

June 1, 2016

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday June 1, 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
Ed Costello	Member
Mike Mattioni	Member
Clem Monacelli	Member
Tony Stipa, Jr.	Member

Dave Conroy	Zoning Officer
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Absent

Jeff Cianciulli

Tammy Harrison

Lonnie Manai	Engineer
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The Planning Agency heard the following:

**SUBDIVISION APPLICATION FOR 551 PLYMOUTH ROAD – (DRISCOLL TRACT)**

This item pertains to a request for the construction of seventy-nine single-family detached dwellings.

Sal Paone was present to outline the plan for the proposed subdivision.

The tract is located at the intersections of Plymouth Road, Johnson Road and North Gravers Road.

It consists of forty acres and was originally multi-zoned. The property has since been rezoned to "B" Residential.

Conditional Use was approved on April 18<sup>th</sup>. Mr. Paone is present this evening seeking final conditional approval.

Two sets of review letters have been received from staff and Mr. Paone is in compliance.

The waivers being requested are mostly related to landscaping and a couple pertain to curbing.

The two biggest items of discussion with residents are traffic and stormwater concerns.

Mr. Monacelli asked about a change that was made today on a waiver request. He was advised by Mr. Paone that the change was pertaining to curbing. There will be curbing and sidewalk installed on the majority of Gravers Road.

Mr. Manai stated that the engineering issues have been addressed and that Woodrow & Associates supports the waiver requests.

Mr. Monacelli asked if the creek was located at the PECO right-of-way. Mr. Paone stated that it is at the lower portion of the property.

Mr. Stipa voiced his concerns with the traffic projections. Mr. Paone advised that he is aware of the concerns at the intersection of Gravers and Johnson Roads. The engineer has worked to design the corner so there will be a four way stop. In addition there will be some widening on Gravers Road at the entrance. The Plymouth Road frontage will be widened.

Mr. Stipa asked about lots thirty-six to forty-one and whether there will be a driveway to accommodate these lots. He was advised that there would be.

Mr. Stipa asked about the maintenance of the eyebrow road and whether it would be part of the Association maintaining it. Mr. Paone stated that it would be maintained by the Association.

Mr. Mattioni mentioned the comment that was received by the Montgomery County Planning Commission about the flag lots and possible issues with emergency access. Mr. Paone advised that the Township Fire Marshal did not see a concern regarding this. From a safety standpoint this has been looked at closely.

Mr. Mattioni asked about what improvements will be made to the Johnson and Plymouth Road intersection. Brian Keaveney, the Traffic Engineer from Pennoni Associates stated that a 4 to 6% increase in volume is anticipated. The shoulder on the South side of Plymouth Road will be widened.

Mr. Mattioni stated that this is a problem intersection and that he does not think the plans will improve it.

Paula McCauley, Nursery Drive voiced her concerns about the Plymouth and Gravers Road intersection.

Peter Johnson, Thomas Road stated that the intersection of Thomas and North Gravers Road is bad. He asked if the plans were available to review. Mr. Conroy advised that the plans are available for review at the Township Building. Mr. Johnson also would like to see a park developed. He was advised that it is not an ideal site for a park.

Paul Massing, Belvoir Road stated that he believes there should be a requirement to complete a study of the impact of the following intersections: Gravers and Gallagher Roads, Belvoir and Johnson Roads, Belvoir and Gravers Roads and Plymouth and Johnson Roads.

Chairman Monacelli made a motion to approve the application for the subdivision with the condition that traffic improvements be considered by the Township on North Gravers Road. The motion was

seconded by Mike Mattioni and passed 5-0 with Mr. Branagh, Mr. Costello, Mr. Mattioni, Mr. Monacelli and Mr. Stipa in favor. Mr. Cianciulli and Ms. Harrison were absent.

**SUBDIVISION APPLICATION FOR 2400 & 2410 BUTLER PIKE – (COLD POINT VILLAGE PHARMACY)**

This item pertains to a request for the construction of a pharmacy and drive-thru. Sal Paone highlighted the proposed plan.

The site is located at the corner of Plymouth Road and Butler Pike and is part of the "MUV" District. It is at the traffic signal in front of PARC Apartments across from Cold Point Village. The site was rezoned in May, 2015 and received conditional use approval in 2016.

