

November 1, 2017

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

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

The Pledge of Allegiance was recited.

The following were present:

Vince Frangiosa	Member
Clem Monacelli	Chairman
Mike McGuire	Member
Tony Stipa, Jr.	Member

Lonnie Manai	Engineer
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Absent

Ed Costello	Vice-Chairman
Dave Conroy	Zoning Officer

Arbor Square Module

Robert Flinchbaugh, Nave Newell presented this evening on behalf of the applicant.

The applicant is seeking signatures from the Township for a sewage facilities planning module so that it may be sent to the Department of Environmental Protection for processing.

The property will have public sanitary sewer service to the site and there will be a sewage pumping station.

Arbor Square will be located between the Blue Route, Corsons Lane and Plymouth Road. A four story building is proposed with 210 units.

Mr. Manai stated that tonight the applicant is seeking the signatures for the sewage facilities planning module only. The request does not pertain to the status of the plans for the land development.

Chairman Monacelli made a motion to approve the request to obtain signatures from the Township for a sewage facilities planning module so that it may be sent to the Department of Environmental Protection for processing. The motion was seconded by Mr. McGuire and passed 4-0 with Mr. Frangiosa, Mr. McGuire, Mr. Monacelli and Mr. Stipa in favor. Mr. Costello was absent.

1960 Lynda Drive

Neil Stein and Joe Estock presented this evening.

The Variances requested are as follows: To allow a lot area (per family) of 2,525 square feet, where a minimum of 3,000 square feet is required; to allow a lot width of 40', where a minimum of 60' is required; to allow a side yard setback of 0', where a minimum of 10' is required; to allow an aggregate side yard setback of 18.2', where a minimum of 25' is required. The property is located in a "D" Residential Zoning District.

All variances relate to lot 1 because of the location of the twin dwelling on the lot. The variances are fairly minor in connection with the application.

Mr. Lonnie highlighted the request. There were no engineering comments made.

Chairman Monacelli made a motion to approve the request for Variances. The motion was seconded by Mr. McGuire and passed 3-0 with Mr. Frangiosa, Mr. McGuire and Mr. Monacelli in favor. Mr. Stipa abstained and Mr. Costello was absent.

1520 Alan Wood Road

The Special Exception and Variance requested are as follows: To allow for a used car lot without providing for berming. The property is located in a "Commercial" Zoning District.

Rod Flick, Dom Conicelli and Tom Ludgate were present this evening.

The used car lot is located at the intersection of Ridge Pike and Alan Wood Road.

It is basically the same request as what exists at 508 Ridge Pike.

Mr. Monacelli asked if there would be any change with regard to this application and the work that the County is proposing for the jug handle on Alan Wood Road. Mr. Manai stated that he attended a meeting with the County and they recommended that the County Engineer and Mr. Ludgate meet to make sure that the used car lot does not interfere with the work that is planned by the County.

Mr. Frangiosa asked about the ingress and egress from the site. There will be a right in and right out entrance and exit from the site, if approved by PennDOT.

Chairman Monacelli made a motion to approve the request for a Special Exception and Variance. The motion was seconded by Mr. McGuire and passed 4-0 with Mr. Frangiosa, Mr. McGuire, Mr. Monacelli and Mr. Stipa in favor.

2901 Jolly Road

The Special Exception and Variance requested are as follows: To allow for a medical office building on a 41,222 square foot lot, where at least 70,000 square feet is required; to allow a side yard setback of 30.3', where a minimum of 35' is required; to allow a rear yard setback of 27.3', where a minimum of 30' is required. The property is located in a "B" Residential Zoning District.

The application is a continuation of the medical use that had been approved by the Zoning Hearing Board in 2007.

There will be no changes to the property itself or the outside of the building. No changes will be made to the footprint of the building. There will be some renovations to the interior.

The medical office will be used as a geriatric practice. Patients will be seen on three mornings per week. There will be no retail or sales at the site.

There are currently twenty-one parking spaces which is sufficient.

Mr. McGuire asked how many patients would be seen per day. He was advised that there would only be about ten patients seen. It is a very small practice.

Mr. Frangiosa asked what the hours of operation would be for staff. Office hours would be from 8:00 a.m. until 4:00 p.m. The hours that patients would be seen are Tuesday, Wednesday, and Thursday, from 9:30 a.m. until 12:00 p.m. This practice would be seen as having less of an impact as the prior tenant.

Mr. Frangiosa asked what the total number of staff would be. There will be six to eight present all the time. The most that there would be is approximately fourteen.

