

November 7, 2018

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, November 7, 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
Tom Parkin	Member
Anthony Stipa, Jr.	Vice-Chairman
Greg Sudell	Member
Mike McGuire	Absent
Bob Jordan	Engineer – Woodrow & Associates
Dave Conroy	Zoning Officer
Lonnie Manai	Absent

#### **800-820 BROOK ROAD**

Kim Kryder, P.E. presented this evening regarding an application for a Land Development at 800-820 Brook Road for a new gravel storage area for demolition bins.

The Land Development consists of two lots that will be combined into one. It is located next to L & S Demolition and contains two acres. The plan is to flatten out the back area to allow for a spot to place the containers on.

A retention basin will be installed.

At this time there are no plans to complete widening or installing curbs or sidewalks.

A storm sewer system will be installed on Brook Road. It will tie into the existing pipe located at L & S Demolition.

Waivers are being requested. Three of them pertain to Brook Road. One is to not complete widening and the others are to not install curbs or sidewalks. There are no issues with these requests.

The applicant is requesting to not install a softening buffer along the adjoining properties. McCloskey & Faber, the Township Landscape Architect has no issue with this.

In addition, a waiver is being sought to not install sod on the slopes. McCloskey & Faber are not opposed.

Mr. Jordan stated that Woodrow & Associates has no objections to the waivers being requested. It is their belief that addressing the stormwater issue is more of a priority.

Mr. Parkin agreed that the stormwater issues are a concern.

Mr. Sudell asked if the applicant is requesting a waiver of sidewalks and curbs or a delay in installation. Mr. Sudell stated that he believes that these should be deferred. Mr. Kryder advised that the applicant would not be opposed to installing the sidewalks and curbs should the Township recommend this.

Ms. McCullough voiced concerns on stormwater issues. She asked about the underground storage. Mr. Kryder stated that there will be an above ground basin as well as an underground basin. There will be a stone infiltration basin. Ms. McCullough asked if an engineer has looked into the geology. She was advised that this has not taken place. The Department of Environmental Protection will need to look into this.

Mr. Stipa asked if there are two separate parcels being combined. Mr. Kryder advised that this is accurate.

Mr. Jordan stated that with respect to the soils that this will be submitted to the Montgomery County Conservation District for further testing. Mr. Kryder stated that the applicant is actively doing this.

Mr. Frangiosa asked about the hours of operation. Mr. Kryder advised that the hours would be from 6:00 a.m. until 3:30 p.m.

Mr. Frangiosa asked if anyone in the audience was in favor of or is opposed to the Land Development application. There was no response.

Vince Frangiosa made a motion to approve the application for a Land Development at 800-820 Brook for a new gravel storage area for demolition bins, with the condition that the installation of curbs and sidewalks be deferred until recommended by the Township. The motion was seconded by Tom Parkin; and passed 6-0 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. Parkin, Mr. Stipa, and Mr. Sudell in favor. Mr. McGuire was absent.

#### **THE 1912 CLUB, LLC**

Dan Rowley, Esquire with Kaplin Stewart was present this evening on behalf of the applicant. The applicant is requesting a variance to allow a front yard setback of 31' where a minimum of 70' is required.

Since 1912, the 1912 Club has been home to Plymouth Country Club. It consists of an eighteen hole Championship Golf Course. Several years ago the club ran into difficulties and experienced a saturated market in Montgomery County. There was also a sharp decline in memberships. The club was not in a position to improve or modernize its facility to compete.

In March, 2018, the 1912 Club, LLC purchased the Plymouth Country Club with a plan to restore the club which included modernizing the pool and the clubhouse.

A new driving range and new four seasons facility for golf instruction will be constructed. It will include three hitting bays.

The property has street frontages on four roads. The neighborhood was basically built around the golf club.

The four seasons facility will improve the angle that the golf balls are hit.

Mr. Jordan stated that there are no engineering concerns from Woodrow & Associates.

Mr. Parkin asked if the driving range will be moved closer to Belvoir Road. He was advised by Mr. Rowley that it would. Mr. Parkin also asked if netting would be installed on Belvoir Road. Mr. Rowley stated that there would be no netting. In order to provide netting, additional zoning relief would be required.

Mr. Harper asked for clarification as to where the 31' setback starts. This was explained by Mr. Rowley.

Mr. Sudell asked how many tee boxes are being proposed in the driving range. Mr. Rowley stated that he does not have that information at this time, but will provide it at the Zoning Hearing Board Meeting.

Ms. McCullough asked what the distance is from the driving range building to Sandy Hill Road. Mr. Rowley advised that it is a little over 300 yards or approximately 900 feet. She asked about how far an average golf ball is hit. Mr. Rowley stated that it is hit about 250' to 270'.

