

April 1, 2015

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, April 1, 2015.

The meeting was called to order at 7:05 p.m.

The Pledge of Allegiance was recited.

The following were present:

Clem Monacelli	Chairman
Dominic Aprile	Member
Jeffrey Branagh	Member
Jeff Cianciulli	Member
Greg Ensslin	Member

Absent:	Ed Costello
	Mike Mattioni
	Joe Prestia

Dave Conroy	Zoning Officer
Lonnie Manai	Township Engineer

Dave Conroy announced that the 1516 Butler Pike application has been continued until May.

The Agency heard the following:

REORGANIZATION

CHAIRMAN

Jeff Branagh nominated Mr. Monacelli for Chairman. The motion was seconded by Mr. Ensslin and passed 5-0 with Mr. Aprile, Mr. Branagh, Mr. Cianciulli, Mr. Ensslin and Mr. Monacelli in favor. Mr. Costello, Mr. Mattioni and Mr. Prestia were absent.

VICE-CHAIRMAN

Chairman Monacelli called for nominations for Vice-Chairman. Mr. Ensslin nominated Mr. Aprile for Vice-Chairman. The motion was seconded by Chairman Monacelli and passed 5-0 with Mr. Aprile, Mr. Branagh, Mr. Cianciulli, Mr. Ensslin and Mr. Monacelli in favor. Mr. Costello, Mr. Mattioni and Mr. Prestia were absent.

HUBERT REAL ESTATE

Chairman Monacelli stated that this is an application for a variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Section 1913.

The variance requested is as follows: To permit a single family dwelling lot with a frontage of 27.73 feet where a minimum of 50 feet is required. The property is located at 1965 Main Avenue in a "D" residential Zoning District.

Mr. Gerald Rath, Attorney and Mr. Brynn Schaffer, Engineer were present representing the applicant.

The property consists of three parcels with the intent to create the real estate as shown on the plan.

There is an existing single-family residence there which will be demolished. The property will then be sub-divided to create two twin dwellings and a thirty foot wide flag portion.

There is no ability to extend Lynda Drive.

Lots one and two will face Main Avenue.

Lot four will have a flag extension onto Main Avenue.

There will be one curb cut onto Main Avenue.

This plan does not contain all of the impervious improvements. The applicant is currently just looking for zoning relief and seeking the twenty-seven foot frontage.

Mr. Manai asked if any research was completed regarding the exact termination of Lynda Drive. The plan shows the termination at the parcel line between the Stipa property and Hubert Real Estate.

The Township Solicitor has mentioned that Lot #3 may need to be re-configured. The Solicitor is going to look into this. The applicant may need to discuss with the Solicitor what the front yard is.

Mr. Conroy stated that the assumption is that the front yard is adjacent to Lynda Drive.

The Township Solicitor has still suggested that the applicant get a recommendation from the Planning Agency.

Lots three and four as they currently exist are vacant.

The reason that the applicant is not intending on extending Lynda Drive is that they do not have the ground.

Chairman Monacelli made a motion to deny the request for a variance and was seconded by Mr. Branagh. The motion passed 4-1 with Mr. Branagh, Mr. Cianciulli, Mr. Ensslin, and Mr. Monacelli in favor. Mr. Costello, Mr. Mattioni and Mr. Prestia were absent and Mr. Aprile was in favor.

1790 BUTLER PIKE

This is an application for variances from Plymouth Township Zoning Ordinance No. 342, as amended, Article VII, Sections 700.A, 702.B, 702.C.2, 702.F, & 702.G; Article XVI, Section 1600.B; and Article XVII, Sections 1706 & 1707.

The variances requested are as follows: To permit an office use; to permit a front yard setback of 8' where a minimum of 30' is required; to permit a side yard setback of 25' where a minimum of 30' is required; to permit 61% impervious coverage where a minimum of 35% is required; to permit 39% green space where a minimum of 65% is required; to permit a fence to satisfy the berming and buffering requirements; to permit 41 square feet of signage where a maximum of 125 square inches is required.

The property is located at 1790 Butler Pike in a "C" Residential Zoning District.

Adam Zucker, Attorney was present representing the applicant.

The property is currently an abandoned single-story bungalow.

The applicant would like to relocate their financial advisory business, Kelman & Magliari Realty, LLC from Conshohocken to the Butler Pike location.

The current building will be demolished and a single-story professional office building will be constructed that will fit in with the residential area.

Most of the work at the location will take place out of the office.

Joe Hanna, Engineer highlighted the following.

Mr. Hanna explained the relief that is being requested.

A fence will be constructed on the site in lieu of a berm.

Mr. Monacelli asked if the requested impervious coverage was necessary. Mr. Hanna stated that the Township ordinance provides for twelve parking spaces and the applicant is providing fourteen.

The office will contain a staff of six with three or four people in the office at one time.

Mr. Monacelli asked if the new building will be larger than what is there now. Mr. Hanna stated that it would. Mr. Monacelli stated that he would like to see a reduction in the amount of impervious coverage. 61% is a good bit over the required zoning.

Mr. Monacelli asked if notices were sent out to the residents regarding this application. Mr. Conroy stated that they will be going out shortly.

The closest non-residential property would be the WaWa and a dentist's office.

There will be no one residing in the building and the hours of operation will be 8:00 a.m. until 5:00 p.m.

There was some concern by the Planning Agency that a residential area would be commercialized.

The applicant believes that this is a professional office and it will therefore have a low impact on the residential area.

The applicant has already purchased and settled on the property.

There would be a forty-one square foot sign on the site that will be illuminated at certain times.

There will be a basement that will be used for Mechanical – HVAC and a treadmill, but not for files.

If the applicant does not get the frontage there is not enough room for a parking lot.

A fence will be installed; however there will be no fence on Butler Pike or Kirk Street.

Traffic impact will be minimal.

Chairman Monacelli made a motion to deny the request for variances and was seconded by Mr. Cianciulli. The motion passed 5-0 with Mr. Aprile, Mr. Branagh, Mr. Cianciulli, Mr. Ensslin, and Mr. Monacelli in favor. Mr. Costello, Mr. Mattioni and Mr. Prestia were absent.

The meeting was adjourned at 8:00 p.m.

Respectfully Submitted


Mary Beth Jamison
Recording Secretary

Plymouth Township Planning Agency
April 1, 2015

To: Plymouth Township Zoning Hearing Board

Subject: 1790 Butler Pike

Chairman Monacelli made a motion to deny the request for variances and was seconded by Mr. Cianciulli. The motion passed 5-0 with Mr. Aprile, Mr. Branagh, Mr. Cianciulli, Mr. Ensslin, And Mr. Monacelli in favor. Mr. Costello, Mr. Mattioni and Mr. Prestia were absent.

Very Truly Yours,



Mary Beth Jamison
Planning Agency Secretary


Plymouth Township Planning Agency
April 1, 2015

To: Plymouth Township Zoning Hearing Board

Subject: Hubert Real Estate

Chairman Monacelli made a motion to deny the request for a variance and was seconded by Mr. Branagh. The motion passed by a vote of 4-1 with Mr. Branagh, Mr. Cianciulli, Mr. Ensslin, and Mr. Monacelli in favor. Mr. Costello, Mr. Mattioni and Mr. Prestia were absent and Mr. Aprile was in favor.

Very Truly Yours,


Mary Beth Jamison
Planning Agency Secretary