Chairman Monacelli made a motion to approve the request. The motion was seconded by Mr. McGuire and passed 4-0 with Mr. Frangiosa, Mr. McGuire, Mr. Monacelli and Mr. Stipa in favor. Mr. Costello was absent.

Bimbo Bakeries USA, Inc.

This is a request for a Special Exception and Variances as detailed.

Rob Lewis from Kaplin, Stewart was present on behalf of the applicant.

This application pertains to 1113 W. Ridge Pike. The 7-Up plant is located at 1103 W. Ridge Pike.

The property is located in a "Commercial" and "Heavy Industrial" Zoning Districts.

Mr. Lewis highlighted the proposed plan for the site. The parcel located at 1103 W. Ridge Pike is approximately 175,000 square feet.

Bimbo Bakery will no longer be utilized as a bakery. It will be a distribution facility. It has access out to Ridge Pike. There are currently 100 parking spaces for employees on site.

At one point the Township rezoned the front portions of the property from "Heavy Industrial" to "C" Commercial. The buildings are non-conforming with respect to use.

Both buildings are currently underutilized. The 7-Up plant is vacant.

The Bimbo Bakery facility was built for a single tenant user. The applicant is seeking the opportunity to consolidate its use in a more efficient manner.

There is a plan for re-development which will require a dramatic amount of zoning relief. The applicant hopes that the re-development will benefit Plymouth Township in the future and will realize the magnitude of use for the building.

The plan allows for the 7-Up building to be reconfigured. The plan also proposes to consolidate the access points on Ridge Pike.

The proposal is to create a separate lot in the rear of the building. Bimbo Bakeries will be located in the "Heavy Industrial" area. It does not have road frontage. There will be an access road through a shared driveway to Ridge Pike.

Adequate loading facilities will be provided. The 7-Up building will now become attractive to different tenants for possible distribution uses.

The interior and exterior of the building will be rehabbed at Bimbo Bakeries.

Academy Drive is a gated community. 7-Up has a driveway leading out to Academy Drive.

A Memorandum of Understanding has been provided to the County to dedicate the right-of-way that would allow for the reconfiguration of Academy Drive. Access to Academy Drive would help with traffic.

Mr. Lewis provided a chart showing the zoning relief that is necessary.

Parking will be increased. There will be shared parking with both facilities, Bimbo Bakeries and 7-Up. The Township ordinance allows for such but requires a special exception.

Mr. Manai asked about access to Alan Wood Road and whether a light would be installed on Ridge Pike. Mr. Lewis stated that no additional improvements are required from PennDOT or the County. Mr. Manai stated that the improvements would be helpful.

Mr. Frangiosa asked if there would be a left turn out of the facility. He was advised that there would be and this will require a Highway Occupancy Permit in addition to approval from PennDOT. Mr. Frangiosa asked about the slated tenants for each of the buildings. Mr. Lewis stated that there is a large demand for industrial users. Retail is also possible.

Bimbo Bakeries is approximately twenty acres and 187,000 square feet. The 7-Up building is seven acres and 175,000 square feet.

Chairman Monacelli made a motion to approve the request for a Special Exception and Variances. The motion was seconded by Mr. McGuire and passed 4-0 with Mr. Frangiosa, Mr. McGuire, Mr. Monacelli and Mr. Stipa in favor. Mr. Costello was absent.

Woodspring Suites

Matt McHugh, Attorney, presented this evening on behalf of Woodspring Suites.

Mr. McHugh explained that the applicant was previously before the Planning Agency requesting a variance for the property.

The property is located at 101 Lee Drive in the Industrial Park behind the Metroplex. There are plans to develop lot seven with part of lot eight. Two lots will be consolidated. The lot is currently under developed.

The plan is to construct a four story, 48,000 square foot Woodspring Suites, Extended Stay with 136 parking spaces.

Associated storm water improvements are planned for the site.

Seven waivers are being requested by the applicant which were outlined by Mr. McHugh.

McCloskey and Faber, the Township Landscape Architects are recommending that the waivers pertaining to landscaping be approved. The applicant will comply with whatever other requests that the Township has.

Mr. Monacelli asked about the letter from the Township Fire Marshal pertaining to the installation of a fire hydrant. Mr. McHugh advised that this will be completed.

Mr. Manai stated that Woodrow & Associates has completed multiple reviews and there are now only slight details that need to be resolved by the applicant.

A question was asked by an audience member regarding the tree waiver. Mr. McHugh advised that eighty trees are being proposed.

