

May 2, 2018

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday May 2, 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

356 Fairfield Road

Dean Eisenberger was present this evening regarding his application for 356 Fairfield Road.

Mr. Frangiosa stated that the Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, May 21, 2018, commencing at 7:00 p.m., in the Plymouth Township Building, on the following application.

Dean N. Eisenberger, Sr: On an application for Variances from Plymouth Township Zoning Ordinance No. 342, as amended, Article VII, Sections 702.A, 702.C.1, 702.C.2, 702.E, 702.F, 702.G and 1913.

The Variances requested are as follows: To allow a lot area of 6,767 square feet (Lot 1) and 4,000 square feet (Lot 2), where a minimum of 9,000 square feet is required; to allow a lot width of 45.11' (Lot 1) and 26.67' (Lot 2), and an aggregate of 8' where a minimum of 12' is required, and an aggregate of 30' is required; to allow a side yard setback on a corner lot (Lot 1), abutting a street, of 8', where a minimum of 30' is required; to allow a side yard setback, on a corner lot (Lot 1), of 8', where a minimum of 12' is required; to allow a building coverage of 30% (Lot 2), where a maximum of 25% is allowed; to allow 53% impervious coverage (Lot 2), where a maximum of 35% is allowed; to allow 47% green space (Lot 2), where a minimum of 65% is required; to create lots (lots 1 & 2) that do not abut a public street for 50'.

The property is located at 356 Fairfield Road in a "C" Residential Zoning District.

Mr. Eisenberger stated that the proposal this evening is for the construction of a single family home.

Mr. Eisenberger has met with staff as to how to best develop the property. It will be a detached dwelling that will be kept in his family.

26' of frontage is being proposed. 30' is the required setback off of the front of the property.

Mr. Eisenberger is planning to install sidewalks on Lucetta Street.

Mr. Manai mentioned the setbacks that are shown on the plan. After researching the Township ordinance and speaking with the Zoning Officer, it appears to be a subdivision and land development issue which can be dealt with. The need for improvements is not warranted. Mr. Manai stated that he is withdrawing his concern about where the right-of way is shown on the plan.

Mr. Sudell asked Mr. Eisenberger if he is definitely planning on installing sidewalks on Lucetta Street. Mr. Eisenberger advised that when the plan goes to land development, he will install sidewalks on Lucetta Street, into the park.

Mr. Conroy advised Mr. Eisenberger that when Lot 1 is developed with the setbacks, if he is considering putting on a porch, that he will need to review the Township ordinance pertaining to this. A porch on the side of the house will have to be within the building envelope.

No audience members offered comments that were in favor of or were opposed to the application.

Mr. Sudell made a motion to approve the request for the construction of a single family home at 356 Fairfield Road with the stipulation that sidewalks be installed on Lucetta Street. Mr. McGuire seconded the motion and it passed 7-0 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. McGuire, Mr. Parkin, Mr. Stipa and Mr. Sudell in favor.

The April minutes were approved unanimously.

The meeting was adjourned at 7:15 p.m.

Respectfully Submitted



Mary Beth Jamison

Recording Secretary

Plymouth Township Planning Agency
May 2, 2018

To: Zoning Hearing Board

Subject: 356 Fairfield Road

Mr. Sudell made a motion to approve the request for the construction of a single family home at 356 Fairfield Road with the stipulation that sidewalks be installed on Lucetta Street. Mr. McGuire seconded the motion and it passed 7-0 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. McGuire, Mr. Parkin, Mr. Stipa and Mr. Sudell in favor.

Very Truly Yours,

A handwritten signature in blue ink that reads "Mary Beth Jamison". The signature is written in a cursive style with a large, prominent initial "M".

Mary Beth Jamison
Planning Agency Secretary