

October 3, 2018

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, October 3, 2018

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

The Pledge of Allegiance was recited.

The following were present:

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

FAIRFIELD DEVELOPMENT ASSOCIATES, LLC

Roger Lateman was present this evening representing Steve Tabakelis from All County & Associates. The sketch plan for Fairfield Development Associates, LLC was discussed.

Fairfield Development Associates will be going before the Township Zoning Hearing Board with a variance request on Monday, October 15th with one request noted.

The lots do not front on a public road. They will front on a private road. The Township ordinance states that the lots front on a public road. The applicant is seeking relief for this.

The sketch plan this evening is the same plan that was described at the last Planning Agency Meeting in September. This is the only zoning relief being requested. The plan conforms with all other sections of the zoning ordinance. The setbacks and lot sizes are adequate.

A Homeowners Association will be established in order to maintain and operate the road. There are no plans to dedicate the road to the Township. Trash removal, snow plowing, etc. will be done privately and will not be the responsibility of the Township. The Homeowners Association will be responsible for maintaining the open space as well.

Mr. Parkin asked if potential buyers will know that as part of the Homeowners Association that they will be responsible for the maintenance. He was advised that they would be made aware of such.

There was a concern voiced about the width of the road as far as parking and access for emergency vehicles. Mr. Conroy advised that the Fire Marshal requires at least a twenty foot wide cartway for fire trucks. This will be part of the land development approval.

A storm sewer system will be installed. All of the drainage will be in the eastern most part of the development. There is currently a drainage pipe which comes out of the parking lot. It will be piped under the street with a catch basin in the street down to the basin. The connection to public sewer and public water will both be located on Fairfield Road.

Mr. Conroy advised that discussions will need to be held with the Township and surrounding neighbors since cross easements will need to be obtained for a private road.

Mr. Lateman stated that the way that the deed reads now the lot has access to the private road.

Mr. McGuire made a motion to approve the variance request to allow the creation of five (5) lots that do not abut a public street of at least 50'.

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

MISCELLANEOUS

The minutes from the September meeting were unanimously approved.

The meeting was adjourned at 7:09 p.m.

Respectfully Submitted



Mary Beth Jamison
Recording Secretary


Plymouth Township Planning Agency
October 3, 2018

To: Zoning Hearing Board

Subject: Fairfield Development Associates, LLC

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Very Truly Yours,

Mary Beth Jamison
Planning Agency Secretary