

March 1, 2017

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday March 1, 2017

The meeting was called to order at 7:05 p.m.

The Pledge of Allegiance was recited.

The following were present:

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

REORGANIZATION

Mr. Conroy asked if there were nominations for Chairman. Mr. Costello nominated Mr. Monacelli. Mr. Conroy asked if there were additional nominations and there were none. The motion was seconded by Ms. Harrison. The motion passed by a vote of 6-0 with Mr. Costello, Mr. Frangiosa, Ms. Harrison, Mr. McGuire, Mr. Monacelli and Mr. Stipa in favor. Mr. Cianciulli was absent.

Chairman Monacelli asked for nominations for Vice-Chairman. Mr. Monacelli nominated Mr. Costello. Mr. Monacelli asked if there were additional nominations and there were none. The motion was seconded by Ms. Harrison. The motion passed by a vote of 6-0 with Mr. Costello, Mr. Frangiosa, Ms. Harrison, Mr. McGuire, Mr. Monacelli and Mr. Stipa in favor. Mr. Cianciulli was absent.

THE PROVING GROUNDS

Mr. Monacelli stated that on the agenda this evening is an application for a land development at 725 Conshohocken Road for two additional recreation/athletic sports fields.

Rick Stoneback, P.E, Project Engineer and Paul Tornetta were present this evening on behalf of The Proving Grounds.

Mr. Stoneback stated that he is present this evening representing the old Alan Wood Road steel site.

There are currently four fields on the site and the proposal is to construct two more. There is also a plan to extend the internal roadway from the current drop off location at the top of the existing wall and to extend the road for approximately 1,000 feet down to the new connector driveway that was built between Brook Road and Conshohocken Road.

Additional parking will be provided next to the Villanova field and parking along the driveway in front of the one existing field and the two additional fields.

There will be landscaping installed. In addition there will be significant stormwater management facilities included. Additional restrooms are proposed.

A meeting will be held with staff and Aqua, PA pertaining to a water service project.

Field lighting and parking lot lighting will be included in the plan.

Mr. Stoneback believes that a pedestrian sidewalk links all of the fields together. One more phase of fields will be built after this.

Mr. Monacelli asked if there was a proposal for an enclosed building. He was advised that there was a plan previously but it is no longer included.

Mr. Monacelli asked if there would be all purpose soccer and hockey fields. Mr. Stoneback stated that the fields will primarily be used for soccer but hockey and lacrosse will also be incorporated.

Mr. Frangiosa stated that the plan for the fields is well done. He asked if there would be enough restrooms if all the fields are in use at the same time. Mr. Tornetta advised that there are currently nine restrooms that are operational and an additional nine will be added on the field hockey side. Additional restrooms can be added if necessary. The pad could be doubled in size.

Mr. Tornetta stated that port-o-potties could also be utilized if needed. He believes that this will not be an issue and that there will be adequate facilities.

Ms. Harrison asked who uses the field in addition to Villanova. She was informed that they are used primarily by elite soccer academies and clubs. It is the only private, water based turf in the entire area and it was built to international standards.

Ms. Harrison asked how it is managed with respect to use of the fields. She was advised that there would be a contract that would need to be signed.

Ms. Harrison asked if the fields were located in a floodplain and Mr. Manai stated that they are not.

Mr. Manai stated that a lighting plan will need to be submitted to the Township.

Mr. Conroy asked when the traffic impact study would be completed. He was informed that the most appropriate time to determine the trip generation is when the weather is warmer and the fields are in use.

Chairman Monacelli made a motion to approve the application for the land development. The motion was seconded by Ms. Harrison and passed by a vote of 6-0 with Mr. Costello, Mr. Frangiosa, Ms. Harrison, Mr. McGuire, Mr. Monacelli and Mr. Stipa in favor. Mr. Cianciulli was absent. The minutes from the December and February Planning Agency meetings were unanimously approved.

The meeting was adjourned at 7:25 p.m.

Respectfully Submitted

A handwritten signature in blue ink that reads "Mary Beth Jamison". The signature is written in a cursive style with a large initial "M".

Mary Beth Jamison
Recording Secretary

Plymouth Township Planning Agency
March 1, 2017

To: Plymouth Township Council

Subject: The Proving Grounds

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The motion was seconded by Ms. Harrison and passed by a vote of 6-0 with Mr. Costello, Mr. Frangiosa, Ms. Harrison, Mr. McGuire, Mr. Monacelli, and Mr. Stipa in favor. Mr. Cianciulli was absent.

Very Truly Yours,

A handwritten signature in cursive script that reads "Mary Beth Jamison".

Mary Beth Jamison

Planning Agency Secretary