Mr. Frangiosa asked if the boxes would be lit. Mr. Rowley stated that no lighting is being proposed.

Mr. Frangiosa asked if the Township asked that netting be installed. Mr. Conroy stated that there are some concerns but zoning relief is necessary.

Mr. Frangiosa stated that the Township is interested in keeping the site zoned "Open Space Recreational".

Mr. Conroy asked if the driving range would be open to the public. Mr. Rowley stated that it would be reserved for members only.

Mr. Frangiosa asked if there were any comments from the audience either in favor of or opposed to the application and there were none.

Mr. Frangiosa made a motion to approve the variance requested with the fact that there is no lighting noted and the club is only open during daylight hours and is not open to the public. The motion was seconded by Ms. McCullough; and passed 4-1 with Mr. Frangiosa, Mr. Harper, Ms. McCullough and Mr. Sudell in favor. Mr. Parkin was opposed, Mr. Stipa abstained and Mr. McGuire was absent.

## **PHI BELVOIR ROAD**

Nick Cuce, Esquire presented on behalf of the applicant, Verizon Wireless.

The applicant is proposing a Land Development at 700 Belvoir Road for a new 91-foot cellular wireless monopole with equipment shelter.

Mr. Cuce stated that Verizon entered into a lease with the Township to place a wireless telecommunication facility on the property at 700 Belvoir Road near where the existing silo is located.

Verizon is proposing a tree pole; monopole design which is 91' in height. It is a fenced facility at its base and no zoning relief is required.

Waivers are being requested and the applicant is seeking Land Development approval before Township Council.

The applicant received approval letters from the Montgomery County Planning Commission, the Township Consultants and staff. In addition, the Fire Marshal has requested that a fire hydrant be placed within 200' of the facility. This will be completed and will tie into the main at the Township Building.

The existing silo will be removed and the monopole will be located at that exact point.

The equipment will be contained within an 8' high fence.

A propane generator will be installed.

Verizon does not have the tower calculations at this time.

A Knox box will be provided.

The Township Landscape Architect, McCloskey & Faber have recommended landscaping be provided on the school side of the building.

The Montgomery County Planning Commission supports the application.

Mr. Parkin asked how the Township Building location was selected for the monopole. Mr. Cuce advised that it is a capacity site. Verizon tries to identify locations to fill in gaps with circulation. Verizon first looks to see if there are existing antennas at the site and there were none. Verizon also looks at municipal properties since they usually provide more open space.

Environmental concerns with possible radiation emitting from the tower were expressed. Mr. Cuce stated that Verizon tests the system on full power which they never operate on and it is still below capacity for safe exposure. Verizon has to be in FCC guidelines for safety. This report will be submitted to the Township.

Mr. Frangiosa stated that the installation of the monopole will benefit the emergency services as well.

Mr. Cuce stated that Verizon must comply with FCC standards and the monopole can't emit radiation that would be harmful to humans.

Mr. Frangiosa asked if anyone in the audience was in favor of or was in opposition to the application and there was no comment.

Vince Frangiosa made a motion to approve the application for a Land Development at 700 Belvoir Road for a new 90-foot cellular wireless monopole with equipment shelter. The motion was seconded by Greg Sudell; and passed 6-0 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. Parkin, Mr. Stipa, and Mr. Sudell in favor. Mr. McGuire was absent.

**MISCELLANEOUS**

The minutes from the October meeting were unanimously approved.

The meeting was adjourned at 7:55 p.m.

Respectfully Submitted



Mary Beth Jamison  
Recording Secretary

Plymouth Township Planning Agency  
November 7, 2018

To: Plymouth Township Council

Subject: 800-820 Brook Road Land Development

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Very Truly Yours,

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

Mary Beth Jamison

Planning Agency Secretary

Plymouth Township Planning Agency  
November 7, 2018

To: Zoning Hearing Board

Subject: 1912 Club, LLC

Vince Frangiosa made a motion to approve the variance requested to allow a front yard setback of 31' where a minimum of 70' is required. The motion was seconded by Ms. McCullough; and passed 4-1 with Mr. Frangiosa, Mr. Harper, Ms. McCullough and Mr. Sudell in favor. Mr. Parkin was opposed, Mr. Stipa abstained and Mr. McGuire was absent.

Very Truly Yours,

A handwritten signature in blue ink that reads "Mary Beth Jamison". The signature is written in a cursive style with a long, sweeping tail on the "n" of "Jamison".

Mary Beth Jamison  
Planning Agency Secretary

Plymouth Township Planning Agency  
November 7, 2018

To: Plymouth Township Council

Subject: PHI Belvoir Road

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Very Truly Yours,

A handwritten signature in cursive script that reads "Mary Beth Jamison". The signature is written in black ink and is positioned above the printed name and title.

Mary Beth Jamison  
Planning Agency Secretary