

## Planning Agency Meeting

June 4, 2014

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, June 4, 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
Greg Ensslin	Member
Dee Mellor	Member
Joe Prestia	Member
David Raimondo	Member
Dave Conroy	Zoning Officer
Lonnie Manai	Woodrow & Associates
Absent:	Jeff Branagh
	Ed Costello

### **Parks & Recreation Department Grant Applications**

Karen Franck, the Parks & Recreation Director has submitted three grant applications for the Parks & Recreation Department to the Planning Agency for approval as follows: 1) ) Greenways, Trails & Recreation, 2) Montgomery County Cross County Trail and 3) Germantown Pike Sidewalks.

Chairman Monacelli made a motion to approve the grant requests and was seconded by Mr. Ensslin. The motion passed 6-0 with Mr. Aprile, Mr. Ensslin, Ms. Mellor, Mr. Monacelli, Mr. Prestia, and Mr. Raimondo in favor. Mr. Branagh and Mr. Costello were absent.

### **Clean Energy/Monica Ultreras – Zoning**

Chairman Monacelli recused himself from discussion on this application.

Vice-Chairman Mellor stated that this is an application for a Special Exception to permit retail sales. The property is located at 680 Ridge Pike in a "Limited Industrial " Zoning District.

Representatives from Pennoni Associates and Clean Energy were present this evening to highlight the proposed plan for Clean Energy.

The property is the PECO property and is located at the corner of Chemical Road and Ridge Pike.

The property houses a compressed natural gas dispenser for fleet cars. The proposal is to renovate the equipment with state of the art clean energy equipment that will be used for commercial purposes. As part of the plan it will be extended to other fleet vehicles which makes it a special exception.

Ms. Mellor stated that the request then is to permit a special exception for retail sales for natural compressed gas in a location that was previously privately dispensed.

Mr. Prestia asked if the site could handle a volume of approximately 100 cars per day and it could not.

Mr. Raimondo asked if PECO uses the site for its fleet and was informed that they do.

Mr. Raimondo asked how many companies would use the facility and he was informed that they do not have that information currently. The applicant does not anticipate a substantial increase; it is more for smaller companies.

Mr. Ensslin asked how long it would take to fill up a vehicle's tank with compressed natural gas and was told that it would take about the same amount of time that it takes to fill a car, approximately four to six minutes.

Safety measures will be incorporated. There will be methane, valve and leak detectors and emergency shutdown buttons. There will be state of the art equipment.

There will be fire protection equipment on site.

Mr. Aprile asked who is currently operating the site and was informed that it was Clean Energy on behalf of PECO.

The storage units are currently located above ground.

There is no proposed signage.

Mr. Aprile asked if the change in zoning would allow consumer as opposed to other commercial fleets the ability to utilize the filling station on a retail basis as opposed to commercial. Mr. Aprile asked if they would accept consumer retail business at the site also and they replied yes. The applicant asked if there could be a qualification that the site is used for commercial sales or business; not retail. Mr. Conroy stated that the ordinance states retail sales and that this would be difficult to enforce.

Ms. Mellor made a motion to approve the special exception requested to permit retail sales. The motion was seconded by Mr. Prestia and was approved 4-1 with Mr. Ensslin, Ms. Mellor, Mr. Prestia and Mr. Raimondo in favor. Chairman Monacelli recused himself and Mr. Aprile was opposed. Mr. Branagh and Mr. Costello were absent. Mr. Aprile voted against the proposal because he did not believe that it is fit for consumer retail use.

Chairman Monacelli announced that the Rondeau Brothers, LLC – Zoning application has been cancelled for this evening.

#### **CIG Towers, LLC – Zoning**

This is an application for variances from the Plymouth Township Zoning Ordinance. The variances requested are as follows: To permit a wireless communications service facility, with a lot frontage of 118' where a minimum of 200' is permitted, with impervious surface coverage of 77.71% where a maximum of 75% is permitted, with a setback of 41' where a minimum of 50' is permitted, and a 110' monopole structure where a maximum of 50' in height is permitted. The property is located at 550 Brook Road in a "Limited Industrial" Zoning District.

Rick Lemanowicz was present representing CIG, Towers, LLC. The applicant is proposing the construction of a 110 foot tower. The tenant is Verizon Wireless and the antennas will be placed at the top of the tower and there will be space for additional tenants.

Mr. Lemanowicz provided photographs as to what the tower would like from the residential areas adjacent to them.

The Norman Carpet facility is currently on the property and Verizon Wireless will be taking over the rear of the property.

Mr. Raimondo asked where the closest tower location was to Plymouth Township. Mr. Lemanowicz responded that is at the Marriott Hotel located in Conshohocken.

A monopole is located in Norristown at 1920 Jefferson Business Center and it is 110'.

Tom Speers, the Township Solicitor stated that he is present this evening on behalf of Plymouth Township Council in order to voice their opposition to the request. Council is considering a wireless facilities ordinance which will set requirements on this issue in July.

Mr. Monacelli made a motion to deny the request and was seconded by Mr. Raimondo. Ms. Mellor asked if it was possible to make a motion to delay the request until Council passes the ordinance. Mr. Speers stated that this issue would not be governed by the ordinance.

