

February 6, 2019

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, February 6, 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
Anthony Stipa, Jr.	Vice-Chairman
Greg Sudell	Recording Secretary
Tom Parkin	Absent
Lonnie Manai	Engineer – Woodrow & Associates
Dave Conroy	Zoning Officer

GLASGOW, INC.

Ed Hughes, Esquire presented this evening on behalf of the applicant.

Before the Planning Agency this evening is an application for a lot line change at 1100 & 1200 Conshohocken Road.

The proposal by the applicant is to subdivide their approximately twenty-six acres located on Conshohocken Road which is zoned "Heavy Industrial". Located next door is the Delaware Valley Concrete Facility. For the last thirty years, Glasgow has rented the back piece of their property to them for their use.

Glasgow would now like to sell that three acre piece of ground to the facility and will merge lot two into the Delaware Valley piece. This is being treated as a minor subdivision.

There has not been a great deal of survey work completed at this time. There have not been calculations completed on impervious coverage however there is plenty of green space. The applicant has received review letters from the Township consultants and is willing to comply with these with the exception of the waivers that are being requested. The space is being conformed into one lot.

Mr. Conroy advised that the Township will need calculations for when the plan is recorded. Mr. Hughes stated that rough calculations are expected from the surveyor.

Mr. Manai asked Mr. Hughes if the applicant plans to memorialize the distance of the non-conformities. Mr. Hughes stated that this will be done.

Mr. Manai stated that the ten foot parking setback needs to be put in the zoning tabulation.

Mr. Hughes stated that the applicant does not want to show the existing utilities on Conshohocken road. This is one of the waivers being requested.

Concrete monuments and signature blocks will be installed.

Mr. Frangiosa stated that the Planning Agency needs to have a waiver list to act upon.

The following waivers are being requested 1) buffering and berming, 2) contour lines and soil types and 3) curbs and sidewalks. The applicant will comply with the ultimate right-of-way.

Mr. Sudell asked if Delaware Valley Concrete is currently renting the space and if Glasgow was selling the piece. He was advised by Mr. Hughes that this is correct. It is a strictly industrial piece.

Mr. Conroy stated that the Township will need a rough calculation pertaining to the impervious surface.

Mr. Manai asked what the size of the plan is that is being recorded. He advised that it should be 24" x 36".

Mr. McGuire made a motion to approve the application subject to the following conditions that were noted by Mr. Frangiosa. 1) The impervious surface calculation must be outlined on the plan. 2) The plan size must be 24" x 36" for recording, 3) The following waivers are requested, buffering and berming, listing utilities on the plan, listing contour lines on the plans, soil types and boundaries, and curbs and sidewalks. All of these are contingent upon no improvements or modifications being made to the existing lands in any way, shape or form since this is a transference of use from lease to purchase of existing use of the last thirty years.

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

1927 HALLOWELL ROAD

Paul Hughes, P.E. presented this evening on behalf of the applicant. This is an application for a 2-lot subdivision at 1927 Hallowell Road creating one additional lot for a future single family dwelling.

The parcel is 1.2 acres and is located in a "A Residential" Zoning District. It currently exists as a single family dwelling and a detached garage. The proposal is to subdivide the parcel into two compliant lots.

The plan for lot one is to renovate the existing stone garage for use as a single family dwelling. A two car attached garage will be created. Lot two will consist of renovating the existing single family home and also adding on an attached two car garage. In addition, a new driveway will be added.

Each house will provide a new stormwater management system.

The existing landscaping will be preserved. Mr. Hughes provided a site plan to the Planning Agency.

The pool and pool house that is located on the current property will be demolished. The existing garage will be remodeled.

The stormwater management plan was outlined.

Soil testing has been completed.

The front elevations were displayed.

Review letters have been received from the Township Consultants and the Montgomery County Planning Commission and the applicant is willing to comply with their comments.

Two waivers are being requested as follows: 1) Landscaping – preserving the existing trees and shrubs that are on the site. The Township Landscape Architect had no objections. 2) Dedication of open space – the applicant will pay a fee to the Township in lieu of this. This is subject to review by Council.

Mr. Manai asked a question pertaining to the driveway aprons which was answered by Mr. Hughes.

The applicant may need to modify the existing curbs and sidewalks on the frontage of the property.

The new driveway will be installed between the first two trees from the existing driveway. The driveway to the garage will remain.

Mr. McGuire asked if there is a driveway to the right of the subject property that goes to Aristacare. He was advised that there is.

The pool is being removed because it will exceed the impervious coverage.

There are no cross easements on the property.

There are no comments from the Montgomery County Planning Commission.

Mr. Frangiosa asked if there were comments from the audience.

Carmella Thompson – 1935 Hallowell Road had a comment about water and sewer. She was advised by Mr. Hughes that the applicant is working to ensure that there is public water and public sewer.

David Squires – 1923 Hallowell Road about the renovation to the existing garage structure in addition to what type of barriers would be installed between the properties. He had concerns for privacy. Mr. Squires was advised that all trees will remain and there will be a barrier. The installation of a fence will be contingent upon who purchases the property. The installation of a fence is not planned by the applicant. The applicant is willing to have a six foot safety fence installed during construction.

Ms. McCullough made a motion to approve the application for a 2-lot subdivision creating one additional lot for a future single family dwelling. The motion was seconded by Mr. McGuire and was

seconded by Mr. McGuire. The motion was approved 5-0 with Mr. Harper, Ms. McCullough, Mr. McGuire, Mr. Stipa and Mr. Sudell in favor. Mr. Frangiosa recused himself and Mr. Parkin was absent.

1929 JOHNSON ROAD

Nicole and Travis Lick were present this evening to outline their application for a 2-lot subdivision at 1929 Johnson Road creating one additional lot for a future single family dwelling.

