

September 2, 2015

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, September 2, 2015.

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

The Pledge of Allegiance was recited.

The following were present:

Dominic Aprile	Vice- Chairman
Jeff Branagh	Member
Greg Ensslin	Member
Tammy Harrison	Member
Michael Mattioni	Member
Clem Monacelli	Chairman
Joe Prestia	Member

Dave Conroy	Zoning Officer
Lonnie Manai	Engineer

Absent

Jeff Cianciulli	Member
Ed Costello	Member

MICHAEL F. BORKOWSKI

Chairman Monacelli stated that this is an application for a Variance from Plymouth Township Zoning Ordinance No, 342, as amended, Article V, Section 502.A.

The Variance requested is as follows: To permit the reduction of the minimum lot area required of 20,000 square feet to 15,657 square feet.

The property is located at 903 Whites Road in "A" Residential Zoning District.

Ty Borkowski was present and presented the application.

Mr. Borkowski stated that currently 1902 Sandy Hill Road is for sale and there is a small tract of land behind the property which encroaches on the yard at 903 Whites Road. Mr. Borkowski would like to straighten the lot line which will reduce 903 Whites Road from the required 20,000 square foot minimum lot area required.

Mr. Monacelli mentioned that there is a fence located in the front of 903 Whites Road and he asked if Mr. Borkowski would be putting one in the back as well. Mr. Borkowski stated that he would if the lot line change was approved.

Mr. Manai asked if there was enough lot area for two lots. Mr. Borkowski advised that there was.

There is a septic system at 1902 Sandy Hill Road.

Ms. Harrison asked if the owner of 1902 Sandy Hill Road was currently using the back portion of the lot. Mr. Borkowski stated that they were not.

Mr. Prestia stated that there is currently enough square footage for two lots. Mr. Borkowski is asking to clean up the lot line to ensure that the property at 1902 Sandy Hill Road is able to be sold. All setback requirements are being met.

If the lot line request is approved, Mr. Borkowski will then begin the sub-division process.

Robert Delacour – 905 Whites Road stated that he was required to have the 20,000 square foot minimum lot area for his property. He does not believe that the variance request should be granted without the Planning Agency having more facts.

Mr. Manai stated that the Township is in the preliminary stages of investigating the installation of sanitary sewers on Whites Road and certain parts of Sandy Hill Road.

Tony Santangelo – 906 Whites Road stated that 903 Whites Road is a flag lot. He believes that the big issue is the sanitary sewer. The hook up and infrastructure has to be borne by the residents. The average cost to connect to sewer is approximately \$15,000 to \$20,000.

Mr. Manai stated that the residents would be notified as to whether sewers will be installed.

Mr. Prestia stated that the lot line change will not impact the water flow from the property.

Mr. Prestia made a motion to approve the request for a variance and was seconded by Mr. Branagh. The motion passed 7-0 with Mr. Aprile, Mr. Branagh, Mr. Ensslin, Ms. Harrison, Mr. Mattioni, Mr. Monacelli and Mr. Prestia in favor. Mr. Cianciulli and Mr. Costello were absent.

SECTION 500 TEXT AMENDMENT

The text amendment would provide certain lots along Germantown Pike and Walton Road a greater opportunity to sell their properties.

The Township is in receipt of a letter from the County with comments and suggestions regarding the text amendment.

Ms. Harrison stated that she would prefer a transition zone rather than a text amendment.

Mr. Branagh talked about the transition zone. Mr. Branagh stated that the outstanding questions from the County need to be addressed. The Planning Agency should be reviewing the current text amendment to be more conforming with the County's request.

Ms. Harrison agreed with Mr. Branagh's comments.

Chairman Monacelli made a motion to approve the text amendment and was seconded by Mr. Mattioni. The motion passed 4-3 with Mr. Aprile, Mr. Ensslin, Mr. Mattioni and Mr. Monacelli in favor. Mr. Branagh, Ms. Harrison and Mr. Prestia were opposed and Mr. Cianciulli and Mr. Costello were absent.

There was a correction to the August minutes, therefore they were not approved this evening. The minutes will be corrected.

The meeting was adjourned at 7:30 p.m.

Respectfully Submitted


Mary Beth Jamison
Recording Secretary

Plymouth Township Planning Agency
September 2, 2015

To: Zoning Hearing Board

Subject: Michael F. Borkowski – 903 Whites Road

Mr. Prestia made a motion to approve the request for a variance and was seconded by Mr. Branagh. The motion passed 7-0 with Mr. Aprile, Mr. Branagh, Mr. Ensslin, Ms. Harrison, Mr. Mattioni, Mr. Monacelli and Mr. Prestia in favor. Mr. Cianciulli and Mr. Costello were absent.

Very Truly Yours,



Mary Beth Jamison

Mary Beth Jamison
Planning Agency Secretary

Plymouth Township Planning Agency
September 2, 2015

To: Plymouth Township Council

Subject: Section 500 Text Amendment

Chairman Monacelli made a motion to approve the text amendment and was seconded by Mr. Mattioni. The motion passed 4-3 with Mr. Aprile, Mr. Ensslin, Mr. Mattioni and Mr. Monacelli in favor. Mr. Branagh, Ms. Harrison and Mr. Prestia were opposed and Mr. Cianciulli and Mr. Costello were absent.

Very Truly Yours,

A handwritten signature in blue ink that reads "Mary Beth Jamison". The signature is written in a cursive, flowing style.

Mary Beth Jamison
Planning Agency Secretary