

December 7, 2016

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday December 7, 2016.

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

The Pledge of Allegiance was recited.

The following were present:

Jeff Cianciulli	Member
Ed Costello	Member
Tammy Harrison	Member
Clem Monacelli	Member
Tony Stipa, Jr.	Member
Dave Conroy	Zoning Officer
Lonnie Manai	Engineer
Absent	
Jeff Branagh	Member
Mike Mattioni	Member

The Planning Agency heard the following:

**CARFAM, LLC (CARMEN CARFAGNO)**

Chairman Monacelli stated this is an application for a Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIV, Section 1404.G.

The Variance requested is as follows: To allow an 18'-1 ¾" front yard setback, where a minimum of 50' is required. The property is located at 1815 Gallagher Road in a "Limited Industrial" Zoning District.

Tom Baglivo, Thomas Baglivo Associates presented this evening on behalf of the applicant.

The proposed plan is to renovate the interior of the building and create a better environment.

The inside vestibule is a hinderance and the applicant would like to eliminate it from inside the building and move it to the outside. It will not change the look of the building.

A reception area, waiting area and a large conference room will be created.

Mr. Monacelli asked how many employees occupy the building. Mr. Baglivo stated that there are approximately fifteen.

Mr. Manai asked if the vestibule is ADA compliant and Mr. Baglivo advised that it is.

Ms. Harrison asked where the employees enter the building. Mr. Baglivo stated that they use the rear stairway. There is an employee entrance in the back. Employees can also enter through the front but they usually use the back entrance.

Ms. Harrison asked if the vestibule would have an adverse impact on the surrounding area and Mr. Baglivo advised that it would not. It will visually look like part of the building.

Mr. Conroy advised Mr. Baglivo that the owner of the property should attend the Zoning Hearing Board Meeting.

Chairman Monacelli made a motion to approve the Variance request and was seconded by Mr. Cianciulli. The motion passed 5-0 with Mr. Cianciulli, Mr. Costello, Ms. Harrison, Mr. Monacelli and Mr. Stipa in favor.

The November minutes were approved unanimously.

The meeting was adjourned at 7:10 p.m.

Respectfully Submitted

Mary Beth Jamison

Recording Secretary

Plymouth Township Planning Agency  
December 7, 2016

To: Zoning Hearing Board

Subject: Carfam, LLC (Carmen Carfagno)

Chairman Monacelli made a motion to approve the request for a variance to allow an 18'-1  $\frac{3}{4}$ " front yard setback, where a minimum of 50' is required. The motion was seconded by Mr. Cianciulli and passed 5-0 with Mr. Cianciulli, Mr. Costello, Ms. Harrison, Mr. Monacelli, and Mr. Stipa in favor. Mr. Branagh and Mr. Mattioni 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