

August 1, 2018

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, August 1, 2018

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

The Pledge of Allegiance was recited.

The following were present:

Vince Frangiosa	Chairman
Vernon Harper	Member
Monica McCullough	Member
Mike McGuire	Member
Anthony Stipa, Jr.	Vice-Chairman
Greg Sudell	Member
Tom Parkin	Absent
Dave Conroy	Zoning Officer
Lonnie Manai	Engineer

1113 Ridge Associates, LLC

Keith Marshall, P.E. Nave, Newell presented this evening.

Mr. Marshall has prepared a plan for Bimbo Bakeries. Approximately a year ago, Bimbo Bakeries came before the Township Zoning Hearing Board seeking approval to sub-divide the property. The existing Bimbo Bakeries has some land behind it and the applicant would like to build a new facility.

The current facility as it currently exists is not set up for a sales center.

The applicant has agreed to dedicate a portion of the land to the County in order for the County to come back at some point to extend Academy Drive to make it a thru street.

The applicant has spoken to both staff and the Township consultants and has received approval letters.

There are numerous waivers being requested as follows.

A waiver pertaining to tree replacement.

Maximum street grades – two waivers are being requested for this.

Screening and buffering - there will be some located on Academy Drive.

A waiver of parking lot landscaping. The surrounding parking lot where cars are located will have landscaping installed.

A waiver of sidewalks in an industrial site and a waiver of curbing requirements. These will be provided on site in the appropriate areas.

The applicant is requesting a waiver from the inlet requirement. The inlets will be provided in the appropriate spaces. The Township Engineer has agreed with this request.

A waiver from reserved strips controlling access to streets is being sought.

Two additional waivers are being requested pertaining to the Township's requirements for screening and buffering requirements.

Mr. Marshall stated that the waivers being requested are standard for an industrial area and the type of facility that Bimbo Bakeries is.

Stormwater management will be completed. Two underground basins will be installed.

The applicant has received approvals for the construction of sanitary sewers.

Matt Adams was present representing the applicant, 1113 Ridge Associates, LLC.

Mr. Adams stated that both Bimbo Bakeries and the County have been working together regarding this project since 2012. The next step is to connect Academy Drive to Conshohocken State Road.

The bakery will be the exact same operation that is currently operating out of the building. Half of the building is currently vacant and it is 170,000 square feet.

The route trucks will leave to make deliveries overnight and then return to the site throughout the day. The bakery has good access to the Blue Route.

The bakery will be a twenty-four hour operation. Half of the building will be independent operations, and half will be owned by unions.

Mr. Manai asked Mr. Marshall a question pertaining to how the first two waivers would affect the operations of the facility. Mr. Marshall stated that they are appropriate from an environmental feature. Mr. Manai stated that he recommends these waiver requests.

Mr. Manai asked Mr. Marshall about the request for a waiver on curbing and what measures are being proposed. Mr. Marshall stated that the applicant is not obligated to install curbs on Academy Drive. If curbs were installed, it would create a water run-off on the street. Mr. Manai also recommended approval of this waiver request.

Mr. Sudell asked a question about the sidewalk waiver on Academy Drive which was answered by Mr. Marshall. Mr. Marshall also stated that there will not be many workers taking public transportation to the site.

Mr. Stipa asked if there would be enough access for deliveries. Mr. Marshall stated that there would.

Mr. Conroy stated that if the land development approval for Bimbo Bakeries is granted by the Planning Agency this evening, both Township staff and the Fire Marshall must approve a second means of egress. Mr. Marshall replied that the applicant will work with the Township on this issue.

A question was asked as to whether the applicant would be amenable to holding the sidewalk in reserve based upon the completion of Academy Drive at the request of the Township and/or the County. It is understood that the applicant would not be putting them in at this time, but they will be needed at some point in the future. Mr. Marshall stated that it would be the County's decision as to whether to do this.

Mr. Frangiosa asked if anyone in the audience was in favor of or opposed to the land development request by Bimbo Bakeries. There was no response from the audience.

Mr. McGuire made a motion to approve the land development for Bimbo Bakeries subject to the following conditions: 1) The sidewalk waiver would be granted only due to the fact that the land is being dedicated to the County for a road widening and the County would be responsible for sidewalks if required, moving forward. 2) Township staff and the Fire Marshall approve a second means of egress to their satisfaction.

The motion was seconded by Mr. Stipa and passed 6-0 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. McGuire, Mr. Stipa, and Mr. Sudell in favor. Mr. Parkin was absent.

Driscoll Tract Subdivision

Mr. Conroy stated that the sewage plan needs to be approved for the subdivision by the Township. The plan will then be sent to the Department of Environmental Protection for their approval.

Mr. Manai stated that the Sewage Planning Module is a means for the Department of Environmental Protection to keep a record of sewage flows and sewage facilities that they permit. They need to know that the Township has approved it prior to them approving it.

Mr. McGuire made a motion to approve the Driscoll Tract Subdivision and was seconded by Mr. Sudell. The motion passed 6-0 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. McGuire, Mr. Stipa, and Mr. Sudell in favor. Mr. Parkin was absent.

Miscellaneous

Mr. Sudell voiced concerns regarding the number of new projects that are being proposed in the Township specifically in the Plymouth Road, Butler Pike area. The projects seem to be building upon each other. The Township already has concerns on traffic in this area.

Mr. Conroy advised that the Township is in the process of updating its Comprehensive Plan and it should be completed by next Spring. Mr. Conroy stated that traffic is one of the major points of concern for that update. Mr. Conroy suggested that perhaps Mr. Sudell as well as other Planning Agency members come to the next meeting regarding this which will be held in October. Mr. Conroy stated that the Board may have a recommending voice in approving the Comprehensive Plan.

Mr. Frangiosa stated that these issues need to be brought out and addressed and that the Planning Agency shouldn't be afraid to address the issues. That is part of their responsibility as Board members. The quality of life in the Township is offset by traffic and other issues.

Mr. Sudell mentioned the timing of the traffic light at Butler and Germantown Pike. Mr. Conroy advised that he will ask Chris Loschiavo, the Township Public Works Director to look into this.

The meeting was adjourned at 7:45 p.m.

Respectfully Submitted


Mary Beth Jamison
Recording Secretary

Plymouth Township Planning Agency
August 1, 2018

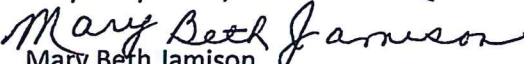
To: Plymouth Township Council

Subject: 1113 Ridge Associates, LLC

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Very Truly Yours,


Mary Beth Jamison
Planning Agency Secretary


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Very Truly Yours,

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

Mary Beth Jamison
Planning Agency Secretary