

January 6, 2016

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, January 6, 2016.

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

The Pledge of Allegiance was recited.

The following were present:

Ed Costello	Member
Tammy Harrison	Member
Clem Monacelli	Chairman
Dave Conroy	Zoning Officer
Lonnie Manai	Engineer

Absent

Jeff Branagh  
Jeff Cianiulli  
Mike Mattioni  
Joe Prestia

The Planning Agency will reorganize at its February meeting.

#### **FLOODPLAIN CONSERVATION DISTRICT TEXT AMENDMENT**

Mr. Manai stated that this is a revision of the current floodplain ordinance which is a text amendment to the zoning ordinance.

The floodplain ordinance is an overlay ordinance.

FEMA will adopt a new map on March 2, 2016 and the Township is changing its ordinance in advance of that.

The Township has submitted its ordinance to the County.

The main revisions to the ordinance are as follows: 1) the addition of a new map, 2) twenty-one new definitions were added, and 3) changing the definition of a building to include a structure.

Mr. Manai stated that another way that floodplains are defined is by alluvial soils. The mapping comes from the US Department of Agriculture and the National Resource Conservation Service. It is on a web soil survey map. Floodplains are defined by that entity by alluvial soils.

The Township has added something in our ordinance that states that you can challenge that floodplain designation if you are a certified soil specialist who submits a detailed soil analysis of what is located on the property that would supersede the web soil survey.

Ms. Harrison asked a question regarding the FEMA map. She stated that the Interchange at the Turnpike at 476 is in a floodplain. This would mean that nothing could be built in it. Legoland is currently being built at this location.

Mr. Manai stated that Legoland would need to show that the construction does not change what is over or below it.

Ms. Harrison mentioned that the PARC Apartments are located in the floodplain. Mr. Conroy stated that they are not located where the buildings were constructed.


Plymouth Township Council will hold a public hearing on February 1, 2016 pertaining to the proposed text amendment.

Mr. Manai stated that if the text amendment is not adopted, the Township will lose its standing with FEMA and residents will not be able to obtain flood insurance.

Chairman Monacelli made a motion to approve the Text Amendment and was seconded by Mr. Costello. The motion passed 3-0 with Mr. Costello, Ms. Harrison and Mr. Monacelli in favor. Mr. Branagh, Mr. Cianciulli, Mr. Mattioni and Mr. Prestia were absent.

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

Respectfully Submitted

  
Mary Beth Jamison  
Recording Secretary