

Planning Agency Meeting

May 7, 2014

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, May 7, 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
Jeff Branagh	Member
Ed Costello	Member
Greg Ensslin	Member
Dee Mellor	Member
David Raimondo	Member
Joe Prestia	Member
Dave Conroy	Zoning Officer
Absent:	Dominic Aprile

134 Plymouth Road Signage Conditional Use

Rob Lewis and Tony Ziccardi were present at the request of TB-BDN Plymouth Apartments, L.P. pertaining to a request for a conditional use to allow certain signage for the property located at 134 Plymouth Road. It is zoned Interchange Development District and has been previously approved for a 398 unit Mid-Rise Apartment building.

Mr. Lewis described the design of the signs and the proposed locations.

The main entrance to the site will have a monument sign which will be located at the Boulevard entrance. It constitutes two signs which are 25 square feet or less. It will be set back and be perpendicular to Plymouth Road.

The sign complies with the maximum height requirement. It shows the Brandywine and Toll Brothers names and the address which is required by the emergency services.

Building numbers will be placed on buildings in strategic locations.

The applicant is requesting a minimal sign package that is residential in character as opposed to commercial.

The directional signs are not illuminated; the entrance signs are.

The secondary entrance will have a sign as well and it meets the setback requirements.

There will be signs that identify the building within the project.

There will be directional signs for visitors and emergency services.

The addresses will begin at 1,000 and go up to 7,000.

Mr. Branagh asked if the building number signs are reflective and Mr. Lewis stated that they could be. Mr. Branagh asked that Mr. Lewis check with the Fire Marshal to see if they are required.

Mr. Branagh asked if there was a Butler Pike entrance and Mr. Lewis stated that there was for emergency access.

Mr. Branagh asked if the development was located in the MUV District. Mr. Conroy stated that it was in the Interchange Development District therefore signs do not have to be individual letters.

Ms. Mellor asked if there was street lighting. Mr. Ziccardi state that there is. There are lights at each entrance and the walkway is lit as well. In addition the parking area is lit and there are door lights at each building.

There will be building addresses on every door.


Mr. Monacelli asked for an explanation pertaining to the lighting which was provided.

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

The meeting minutes from January and April were approved unanimously.

The meeting was adjourned at 7:20 p.m.

Respectfully Submitted


Mary Beth Jamison
Recording Secretary