

April 3, 2019

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, April 3, 2019

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	Recording Secretary
Bob Jordan	Engineer – Woodrow & Associates
Dave Conroy	Zoning Officer

Chairman Frangiosa stated that the Planning Agency is simply an advisory board to Plymouth Township Council and the Zoning Hearing Board. The decisions that the Planning Agency makes are not binding, just advisory.

COLONIAL MIDDLE SCHOOL

Chairman Frangiosa announced that this is an application for a Variance from the Plymouth Township Zoning Ordinance No. 342, as amended, Article XXVII, Section 2713.F. The Variance requested is as follows: To construct a private road/driveway within the Floodplain Conservation District.

The property is located at 716 Belvoir Road in an "Open Space Recreation" Zoning District.

Tom Hanna P.E., from Gilmore & Associates was present this evening on behalf of the Colonial Middle School.

The Colonial Middle School was before the Planning Agency in January to discuss the building height and a Variance was needed at that time.

As their design progressed, they created an access road which will go out to New Hope Road, being the intent to separate the bus and car traffic. A portion cuts through the FEMA floodplain. A study was completed to determine the floodplain elevation in the area. They found that the current floodplain elevation is 201.1 feet. The floodplain elevation will be brought down with improvements to the site to 200.68 feet.

Additional calculations were provided supporting the hydraulic analysis and encroachment is minimal. There will be no adverse impact to the surrounding neighbors.

Mr. Frangiosa asked if there were any comments or questions from the audience.

Steven Peng – 427 Maplewood Drive has a basin that he maintains on his property with zero flooding issues. He voiced his concerns regarding drainage. Mr. Peng was advised that with construction of the School that there will be a detention basin which should improve stormwater management.

James Knowles – 409 Park Drive had questions about the usage of the access road. He asked if it would be restricted in any way. He was advised that it would be restricted for buses.

No audience members were in favor or were opposed to the application.

Mr. Parkin made a motion to approve the Variance for the Colonial Middle School to construct a private road/driveway within the Floodplain Conservation District. The motion was seconded by Mr. Harper and passed 7-0 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. McGuire, Mr. Parkin, Mr. Stipa, and Mr. Sudell in favor.

SAGE LIVING CONDITIONAL USE

Mr. Frangiosa stated that this item pertains to a request by Sage Senior Living Development to convert the existing vacant office building into a 150-unit elderly housing/assisted living facility. The property is located at 502 West Germantown Pike.

Denise Yarnoff, Esquire presented this evening on behalf of Sage Senior Living Development.

Ms. Yarnoff is present this evening regarding the ordinance amendment. The ordinance amendment permits elderly assisted living in the building. The building will be retrofitted including landscaping and stormwater management. It will meet the requirements of the ordinance.

The developer is excited about this site. The proposed plan will turn the building into a market that is under served. It will provide an opportunity to have larger windows, common areas, exercise areas, activity rooms and memory units. Also included will be independent apartment living. A roof deck may be located on top. The exterior would include pick up and drop off areas that are covered.

Minor site modifications were outlined including crosswalks and the addition of 13 parking spaces. Storm water management, basins, and rain gardens will be implemented.

The building is located on approximately five acres.

Refreshing and softening the landscaping is also included in the plan.

A multi-level plaza area will be created.

The use does meet the requirements and provisions of the ordinance. It also meets the fifty acre requirement. Ninety parking spaces are required by the ordinance. The site will have more than this.

The developer will be working closely with the Township Fire Marshal regarding sprinkler installation. All appropriate permits will be obtained.

The applicant will comply with all comments from the Township Engineer.

The assisted living facility will not create adverse traffic conditions nor will it have an effect on the surrounding community.

Mr. Parkin asked for a breakdown on the type of residents who will be residing at the facility. He was advised that there would be no skilled care. There will be independent and assisted living in addition to memory care.

Mr. Sudell asked if there will be a gated parking lot on site. He was advised that there will be twenty-seven parking spaces. Mr. Sudell voiced concerns for elderly residents walking to and from their cars.

Ms. McCullough asked about the maximum capacity of the office building. The office building requires 700 parking spaces. She asked if the restricted parking in front of the building will be available to employees. Ms. McCullough was advised that it would.

Mr. McGuire asked what type of housing would there be. He was informed that there would be a mix of studio and one and two bedrooms.

Key fobs will be used for residents for entry with a twenty-four hour concierge on duty.

Mr. Frangiosa asked if the applicant will comply with the review letters received for the conditional use. He was advised that he would.

Mr. Frangiosa asked if anyone in the audience was in favor of or was in opposition to the request. There was no response.