It is a one acre property that will be divided into two half acre lots. It is zoned "A Residential".

Ms. Lick outlined the waivers being requested as follows:

- 1) Not showing the required information for areas within 200 feet. The information provided on the plan is adequate. The applicant has complied with this and it is a non-issue.
- 2) Waiving the proposed contours until the building permit stage.
- 3) Showing the location of the proposed sanitary sewers. The applicant will comply with this. Mr. Manai stated that the applicant should show the Township Sewer Engineer that capacity exists for the connection of the new line and that there are no problems with the existing facilities.
- 4) Not outlining the proposed improvements to lot two.
- 5) Not providing an improvement construction plan for lot two and deferring this to the building permit stage. Mr. Manai stated that Woodrow & Associates is okay with this request.
- 6) To not provide paving width of thirty-six feet curbing and sidewalk for Johnson Road.
- 7) Allow utilization of an existing common driveway.
- 8) To not provide the required concrete monuments. The applicant has agreed to comply with this and will withdraw this waiver request.
- 9) To defer the stormwater management plan on lot two until applying for the building permit.

Mr. Manai stated that as part of the subdivision plan, the Township is requesting that stormwater management be shown and engineered in order that whoever purchases it is aware. The applicant will comply with this.

Mr. Manai stated that with respect to the waiver of sidewalks, curbs and the road widening request he sees the merits from both the applicant and the Township. There are curbs and sidewalks immediately adjoining the property. As part of the improvements a utility pole would need to be removed. Mr. Manai believes that the installation of curbs could work at the location or it could work as well without them.

Mr. Manai asked about the common driveway for lot two. It serves both homes. The current easement allows for it to serve two properties. Lot one is not in the picture. Lot two would have it. Neither driveway changes where it enters or exists Johnson Road.

Mr. McGuire expressed some concerns about installing sidewalks. He asked if perhaps a smaller one or non-standard sidewalks could be installed. Also whether sidewalks could be installed without curbing. He also asked if it would be possible to put sidewalks in on lot one without taking the trees down or installing them on lot two but not on lot one. Mr. Manai stated that the applicant would need to ask Council for a waiver regarding the installation of sidewalks.

The applicant has spoken with most of their neighbors pertaining to the subdivision request. A couple of concerns were expressed.

Mr. Stipa stated that the Township requires the installation of sidewalks when new developments are constructed. If sidewalks are not put in at 1929 Johnson Road there will be an open space in between developments. Mr. Stipa does not want to set a precedent.

Mr. Frangiosa stated that while he would like to see the trees remain on the property he does have some concern as to their health and longevity. Mr. Frangiosa was advised that the trees have been checked.

Mr. Frangiosa stated that the Township has previously requested that sidewalks be installed from those developing parcels. He is not opposed to the installation of sidewalks, however he does not want to see them put in at the expense of the trees.

Michael and Wendy Conroy – 408 Rolling Hill Drive are neighbors of the Licks'. Mr. Michael Conroy voiced concerns with the development and stormwater and the foundation of their home. He said that it could pose problems with their property if the property at 1929 Johnson Road is not downgraded adequately.

Mr. Frangiosa stated that the stormwater management that Mr. Manai is requesting should prevent any problems.

Mr. Frangiosa asked if anyone from the audience was in favor of or was opposed to the request.

Mr. Michael Conroy stated that he is opposed until the property stormwater management is done on the entire easement. The applicant stated that they only own a part of the easement.

Mrs. Lick advised the Planning Agency that with respect to the waivers being requested that they will comply with all of them with the exception of the sidewalks and curbing.

Mr. Frangiosa recommended that the applicant work with the Township to determine how the sidewalks will fit in with the subdivision. In addition that the applicant defer to Council on the curbing because of the widening and the pole movement.

Mr. McGuire made a motion to approve the application for a 2-lot subdivision at 1929 Johnson road creating one additional lot for a future single family dwelling. The motion was seconded by Mr. Sudell and was approved 6-0 with Mr. Frangiosa, Mr. Harper, Mc. McCullough, Mr. McGuire, Mr. Stipa, and Mr. Sudell in favor. Mr. Parkin was absent.

The January minutes were approved conditioned upon the two modifications being made as noted.

The meeting was adjourned at 8:35 p.m.

Respectfully Submitted

Mary Beth Jamison

Mary Beth Jamison

Recording Secretary

Plymouth Township Planning Agency
February 6, 2019

To: Plymouth Township Council

Subject: 1927 Hallowell Road

Ms. McCullough made a motion to approve the application for a 2-lot subdivision at 1927 Hallowell Road creating one additional lot for a future single family dwelling. The motion was seconded by Mr. McGuire and was approved 5-0 with Mr. Harper, Ms. McCullough, Mr. McGuire, Mr. Stipa, and Mr. Sudell in favor. Mr. Frangiosa recused himself and Mr. Parkin was absent.

Very Truly Yours,


Mary Beth Jamison
Planning Agency Secretary

Plymouth Township Planning Agency
February 6, 2019

To: Plymouth Township Council

Subject: 1929 Johnson 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.

Mary Beth Jamison

Planning Agency Secretary

Plymouth Township Planning Agency
February 6, 2019

To: Plymouth Township Council

Subject: Glasgow, Inc.

Mr. McGuire made a motion to approve the application for a lot line change at 1100 & 1200 Conshohocken Road. The motion was seconded by Mr. Stipa and was approved 6-0 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. McGuire, Mr. Stipa, and Mr. Sudell in favor. Mr. Parkin was absent.

Very Truly Yours,


Mary Beth Jamison
Planning Agency Secretary