The property is in compliance with the legislative intent of the MUV District.

All review letters are in compliance.

There is minimal work being done on the frontage on Plymouth Road. The majority of the widening was done on the PARC project.

Mr. Monacelli asked about the County letter advising that there are too many parking spaces. Mr. Paone stated that the parking spaces have been reduced by fourteen since the letter was sent. There are currently seventy-four parking spaces.

The waivers being requested are for landscaping.

The building is residential in character.

The sidewalk will entail the entire frontage.

Mr. Monacelli asked if the sidewalks will extend back to the apartments on Plymouth Road. He was advised that they will.

Mr. Manai stated that all engineering issues have been resolved.

Mr. Stipa asked if Mr. Paone were to expand in the area if it would be residential. Mr. Paone stated that it would.

Mr. Costello asked what would be the typical square footage of the pharmacy. Mr. Paone advised that it would be similar to the store located at Butler Pike and Skippack Pike.

The sidewalks will terminate at the entrance on Butler Pike.

Mr. Conroy asked about the access from the CVS to PARC Apartments since there is currently a gate. Mr. Paone stated that once the project is complete, the access will be open.

Dana Walters, 134 Plymouth Road resides at PARC Apartments and she mentioned the dangerous conditions that exist when exiting the apartments. She has created a petition with sixteen signatures on

it with comments. The petition also includes suggestions pertaining to the installation of sidewalks. Mr. Monacelli asked for the petition to ensure that Council receives it.

Scott McCracken, Narcissa Road stated that traffic is already bad on the road and suggested that speed bumps be installed.

Mr. Stipa stated that he is not in favor of the application as is with there being no time restriction on the hours of operation for the store. He suggested that the drive-thru be permitted to remain open for twenty-four hours but not the main drugstore.

Chairman Monacelli made a motion to approve the application for the subdivision for a pharmacy and drive-thru with the time restriction that it closes at 10:00 p.m. and that the drive-thru stays open for twenty-four hours. The motion was seconded by Mr. Mattioni and passed 5-0 with Mr. Branagh, Mr. Costello, Mr. Mattioni, Mr. Monacelli and Mr. Stipa in favor. Mr. Cianciulli and Ms. Harrison were absent.

#### **TYSON HOMES, INC. (JEROME J. TOMCZAK)**

This item pertains to a request for variances to permit lot widths of 28.97 sq. ft. where 40 feet is required; to permit side yard setbacks of 10 feet where 15 is required. The property is located at 627 Old Elm Street in a "D" Residential Zoning District.

Ty Borkowski explained his request which includes the restoration of the main house on the subject property and the subdivision of two rear properties facing Fulton Street to semi-detached homes.

Mr. Borkowski would like to add three additional parking spots off of Fulton Street.

Variances are being sought for the side and front yards.

The new homes would have driveways and garages.

Mr. Manai stated that side yard variances are needed for all four lots.

Mr. Conroy stated that the original zoning application outlines the construction of two twin homes and Mr. Borkowski is now seeking to have one single home and two twins. This changes the zoning application.

Mr. Conroy stated that the parking issue will be re-addressed during the subdivision process.

Mr. Stipa stated that he has concerns regarding a change to the plan with the addition of the single family home.

Mr. Stipa made a motion to approve the variances requested with the condition that lots one and two be a single family house rehabilitation. The motion was seconded by Mr. Costello and passed 4-1 with Mr. Costello, Mr. Mattioni, Mr. Monacelli and Mr. Stipa in favor. Mr. Branagh was opposed and Mr. Cianciulli and Ms. Harrison were absent.

#### **LAND DEVELOPMENT APPLICATION FO 300 LEE DRIVE (PLYMOUTH HOSPITALITY)**

This item pertains to a request for the construction of a four story, 109 room hotel.

Greg Schwartz outlined the proposed plan for the hotel which will be located on lot two in Plymouth Meeting Park. It is located on the north side of Lee Drive and will contain 124 parking spaces.

Stormwater management will be handled through the rain garden to the rear of the property as well as a regional detention basin.

The final plan was submitted to the Township in 2016. Most review letter comments have been addressed. The remaining will be addressed in the next thirty days.

Waivers are being requested pertaining to landscaping and the Township consultant has approved the requests. One waiver request has been withdrawn pertaining to planting in easement areas.