Mr. McGuire made a motion to approve the Conditional Use request for Sage Senior Living Development to convert the existing vacant office building located at 502 West Germantown Pike into a 150-unit elderly housing/assisted living facility.

The motion was seconded by Mr. Harper and passed 7-0 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. McGuire, Mr. Parkin, Mr. Stipa, and Mr. Sudell in favor.

COLONIAL MIDDLE SCHOOL

Tom Hanna P.E., from Gilmore & Associates, presented this evening regarding the Land Development for the Colonial Middle School.

The existing school will remain in session while the new school is being built. Once the new school is constructed, the old school will be demolished. Parking will still remain on site. The site access on Belvoir will remain the same. The access to New Hope Street will be used for buses.

The track and field will remain as is. The athletic facilities will shift. The parent drop off will come in and off of Belvoir Road, loop in front of the building and exit back out onto Belvoir Road.

The stormwater features were reviewed. There will be a detention basin with a large underground infiltration bed in addition to a rain garden.

There will be approximately 220 parking spaces on the main lot. There are currently 149. The site design was outlined. There will be significant improvements to what currently exists. This will be a benefit to neighbors and the community. The community use of the fields and the building is encouraged.

The new building will be slightly larger than the existing building. There will be two stories with one wing constructed three stories. The building will be one hundred feet from the property line.

There will be landscaping buffers installed on Maplewood Drive.

The building will consist of steel construction and will be non-combustible.

A site security fence will be constructed in August for security. The plan for the school is a two year construction phase followed by fifteen months of additional work. The construction staging area on the football field includes a temporary parking lot.

The applicant has applied for a Highway Occupancy Permit for temporary access off of Plymouth Road. This will be used for construction vehicles. The work on the access road will commence in September.

If neighbors experience issues with noise, dust, garbage, etc., during construction, these will be able to be addressed.

The fifteen waivers that are being requested were outlined. Six pertain to site design and the remaining nine are landscaping issues. The waivers are standard pertaining to Land Development with none of them pertaining to safety. The non-compliance issues were also reviewed.

If sidewalks are installed, the school will be responsible for the maintenance.

The proposed size of the new parking spaces will be 9' x 18'.

Mr. Frangiosa asked a question about the parking lot on the upper deck in back of the school. Forty parking spaces will be lost there, but seventy will be gained in the front of the building.

Mr. Frangiosa asked if anyone in the audience had any comments or questions pertaining to the School.

Tim Metz – 101 Patriot Circle asked a question about the existing access road coming onto Belvoir Road. He asked if there will be right and left turns exiting the School. Mr. Metz was advised that there will be in the future. A traffic study was done regarding this issue.

Mr. Parkin asked whether the Township would consider installing a four way Stop Sign. Mr. Conroy stated that the Township Traffic Engineer would need to look into this.

Lori Digiandomenico – 405 Maplewood Drive asked what she can anticipate during the construction phase. The phone number of the construction manager was provided to Ms. Digiandomenico in the event

that there are questions or problems during construction. She was advised that measures will be taken to control dust.

Mr. Sudell made a motion to approve the Land Development for the Colonial Middle School and was seconded by Mr. McGuire. The motion passed 7-0 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. McGuire, Mr. Parkin, Mr. Stipa, and Mr. Sudell in favor.

The March minutes were approved unanimously.

The meeting was adjourned at 8:50 p.m.

Respectfully Submitted


Mary Beth Jamison
Recording Secretary

Plymouth Township Planning Agency
April 3, 2019

To: Zoning Hearing Board

Subject: Colonial Middle School

Mr. Parkin made a motion to approve the Variance for the Colonial Middle School to construct a private road/driveway within the Floodplain Conservation District. The motion was seconded by Mr. Harper and 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.

Mary Beth Jamison

Planning Agency Secretary

Plymouth Township Planning Agency
April 3, 2019

To: Plymouth Township Council

Subject: Sage Living Conditional Use

Mr. McGuire made a motion to approve the Conditional Use request for Sage Senior Living Development to convert the existing vacant office building located at 502 West Germantown Pike into a 150-unit elderly housing/assisted living facility.

The motion was seconded by Mr. Harper and passed 7-0 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. McGuire, Mr. Parkin, Mr. Stipa, and Mr. Sudell in favor.

Very Truly Yours,

Mary Beth Jamison
Planning Agency Secretary

Plymouth Township Planning Agency
April 3, 2019

To: Plymouth Township Council

Subject: Colonial Middle School (Land Development)

Mr. Sudell made a motion to approve the Land Development for the Colonial Middle School and was seconded by Mr. McGuire and 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 initial "M".

Mary Beth Jamison
Planning Agency Secretary