home.

Mr. Manai asked how many parking spaces would be available. There will be three.

Ms. Mellor asked what the business will be. It will be an insurance business.

Chairman Monacelli made a motion to approve the variance requested and was seconded by Ms. Mellor. A roll call vote was taken and the motion passed 7-0 with Mr. Aprile, Mr. Branagh, Mr. Costello, Mr. Ensslin, Ms. Mellor, Mr. Monacelli and Mr. Raimondo in favor. Mr. Prestia was absent.

#### **Narayan Donut Corporation**

Chairman Monacelli stated that this item pertains to a variance as follows. Nonconforming use of a Dunkin Donuts with drive-thru as the same or more restrictive use as a gas station. In the alternative, the variance requested is as follows. To permit a confectionary or similar establishment to allow for drive-thru services and take-out food and beverage. The property is located at 435 W. Germantown Pike in a "Limited Commercial" Zoning District.

Mr. Jason Herring, attorney was present on behalf of the applicant. Mr. Herring stated that the Limited Commercial Zoning District permits a café by special exception but not a drive thru or take outs. Therefore relief is needed from the Zoning Hearing Board.

Two driveways will be maintained with a drive through to the rear. There will be approximately eight or nine spaces behind the window and twenty-two parking spaces for drivers.

The request is compliant with all dimensional requirements of the district and the use will be less intense than a gas station.

Mr. Monacelli asked if the existing building will be torn down and Mr. Herring stated that it would but the retaining wall will be retained. Mr. Monacelli asked if there were underground storage tanks and Mr. Herring stated that they have all been removed.

Mr. Monacelli asked if there would be tables for indoor seating and Mr. Herring advised that there would.

Mr. Branagh asked about sidewalks and Mr. Herring stated that some exist and additional ones will be added. Mr. Branagh stated that he was not confident that a drive-thru would work at this location due to traffic issues.

Mr. Aprile asked about the length of the drive-thru tube and made comparison to the Dunkin Donuts on Ridge Pike and Markley Street. He also asked if the drive-thru could be moved to the left side of the building, increasing the drive-thru tube by 2 to 3 cars.

Mr. Conroy advised that the Planning Agency is voting on a special exception change of a non-conforming use or a use variance to have a drive-thru establishment in this district.

Ms. Mellor made a motion to approve the variance with the condition that if necessary Council could go back to the property owner and ask for some type of relief for the traffic issue. The motion was seconded by Mr. Monacelli; a roll call vote was taken and the motion passed 6-1 with Mr. Aprile, Mr. Costello, Mr. Ensslin, Ms. Mellor, Mr. Monacelli and Mr. Raimondo in favor. Mr. Branagh was opposed and Mr. Prestia was absent.

### **1332 Colwell Lane**

Tim Browse , from Alpha Design Associates was present on behalf of the applicant. The request is for the construction of a two house subdivision located at 1332 Colwell Lane. The house has been demolished and the developer is ready to move forward.

Mr. Browse discussed the review letters received.

There will be new concrete sidewalk installed in the front.

Mr. Manai mentioned that the plans have been changed several times and the applicant is now in compliance.

Ms. Mellor asked Mr. Conroy if the flag lot policy that was previously implemented by the Board is being followed for this application. Mr. Conroy stated that it is not relevant since it was not in effect at the time that this application was applied for.

Robert Maxwell, 1315 Midland Road stated that he resides in the property in the rear of 1332 Colwell Lane and he is has drainage issues and he is concerned about stormwater run-off with the construction of the two houses on the property and flooding.

Mr. Manai stated that there will be stormwater management systems on both properties and a berm will be installed in the back property for extra capacity to hold water. The rear lot will be a flag lot. Mr. Manai advised that the stormwater management measures installed will not eliminate Mr. Maxwell's previous drainage problem but it will not increase it.

Steven Flatley, 1318 Colwell Lane asked if it would be possible to review the plans for the site. Mr. Conroy stated that the plans can be viewed during the day between the hours of 8:30 a.m. to 4:30 p.m.

Each dwelling will be two stories.

Concetta Dippolito, 1324 Colwell Lane asked if other homes located on Colwell Lane would have to install sidewalks since the proposed homes would have them. Mr. Monicelli advised that sidewalks would only have to be installed in the event of a change of ownership or a new development.



Chairman Monacelli made a motion to approve the Subdivision for this site. The motion was seconded by Mr. Aprile; a roll call vote was taken and the motion passed 7-0 with Mr. Aprile, Mr. Branagh, Mr. Costello, Mr. Ensslin, Ms. Mellor, Mr. Monacelli and Mr. Raimondo in favor. Mr. Prestia was absent.

#### **Danella**

Chairman Monacelli stated that this Land Development pertains to the transfer of the car dealership from 725 Conshohocken Road to Alan Wood Road.

Mr. Anthony Hiblin and Dave Cavanaugh were present on behalf of the applicant.

The Land Development is a 16 acre tract of land and is located at the former Alan Wood Steel location. It will include the construction of a 16,000 square foot maintenance facility and a yard which will be used for storage of equipment and materials. Maintenance of vehicles and the fleet will be done at the site for the Danella corporation.

A twenty car parking lot will be located at the front of the building.

Review letters received from the various consultants were discussed. The developer will work on comments made from the Township Lighting Consultant.

Chairman Monacelli asked a question pertaining to the gravel area which was explained. An additional test must be completed by the Township Fire Marshal.