The motion passed by a vote of 6-0 with Mr. Aprile, Mr. Ensslin, Ms. Mellor, Mr. Monacelli, Mr. Prestia, and Mr. Raimondo in favor. Mr. Branagh and Mr. Costello were absent.

#### **551 Plymouth Road – Rezoning & Text Amendment**

Bernadette Kearney, Hamburg Rubin and Sal Paone were present this evening pertaining to the rezoning and text amendment.

The property is located on the Driscoll tract. The purpose of the rezoning is consider an ordinance to change the zoning map classification from A-Residential and Office Laboratory to B-Residential and to amend the Plymouth Township Zoning Ordinance to add transitional use subdivision to B-Residential.

The developer would like to consider the construction of single family homes on the tract.



The site consist of forty-two acres zoned A Residential and Office.

Seventy-eight single homes are tentatively proposed. The homes will consist of 2,500 – 3,400 square feet of living space.

The proposed cost will be approximately \$500,000 to \$600,000.

The conditional use component will allow for a wider variety of homes with smaller side yards and a wider variety of width to the homes.

There will be a pedestrian link from Gravers to Plymouth Road. There will be sidewalks and possibly trails.

There have been two meetings held with the neighbors to address their concerns.

Mr. Monacelli asked if there was emergency access. Mr. Paone said that he is looking into this.

Mr. Manai stated that he previously worked on the 2007 plan submission for this tract and there was a problem with runoff on Johnson Road. He believes that the addition of curbs would add to this problem. He suggested a swale would be a better alternative.

New DEP permit regulations regarding stormwater management procedures will be required for this site.

Mr. Prestia asked a question regarding driveway access. Mr. Paone stated that there will be no driveway access on Johnson or Plymouth Road. The only driveway access in on North Gravers Road.

Mr. Paone stated that this is a sketch plan, not a fully engineered plan. There will be forty-one homes on the Johnson, Gravers Road side, and thirty-seven on the Plymouth Road side.

Mr. Prestia asked if there would be paved access from the development into the elementary school and Mr. Paone stated that there would.

Mr. Ensslin asked about the possible installation of the swale on Johnson Road. Mr. Manai stated that curbs are not an option on Johnson Road.

Mr. Ensslin asked if there was access into the development for emergency vehicles and Mr. Paone stated that this will be looked at.

Based on the current zoning the tract could incorporate twenty-seven single family homes and 220 thousand square feet of office space.

Mr. Paone explained the peak trips under the existing and proposed zoning.

Mr. Aprile asked Mr. Paone to clarify the traffic study comment. The peak trips under the proposed zoning was commercial in nature which indicates peak trips in the morning and evening during rush hours. Mr. Paone could not clarify when the new peak trips would occur under a residential setting, for

example weekend travel, etc. Mr. Aprile asked Mr. Paone if an analysis was performed keeping "A" Zoning on the outer ring of the property bordering Johnson road and Gravers Road, with "B" zoning on the interior lots. Mr. Paone indicated that it was not and that the price of the property was too high.

Joanne Giacobello, 1731 Johnson Road mentioned the creek on Johnson Road. Mr. Paone stated that no detailed stormwater analysis has been done yet but this issue will be addressed. Mrs. Giacobello mentioned the driveway coming into the property and sidewalks on Johnson road. Mr. Paone responded that these concerns will be met.

Mr. Monacelli reminded residents that the Planning Agency is not voting on the implementation of the plan for the development this evening but rather the zoning change.

A resident on nursery drive stated that he would like to see the site kept A Residential with twenty-seven homes constructed. Mr. Prestia stated that he would not be in favor of this due to safety issues.

A resident of 1010 Plymouth Road stated that he likes the plan and that the developer has addressed numerous concerns.

Mrs. Bisch, 106 Eagle Drive stated that she likes the plan but is concerned about water from the creek and traffic issues.

Mark Franzen, 1723 Johnson Road stated that he would like to see curb and sidewalks installed and that traffic issues are already a concern. He is concerned about water issues as well.

Joyce Blunt, 108 Nursery Drive stated that she likes the plan but is concerned about traffic and water issues.

Jack Bright, 1707 Johnson Road is concerned about traffic and water issues and that he hopes that Township Council takes into account all of the issues that were addressed this evening.

Gary Hodge, 109 Nursery Drive stated that is would like to see A or B Residential approved for the site.

A resident at 1820 Gravers is concerned about traffic and safety issues.

Mr. Monacelli made a motion to approve the map rezoning and was seconded by Mr. Prestia. The motion passed 6-0 with Mr. Aprile, Mr. Ensslin, Ms. Mellor, Mr. Monacelli, Mr. Prestia, and Mr. Raimondo in favor. Mr. Branagh and Mr. Costello were absent.

Mr. Monacelli made a motion to approve the text amendment and was seconded by Ms. Mellor. The motion passed 6-0 with Mr. Aprile, Mr. Ensslin, Ms. Mellor, Mr. Monacelli, Mr. Prestia, and Mr. Raimondo in favor. Mr. Branagh and Mr. Costello were absent.

The meeting minutes from May were approved unanimously.

The meeting was adjourned at 9:00 p.m.

Respectfully Submitted

*Mary Beth Jamison*

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Recording Secretary