

October 7, 2015

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, October 7, 2015.

The meeting was called to order at 7:00 p.m.

The Pledge of Allegiance was recited.

The following were present:

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

Dave Conroy	Zoning Officer
Robert Jordan	Engineer

Absent	
Ed Costello	Member
Tammy Harrison	Member
Lonnie Manai	Engineer

**WAWA, INC.**

Chairman Monacelli recused himself and Mr. Aprile acted as Chairman.

Mr. Aprile stated that this is an application for variances from the Plymouth Township Zoning Ordinance No. 342, as amended, Article VII, Sections 702.F & 702.G, Article XIX, Section 1909.A, and for an elimination of condition E imposed by the Zoning Hearing Board on its Order dated August 18, 1997 in the application of WaWa, Inc.

The variances requested are as follows: To permit a trash enclosure, with a 8' high fence where a maximum of 6' inch height is required, outside the principal building; to permit a minimal increase of the existing 41.13% impervious coverage and the minimal decrease of the existing 58.87% green space in the C-Residential portion of the property.

The property is located at 1726 Butler Pike in the "Shopping Center" and "C-Residential " Zoning Districts.

Mr. Joe Sparone, Dynamic Engineering was present this evening on behalf of WaWa, Inc. WaWa is proposing the construction of an exterior trash enclosure that would be 19.6 x 15.2 feet. It will contain a trash compactor that can store three days of refuse.

Mr. Jordan stated that Woodrow & Associates have no objections to the request.

Mr. Prestia asked where the dumpster would be placed which was shown on the plan by Mr. Sparone.

Mr. Ensslin asked what would be done pertaining to mitigating the noise and the smell from the dumpster. Mr. Sparone advised that it is a state of the art compactor and the noise level would be equal to conversational speech and there would be no odors. The compacting will be done during the daylight hours.

Mr. Aprile asked a question pertaining to the green space and how far it extends before the houses. Mr. Sparone replied that there was adequate green space in addition to trees providing buffering as well.

Mr. Prestia made a motion to approve the request for variances and was seconded by Mr. Ensslin. The motion passed 6-0 with Mr. Aprile, Mr. Branagh, Mr. Cianciulli, Mr. Ensslin, Mr. Mattioni and Mr. Prestia in favor. Mr. Monacelli recused himself and Mr. Costello and Ms. Harrison were absent.

#### **LYNDA DRIVE SUBDIVISION – 1965 MAIN AVENUE**

The plan includes the construction of a four lot residential subdivision located between Lynda Drive and Main Avenue. The plans have been submitted with review letters received from staff and engineering. Comments have been addressed.

Mr. Monacelli stated that the only item not addressed in the review letters is the extent of the sidewalk along Lynda Drive to the school property.

The developer is asking for a waiver of that requirement since it will be a dead end sidewalk.

Mr. Monacelli asked a question about the turn radius. The Fire Marshal has given his approval regarding this.

The County has submitted comments about the subdivision.

Mr. Monacelli asked if there is a driveway extending back to lots three and four. This is a flag lot.

Mr. Jordan stated that the subdivision meets the intent of the ordinance. The biggest concern of Woodrow & Associates is the stormwater management.

The developer is aware that there needs to be provisions but this has not been addressed yet.

Mr. Cianciulli mentioned that the County is concerned about the awkwardness of lot three. It has limited access to Lynda Drive. Mr. Cianciulli stated that the developer has not addressed the concerns but simply met the requirements.

Mr. Mattioni voiced his concerns regarding lots three and four. He stated that the County comments should be addressed.

Mr. Prestia stated that while the developer has met the zoning requirements, the Planning Agency needs to determine if it fits in with the community. He stated that he believes that lots three and four are problem lots. He does not think that the emergency access requirements have been met. Traffic onto Ridge Pike from Main Avenue is also a problem.

Mr. Ensslin stated that from the satellite view it appears that there is good tree growth. He asked if the trees would be removed. He was advised that they would.

Mr. Aprile asked if the single home on Main Avenue would be demolished. This will be demolished.

Mr. Conroy advised that while the plan does meet the requirements of the zoning ordinance, it does not work well from a planning issue.

Mr. Conroy asked if the owner would consider a three lot subdivision instead of four. He was advised that the owner would prefer four.