Mr. Monacelli stated that the County had questions pertaining to sidewalks, pedestrian pathways and crosswalks. Mr. McHugh stated that these have all been addressed and resolved with the Township Traffic Engineer. There is however a sidewalk connection that can't be installed on the South side because it is too steep. The County is requesting that a sidewalk be installed at the back of the hotel. Mr. McHugh advised that it would be difficult to install ADA compliant sidewalks there.

Chairman Monacelli made a motion to approve the request by Woodspring Suites for a Subdivision, (SD 17-3). The motion was seconded by Mr. McGuire and passed 4-0 with Mr. Frangiosa, Mr. McGuire, Mr. Monacelli and Mr. Stipa in favor. Mr. Costello was absent.

Plymouth Woods Office Complex

Deborah Shultsky and Jason Honesty presented this evening on behalf of the applicant.

Ms. Shultsky stated that before the Planning Agency this evening is a land development plan for the redevelopment of the property known as Plymouth Ridge Corporate Center. Text and map amendments were required in order to accommodate the plan.

The land development plan was submitted to the Township in July. The applicant met with staff and will comply with all review letters.

Mr. Honesty stated that the Plymouth Woods Office Complex was purchased three years ago. Both a five and a seven story building are being proposed on the plan for the site.

If a seven story building is constructed, there will be an associated parking structure to increase the parking capacity. It will be constructed to the right of the office building.

The building would be a specified distance from the apartment complex as part of the text amendment.

Mr. Honesty provided a list of the waivers that are being requested. These pertain to street tree requirements, softening buffers, slopes, shrubs, ground cover and shade trees.

Mr. Monacelli asked if the footprint would be the same for both the five and seven story building. He was advised that it would be the same.

A determination as to whether the building will be five or seven stories will be made prior to the plans being recorded.

The County has proposed a question as to how close the building would be to the Turnpike. Mr. Honesty stated that the applicant is honoring the setback requirements of the Township ordinance. The Turnpike right-of-way at this location was researched and the applicant is confident that the building is outside the right-of-way.

Sidewalks will be installed throughout the development to get to the buildings. They will also be installed along the Gravers Road frontage.

Mr. Manai stated that Woodrow & Associates has completed multiple reviews and it is now down to the waiver requests and approvals.

Mr. Frangiosa asked about the ingress and egress. Mr. Honesty stated that the plan shows two points.

Mr. Stipa asked about the buildings that are being demolished. Mr. Honesty advised that they are 32,000 square feet each. They are two-single story structures.

An audience member stated that she just received the notice from the Township regarding the proposed land development. She believes that there is already too much traffic on Plymouth Road. She asked if a traffic study was completed and was informed that it was. Mr. Manai stated that the traffic study can be reviewed at the Township building.

Anita DeCaro – 121 Falcon Way voiced concerns about the Plymouth Road traffic. Ms. DeCaro does not want the land development plan to be approved. Mr. Manai stated that the Planning Agency is simply an advisory board and that final approval of the plan will go before Township Council.

Paul Massing – 1015 Belvoir Road stated that residents should be notified of the Township meetings pertaining to such things as possible subdivisions and land developments, and zoning issues thirty days prior to the meeting and that it should be by certified mail. Mr. Massing does not think that the developers should be allowed to keep expanding without the Township doing something about the traffic and roadway congestion.

Harry Arndt – 1002 Plymouth Road stated that there is already too much traffic and speeding on Plymouth Road.

A question was asked about the time of day that the traffic study for the site was completed. The study was done in the peak morning and afternoon hours.

Mr. Monacelli stated that the Township currently has approximately 135 acres in Parks. This is all open space. Mr. Monacelli advised residents who are objecting to the land development to attend a regular Council meeting which are held on the second Monday of each month. It is at these meetings that residents can voice their opinions on such matters. Mr. Monacelli stated that the Planning Agency advises Council on land developments, subdivisions and zoning issues based on the law and the Township ordinances.

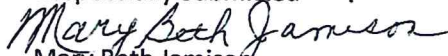
A resident stated that residents should be notified when there may be a change to the Township ordinances. He did not see any notice about the possibility of the construction of a seven story building in the Township. He suggested possibly posting this on the Township website.

Chairman Monacelli made a motion to approve the request by Plymouth Woods Office Complex for a Land Development, (L.D. 17-3). The motion was seconded by Mr. Stipa and passed 4-0 with Mr. Frangiosa, Mr. McGuire, Mr. Monacelli and Mr. Stipa in favor. Mr. Costello was absent.

The September minutes were approved unanimously.

The meeting was adjourned at 9:30 p.m.

Respectfully Submitted



Mary Beth Jamison

Recording Secretary