

September 5, 2018

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, September 5, 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
Tom Parkin	Member
Anthony Stipa, Jr.	Vice-Chairman
Greg Sudell	Member
Dave Conroy	Zoning Officer
Lonnie Manai	Engineer

FAIRFIELD DEVELOPMENT ASSOCIATES, LLC – SKETCH PLAN

Steve Tabakelis was present this evening from All County & Associates to highlight the sketch plan for Fairfield Development Associates, LLC.

The plan details a five lot subdivision which is located in a C Residential Zoning District. The subdivision meets the zoning standards for the minimum lot area and minimum lot width and the rear and side yard setbacks. This is a revised sketch plan and what the Planning Agency is looking at this evening is Sketch Plan 2.

The plan shows 4,138 square feet of open space area per the Township zoning ordinance. There is an open space requirement of 800 square feet per lot. This sketch plan is showing slightly over that.

The proposed lots would be taking access from an existing twenty foot wide private alley. A cul-de-sac will be constructed which will be approximately 233 foot long.

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. The plan shows a thirty foot right-of way. The Homeowners Association will be responsible for maintaining the open space as well.

The connection to public sewer and public water will both be located on Fairfield Road. Mr. Tabakelis stated that the connection will be made straight down the cul-de-sac street into the existing twenty foot wide alley into the existing sewer and water on Fairfield Road. This is a PennDOT road so the necessary Highway Occupancy Permit would need to be obtained.

The lot is located next to JFK Park and is currently an entirely wooded lot.

A storm sewer system will be installed.

A grading easement will be needed on the Township land which is JFK Park.

There are waivers being requested. Most of these pertain to the cul-de-sac length and width.

One variance is being sought and this is due to the fact that the lot does not abut a public street. Relief is needed for this.

The five lots range from 9,000 square feet to 21,000 square feet.

Diamond Run just touches the property and a small wetland is associated with it.

The proposed project will help to clean up a wooded area that is currently not in good condition. Some wooded area will be maintained as a buffer.

The cul-de-sac will be privately maintained with no snow removal from the Township.

Mr. Stipa asked what will keep people from the park from parking on the street. Mr. Tabakelis advised that there will be signage stating that no parking is permitted and that vehicles could be towed. This will be made known to the property owners as well.

Mr. Manai asked Mr. Tabakelis if the proposed Storm Water Management Facility is going to be part of the Homeowners Association or the responsibility of Lot #5. Mr. Tabakelis stated that the facility will most likely be the responsibility of Lot #5.

Mr. Manai asked if the Diamond Run Creek has a floodplain designation as it runs through the site. Mr. Tabakelis advised that it does not. There is a fifty foot stream buffer.

Mr. Sudell asked if there are currently lights at JFK Park. It is believed that the soccer fields at the park do have lights. Mr. Sudell had a concern with the lights from the park reflecting into the neighborhood.

Mr. Sudell asked if easements were needed to extend the road and use what is already private. Mr. Tabakelis stated that the easements were not necessary.

Ms. McCullough voiced concern 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. During the land development phase the Township may require that there be no parking on either side of the street if it is twenty foot wide. It could be a problem if people from the park attempt to park on the street. Mr. Tabakelis stated that each homeowner would have their own driveway in which to park. Signage would likely need to be installed. Visitors could use the JFK Park parking lot.

Mr. Frangiosa asked if any consideration was given to widening the road. Mr. Tabakelis stated that this could be considered. The road could be wider and still be private.

Mr. Stipa stated that according to the plan it appears that four of the five lots will front sideways. Mr. Tabakelis advised that the hope is to have the front doors of the homes facing the street.

The Township consultants including the Traffic Engineer have not reviewed the sketch plan yet. The Township Engineer has reviewed the sketch plan.

The Planning Agency relies on the Consultants reviews and feedback from citizens in helping to guide them in their decision when reviewing the plan.

The next step is to make an application to the Township Zoning Hearing Board for the variance that is being requested. The neighbors will then have an opportunity to come to the meeting and voice any concerns that they may have. The applicant will then come back to the Planning Agency again.

Mr. Conroy stated that since there is no floodplain issue a special exception from the Zoning Hearing Board is not required.

Mr. Conroy stated that the stormwater area appears to be close to the proposed house and that fencing may be needed.


Mr. Conroy mentioned about the corner of lots 4 and 5. He asked if there is any way that this could be squared off to better delineate the property boundaries. Mr. Tabakelis advised that this will be looked into.

MISCELLANEOUS

The minutes from the August meeting were unanimously approved.

The meeting was adjourned at 7:30 p.m.

Respectfully Submitted


Mary Beth Jamison
Recording Secretary