Chairman Monacelli made a motion to deny the subdivision and was seconded by Mr. Prestia. The motion passed 6-0 with Mr. Aprile, Mr. Cianciulli, Mr. Ensslin, Mr. Mattioni, Mr. Monacelli, and Mr. Prestia in favor. Mr. Branagh abstained and Mr. Costello and Ms. Harrison were absent.

#### **KNIGHTS COURT SUBDIVISION**

Mr. David Erb explained that this is for the construction of a six lot subdivision including the existing home. All issues mentioned by staff have been addressed.

Woodrow & Associates have approved the subdivision.

The owner has met with Plymouth Township Council and has met the zoning requirement. There is a possible issue with homeowners not maintaining their properties at the Pastell Lane/Knights Court intersection. A Homeowners Association will be established to ensure that this is done.

The owner is requesting a landscape waiver in addition he is asking that Belgium block curb be installed.

Mr. Jordan stated that Woodrow & Associates is in favor of the Homeowners Association since there are some concerns as to how lots five and six are going to be maintained.

Mr. Cianciulli asked if there has been discussion with the two owners on Pastell Lane regarding what is being proposed. Mr. Erb advised that one of the homeowners is not in favor.

Mr. Prestia asked if lot six was a buildable lot. He was advised that it is and it meets all requirements. There is a house on Pastell Lane that will be demolished to make the entrance to the property. Mr. Prestia asked if it was correct that Knights Court is a public roadway and that it meets the standards of all the Township requirements. Mr. Erb advised that it does.

An underground retention basin will be installed.



Mr. Conroy advised that the existing house has access onto North Lane. The proposed houses will have access on Knights Court.

Lot one contains 2.94 acres.

Mr. Conroy commented on the staff letter regarding the odd-sized lots on Pastell Lane. This could be okay if Mr. Erb agreed that there would be an HOA with the development to maintain.

Lyle Weiss, 202 Cardinal Drive stated that he is concerned regarding water runoff onto his property.

Mr. Jordan stated that there will be an infiltration basin which will eliminate problems for downstream owners.

Dave Littlejohn, Archbishop Drive asked if lot number one is further divisible. Mr. Conroy advised that it is. He also asked where the retention basin is located which was shown.

Mr. Monacelli asked if the sidewalks and curbs would be installed out to Pastell Lane and was informed that they would.

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

The August and September minutes were approved unanimously.

The meeting was adjourned at 7:45 p.m.

Respectfully Submitted

  
Mary Beth Jamison  
Recording Secretary

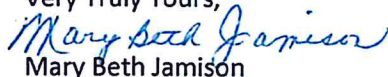
Plymouth Township Planning Agency  
October 7, 2015

To: Zoning Hearing Board

Subject: WAWA, INC. – 1726 BUTLER PIKE

Chairman Monacelli recused himself and Mr. Aprile acted as Chair. Mr. Prestia made a motion to approve the request for variances and was seconded by Mr. Ensslin. The motion passed 6-0 with Mr. Aprile, Mr. Branagh, Mr. Cianciulli, Mr. Ensslin, Mr. Mattioni and Mr. Prestia in favor. Mr. Monacelli was recused and Mr. Costello and Ms. Harrison were absent.

Very Truly Yours,



Mary Beth Jamison

Planning Agency Secretary


Plymouth Township Planning Agency  
October 7, 2015

To: Plymouth Township Council

Subject: LYNDAL DRIVE SUBDIVISION

Chairman Monacelli made a motion to deny the subdivision and was seconded by Mr. Prestia. The motion passed 6-0 with Mr. Aprile, Mr. Cianciulli, Mr. Ensslin, Mr. Mattioni, Mr. Monacelli, and Mr. Prestia in favor. Mr. Branagh abstained and Mr. Costello and Ms. Harrison were absent.

Very Truly Yours,

  
Mary Beth Jamison  
Planning Agency Secretary

Plymouth Township Planning Agency  
October 7, 2015

To: Plymouth Township Council

Subject: KNIGHTS COURT SUBDIVISION

Chairman Monacelli made a motion to approve the subdivision and was seconded to Mr. Cianiulli. The motion passed 7-0 with Mr. Aprile, Mr. Branagh, Mr. Cianiulli, Mr. Ensslin, Mr. Mattioni, Mr. Monacelli, and Mr. Prestia in favor. Mr. Costello and Ms. Harrison were absent.

Very Truly Yours,

  
Mary Beth Jamison

Planning Agency Secretary