

November 2, 2016

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday November 2, 2016.

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

The Pledge of Allegiance was recited.

The following were present:

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

The Planning Agency heard the following:

521, 527 & 531 PLYMOUTH ROAD TEXT AMENDMENT

Denise Yarnoff , Esquire as well as Jason Honesty from Exeter Property Group presented this evening. Brian Keaveney also presented regarding traffic.

Chairman Monacelli stated that this is to consider a Text Amendment for the properties located at 521, 527 & 531 Plymouth Road.

The properties are located at North Gravers Road and Plymouth Road. It is located on thirty-five acres on multiple parcels.

There are currently five older office buildings and there are plans to remove two of the buildings and build a modern building.

Mr. Honesty stated that the company has been in business for approximately eight years with the office located on Germantown Pike. This is the third project in Plymouth Township.

The plan is to rehabilitate three of the five single story buildings which is similar to the 401 Plymouth Road project.

The five to seven story building will be a good compliment to the existing uses along the turnpike frontage.

Ms. Yarnoff stated that the concept of the text amendment is to rezone the entire property to Office Laboratory. The majority is currently zoned such.

The text change is to allow for the same size height building that is permitted in Limited Industrial and to allow in Office Laboratory. A 105 foot building will be constructed as opposed to 120 foot which is currently permitted.

The property would be limited to be within 300 feet of the Turnpike and 300 feet from a residential district.

The County review letter had comments as to whether a parking structure is permitted in the district as an accessory to a permitted use.

Mr. Monacelli asked about the plan for the open space area. He was advised that it will remain a stormwater facility.

Mr. Manai mentioned about the side yards being a minimum of fifty feet from a limited access highway. He asked if this is the right-of-way from the Turnpike. He asked about the width of the right-of-way line of the turnpike. This was discussed and Mr. Honesty stated that the number was obtained from the Turnpike Commission. It is from the right-of-way map from the Turnpike Commission that sets the boundary line.

Mr. Stipa asked about the two structures that are being demolished. He was advised that they are approximately 35,000 to 37,000 square feet each.

Mr. Cianciulli asked to be shown on the drawing where 300 feet from the property line is abutting the limited access highway as it relates to the larger building that is being proposed. This was highlighted for Mr. Cianciulli.

Mr. Costello asked that the parking structure be described with respect to its size, location, number of stories, and number of spaces. This was described and he was informed that it will be right next to the building and act more like a parking deck.

Mr. Cianciulli asked what the distance is from the garage to the residential area. He was advised that it was 202 feet.

Ms. Yarnoff stated that the text amendment will limit the height of the parking garage. It will be subject to the existing requirements in the ordinance.

Mr. Conroy advised that by ordinance, the garage can be 60% of the height of the principal building. Therefore it can be roughly 60 feet. It must be within that district's building setback.

The front yard setback must be 150 feet from any residential district. The side yard setbacks need to be within the building envelope.

Mr. Branagh stated that he does not believe that the building should be greater than 105 feet. He also wants the building to be 5 stories as opposed to seven. In addition he recommends a restriction to limit the parking structure to two stories, not the current text as read at 60%.

Robert Reid – 529 Plymouth Road stated that his property is split zoned and he is concerned about his property. It is currently zoned A Residential and Office Laboratory. Mr. Conroy stated that one of Mr. Reid's options could be to rezone his property in order to make it all one district.

Joyce blunt – 108 Nursery Drive voiced her concerns about the increase in traffic that would occur with the construction of the new buildings. She is not in favor of any additional commercial development. Mr. Monacelli advised that a traffic consultant has completed a study regarding this. The site does allow for a certain amount of increased development.

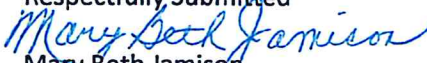
Mr. Keaveney stated that the traffic study that was completed showed the following. The construction of a five story building will generate approximately 250 to 275 vehicles per hour during peak hours. A seven story building will generate 360- 380 trips per hour. Once the land development process has begun, a more detailed study will be completed. There will be slightly more traffic than what is currently at the site.

Chairman Monacelli made a motion to approve the Text Amendment with the following conditions. Building is restricted to five stories and parking garage is restricted to two stories and 200 feet from a residential district. The motion was seconded by Mr. Costello and was approved 5-0 with Mr. Branagh, Mr. Cianciulli, Mr. Costello, Mr. Monacelli and Mr. Stipa in favor. Ms. Harrison and Mr. Mattioni were absent.

The 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
November 2, 2016

To: Plymouth Township Council

Subject: 521, 527, & 531 Plymouth Road Text Amendment

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Very Truly Yours,


Mary Beth Jamison
Planning Agency Secretary