Mr. Branagh asked for a description regarding the county condemnation of the current property which was done.

Chairman Monacelli made a motion to approve the Land Development for this site. The motion was seconded by Ms. Mellor. A roll call vote was taken and the motion passed 7-0 with Mr. Aprile, Mr. Branagh, Mr. Costello, Mr. Ensslin, Ms. Mellor, Mr. Monacelli, and Mr. Raimondo in favor. Mr. Prestia was absent.

#### **DKRZ – NORRIS SALES**

Chairman Monacelli stated that this Land Development pertains to an existing business located at 1,000 Conshohocken Road.

Rob Lewis was present on behalf of the applicant.

The site consists of a retail store with an office and a shop area located in the back which will be used for repairs.

The developer will be adding waiting and drive-thru lanes.

The plan involves two lots, each with the same parking layout.

All reviews and a series of waivers were highlighted which include no sidewalks.

The developer has met with the Landscape Architect and a series of landscape waivers have been included.

Mr. Manai asked if the developer would be willing to pay a fee in lieu of the landscape waivers and Mr. Lewis stated that he would.

Mr. Branagh asked if any of the developments on Conshohocken Road were required to install sidewalks and they were not.

There is a private sewer line servicing the property and the developer is aware of his obligations with the owner, Mr. Tornetta.

Chairman Monacelli made a motion to approve the Land Development for this site, and deferring to Council in regards to the installation of sidewalks. The motion was seconded by Mr. Branagh; a roll call vote was taken and the motion passed 6-0 with Mr. Aprile, Mr. Branagh, Mr. Costello, Ms. Mellor, Mr. Monacelli, and Mr. Raimondo in favor. Mr. Ensslin abstained and Mr. Prestia was absent.

Chairman Monacelli made a motion to approve the Planning Agency minutes from December. The motion was seconded by Mr. Aprile and passed unanimously.

The meeting was adjourned at 8:45 p.m.

Respectfully Submitted

  
Mary Beth Jamison  
Recording Secretary

Plymouth Township Planning Agency  
January 8, 2014

To: Plymouth Township Zoning Hearing Board

Subject: Gordon Freas

Chairman Monacelli made a motion to approve the variance requested to permit a single-family residence with a home based business. The property is located at 1508 Butler Pike in a "Commercial" Zoning District. The motion was seconded by Ms. Mellor. A roll call vote was taken and the motion passed 7-0 with Mr. Aprile, Mr. Branagh, Mr. Costello, Mr. Ensslin, Ms. Mellor, Mr. Monacelli and Mr. Raimondo in favor. Mr. Prestia was absent.

Very Truly Yours,



Mary Beth Jamison  
Planning Agency Secretary

Plymouth Township Planning Agency  
January 8, 2014

To: Plymouth Township Zoning Hearing Board

Subject: Narayan Donut Corporation

Ms. Mellor made a motion to approve the variance as follows. Nonconforming use of a Dunkin Donuts with drive-thru as the same or more restrictive use as a gas station. In the alternative, the variance requested is as follows. To permit a confectionary or similar establishment to allow for drive-thru services and take-out food and beverage. The property is located at 435 W. Germantown Pike in a "Limited Commercial" Zoning District.

The motion was seconded by Mr. Monacelli. A roll call vote was taken and the motion passed 6-1 with Mr. Aprile, Mr. Costello, Mr. Ensslin, Ms. Mellor, Mr. Monacelli and Mr. Raimondo in favor. Mr. Branagh was opposed and Mr. Prestia was absent.

Very Truly Yours,

  
Mary Beth Jamison  
Planning Agency Secretary

Plymouth Township Planning Agency  
January 8, 2014

To: Plymouth Township Council

Subject: 1332 Colwell Lane

Chairman Monacelli made a motion to approve the Subdivision for this site. The motion was seconded by Mr. Aprile; a roll call vote was taken and the motion passed 7-0 with Mr. Aprile, Mr. Branagh, Mr. Costello, Mr. Ensslin, Ms. Mellor, Mr. Monacelli and Mr. Raimondo in favor. Mr. Prestia was absent.

Very Truly Yours,  
  
Mary Beth Jamison  
Planning Agency Secretary



Plymouth Township Planning Agency  
January 8, 2014

To: Plymouth Township Council

Subject: Danella

Chairman Monacelli made a motion to approve the Land Development for this site. The motion was seconded by Ms. Mellor. A roll call vote was taken and the motion passed 7-0 with Mr. Aprile, Mr. Branagh, Mr. Costello, Mr. Ensslin, Ms. Mellor, Mr. Monacelli, and Mr. Raimondo in favor. Mr. Prestia was absent.

Very Truly Yours,



Mary Beth Jamison  
Planning Agency Secretary

Plymouth Township Planning Agency  
January 8, 2014

To: Plymouth Township Council

Subject: DKRZ Associates (Norris Sales)

Chairman Monacelli made a motion to approve the Land Development for this site. The motion was seconded by Mr. Branagh. A roll call vote was taken and the motion passed 6-0 with Mr. Aprile, Mr. Branagh, Mr. Costello, Ms. Mellor, Mr. Monacelli, and Mr. Raimondo in favor. Mr. Ensslin abstained and Mr. Prestia was absent.

Very Truly Yours,

  
Mary Beth Jamison  
Planning Agency Secretary