Mr. Manai asked what the difference was between this hotel and Homewood Suites which was explained by Mr. Schwartz.

Mr. Monacelli asked if there would be a restaurant on the premises. Mr. Schwartz advised that the hotel was an express type with limited dining facilities.

Mr. Stipa asked a question pertaining to whether there was a limit on the height of the building and what the building would be held up with. Mr. Schwartz stated that there would be no basements but rather a slab, held up by pilings.

Mr. Costello asked about signage for the hotel. Mr. Schwartz advised that the signage package has not been designed yet. Mr. Conroy stated that the hotel would be permitted 300 square feet of signage.


Mr. Conroy advised the planning module should be submitted to the Township and it will then be forwarded to the Department of Environmental Protection.

Chairman Monacelli made a motion to approve the application for a land development. The motion was seconded by Mr. Mattioni and passed 5-0 with Mr. Branagh, Mr. Costello, Mr. Mattioni, Mr. Monacelli and Mr. Stipa in favor. Mr. Cianciulli and Ms. Harrison were absent.

Mr. Monacelli made a motion to approve the meeting minutes from April and May. The motion was seconded by Mr. Costello and passed unanimously.

The meeting was adjourned at 8:20 p.m.

Respectfully Submitted

  
Mary Beth Jamison  
Recording Secretary

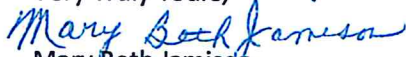
Plymouth Township Planning Agency  
June 1, 2016

To: Plymouth Township Council

Subject: Subdivision Application for 2400 & 2410 Butler Pike

Chairman Monacelli made a motion to approve the application for a subdivision at 2400 & 2410 Butler Pike for a pharmacy and drive-thru with the time restriction that it closes at 10:00 p.m. and that the drive-thru stays open for twenty-four hours. The motion was seconded by Mr. Mattioni and passed 5-0 with Mr. Branagh, Mr. Costello, Mr. Mattioni, Mr. Monacelli and Mr. Stipa in favor. Mr. Cianciulli and Ms. Harrison were absent.

Very Truly Yours,

  
Mary Beth Jamison  
Planning Agency Secretary

Plymouth Township Planning Agency  
June 1, 2016

To: Zoning Hearing Board

Subject: Tyson Homes, Inc. (Jerome J. Tomczak)

Mr. Stipa made a motion to approve the variances requested to permit lot widths of 28.97 sq. ft. where 40 feet is required; to permit side yard setbacks of 10 feet where 15 is required, with the condition that lots one and two be a single family house rehabilitation. The motion was seconded by Mr. Costello and passed 4-1 with Mr. Costello, Mr. Mattioni, Mr. Monacelli and Mr. Stipa in favor. Mr. Branagh was opposed and Mr. Cianciulli and Ms. Harrison were absent.

Very Truly Yours,

  
Mary Beth Jamison

Planning Agency Secretary

Plymouth Township Planning Agency

June 1, 2016

To: Plymouth Township Council

Subject: Subdivision Application for 551 Plymouth Road – (Driscoll Tract)

Chairman Monacelli made a motion to approve the application for a subdivision at 551 Plymouth Road for 79 single-family detached dwellings with the condition that traffic improvements be considered by the Township on North Gravers Road. The motion was seconded by Mike Mattioni and passed 5-0 with Mr. Branagh, Mr. Costello, Mr. Mattioni, Mr. Monacelli and Mr. Stipa in favor. Mr. Cianciulli and Ms. Harrison were absent.

Very Truly Yours,



Mary Beth Jamison

Planning Agency Secretary



Plymouth Township Planning Agency  
June 1, 2016

To: Plymouth Township Council

Subject: Land Development Application for 300 Lee Drive (Plymouth Hospitality)

Chairman Monacelli made a motion to approve the application for a land development at 300 Lee Drive for a proposed 109 room hotel. The motion was seconded by Mr. Mattioni and passed 5-0 with Mr. Branagh, Mr. Costello, Mr. Mattioni, Mr. Monacelli and Mr. Stipa in favor. Mr. Cianciulli and Ms. Harrison were absent.

Very Truly Yours,  
  
Mary Beth Jamison  
Planning Agency Secretary