

Planning Agency Meeting

July 2, 2014

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, July 2, 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
Ed Costello	Member
Joe Prestia	Member
David Raimondo	Member
Dave Conroy	Zoning Officer
Lonnie Manai	Woodrow & Associates
Absent:	Jeff Branagh
	Greg Ensslin
	Dee Mellor

Rondeau Brothers, LLC (Marylou Bruno)

Chairman Monacelli stated that this is an application for a Variance to permit an office use. The property is located at 676 W. Germantown Pike in "A " Residential Zoning District.

Neil Stein, Esquire was present on behalf of the applicant in addition to Mr. Rondeau.

The property is approximately one acre and is located directly across from Red Rowen Lane. There is an existing residence on the property.

There are ten spaces in the rear of the existing structure and it is surrounded by the Plymouth Hill Condominiums.

There is one access point and that is the driveway exiting onto Germantown Pike. If the application is approved, PennDOT will require a low volume driveway and there will be no left turn out of the driveway during peak hours.

The applicant would like to convert the building to general office use, not retail.

Mr. Monacelli asked if it goes all the way out to Walton Road and Mr. Stein said that it does not.

Mr. Monacelli asked if the property is contiguous to the Plymouth Hill Condominiums and Mr. Stein said that it was.

Mr. Monacelli asked how many employees would be at the business. Mr. Stein stated that it is hard to estimate, approximately eight or nine.

Mr. Manai asked what the square footage of the building is. Mr. Stein advised that it is 1,934 square feet.

Mr. Conroy advised that there is currently enough parking if one floor of the building is going to be occupied. If there are two floors being used then ten additional parking spaces would be required.

Mr. Prestia asked if the third floor could be used and Mr. Stein stated that it could.

Mr. Manai stated that the applicant needs to show a plan detailing the parking. If the applicant received zoning approval then a land development would need to be filed with the Township for the parking expansion.

Mr. Prestia asked if there were restrictions on exiting Red Rowen Lane. Mr. Monacelli advised that there is a no left turn lane on Red Rowen.

Mr. Aprile asked what the property is being used for now. Mr. Stein stated that it is empty.

Mr. Conroy stated that currently the impervious coverage is showing 17 or 18 percent and 25 percent is allowed.

Mr. Monacelli made a motion that the request be denied due to lack of parking. The motion was seconded by Mr. Prestia and passed 5-0 with Mr. Aprile, Mr. Costello, Mr. Monacelli, Mr. Prestia and Mr. Raimondo in favor. Mr. Branagh, Mr. Ensslin and Ms. Mellor were absent.

Matt Outdoor Billboard

Chairman Monacelli stated that this is a request for a conditional use for the construction of an outdoor sign in a "Limited Industrial" area. The property is owned by Norfolk Southern.

The billboard will be installed adjacent to the turnpike near Conshohocken Road.

Dave Onorato was present on behalf of the applicant. Mr. Onorato stated that the billboard would be 300 square feet on both sides. The size of the sign meets the Township ordinance in the billboard overlay district of the Township.

The applicant has received some relief from the Zoning Hearing to have a more rectangular sign than what the ordinance requires with the size being 10 x 30 verses 15 x 20.

The height will be 35' above grade and will be located on the railroad property.

The angle of the sign is a little wider than the ordinance required. Relief for this was granted by the Zoning Hearing Board.

Relief was also granted from the Zoning Hearing Board to have the sign lit all night. It will however dim at night.

Mr. Onorato demonstrated how the sign would be seen from different locations in the Township.

Mr. Onorato stated that the sign would not increase traffic congestion and there would be no overcrowding of the land. The plan is consistent with the Township's comprehensive plan and no waivers are needed. This is an allowed use.

Mr. Monacelli asked how often the sign would change and he was advised that it would be no sooner than every eight seconds.

Mr. Manai asked a question about the maintenance requirements and Mr. Onorato stated that he did not know specifically.

Mr. Manai asked if the Zoning Hearing Board talked about the other sign applications that are in the Township, specifically the SEPTA sign. Mr. Manai stated that he believes that the signs may be at the maximum in this area. Mr. Onorato advised that the sign is 1,000 feet from the SEPTA sign.

Mr. Manai asked if the target area is East and West bound of the turnpike. Mr. Onorato stated that it is.

Mr. Prestia asked if the sign will be visible from Ridge Pike. Mr. Onorato advised that it would be less visible. Mr. Prestia asked what the nearest cross street was off of Conshohocken Road that the sign is next to. Mr. Onorato advised that he was not certain. Mr. Prestia stated that the Township has constructed a monument at Station Avenue in honor of Brad Fox, a fallen Police Officer in the Township and that he would not want the sign to be near this location.

Mr. Aprile asked about the dimming of the lights. Mr. Onorato stated that the lights will dim automatically and they will be 10% of the daytime brightness.

A study was done pertaining to the changing of the sign on the billboard and it was determined that every eight seconds would not have an adverse effect on safety. Less than eight seconds would be a distraction.

Mr. Monacelli stated that he is not in favor of the location.

Mr. Prestia made a motion to deny the request based on the impact on the community. The motion was seconded by Mr. Monacelli and passed 5-0 with Mr. Aprile, Mr. Costello, Mr. Monacelli, Mr. Prestia and Mr. Raimondo in favor. Mr. Branagh, Mr. Ensslin and Ms. Mellor were absent.

The minutes from the June meeting were approved unanimously.

The meeting was adjourned at 8:15 p.m.

Respectfully Submitted

A handwritten signature in blue ink, reading "Mary Beth Jamison". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Mary Beth Jamison

Recording Secretary

Plymouth Township Planning Agency
July 2, 2014

To: Plymouth Township Zoning Hearing Board

Subject: Rondeau Brothers, LLC (Marylou Bruno)

Mr. Monacelli made a motion to deny the variance request to permit an office use for the property located at 676 W. Germantown Pike. The motion was seconded by Mr. Prestia and was approved by a vote of 5-0 with Mr. Aprile, Mr. Costello, Mr. Monacelli, Mr. Prestia and Mr. Raimondo in favor. Mr. Branagh, Mr. Ensslin and Ms. Mellor were absent.

Very Truly Yours,



Mary Beth Jamison

Planning Agency Secretary

Plymouth Township Planning Agency
July 2, 2014

To: Plymouth Township Council

Subject: Matt Outdoor Billboard

Mr. Prestia made a motion to deny the request for the installation of an outdoor sign in a "Limited Industrial" area. The motion was seconded by Mr. Monacelli and passed 5-0 with Mr. Aprile, Mr. Costello, Mr. Monacelli, Mr. Prestia, and Mr. Raimondo in favor. Mr. Branagh, Mr. Ensslin and Ms. Mellor were absent.

Very Truly Yours,



Mary Beth Jamison
Planning Agency Secretary