

**Plymouth Township
Planning Agency Meeting
June 26, 2019**

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, June 26, 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
Anthony Stipa, Jr.	Vice-Chairman
Monica McCullough	Member
Mike McGuire	Member
Tom Parkin	Member
Vernon Harper	Member
Greg Sudell	Member
Lonnie Manai	Engineer – Woodrow & Associates- Excused absence
Dave Conroy	Zoning Officer

Colena Johnson Kemp and Ramon Kemp (Harry T. Triolo & Judith A. Triolo):

Chairman Frangiosa stated this is an application for a Variance from Plymouth Township Zoning Ordinance no. 342, as amended, Article XXVIII, Section 2800.

The Variance requested is as follows: to allow a veterinary office. The property is located at 699 West Germantown Pike in a “Limited Commercial” Zoning District.

Ms. Jasmine Montecarlo, esq., represented the applicant. Harry and Judith Triolo have been owners of this property since 1999. However, Colena and Ramon Kemp are under agreement to purchase the property as of March 13th this year. The property consists of 25,235 sq. ft., with an existing 6,660 sq. ft. being used as a commercial office building and onsite parking spaces, 31 currently.

There are four offices within the building and two of the four consist of 3,300 sq. ft. which is being proposed as a veterinary office. The veterinary office will be open during normal business hours, evening hours on week nights only, ending at 7 p.m., and occasional overnight stays. However, no boarding or kennel services will be provided. There will be 3 to 6 employees and 5 to 15 patients being seen in any given day.

There have been challenges with selling the property due to the fact that it was on the market for five years. Ms. Montecarlo states there is need of renovations and minimal impact on the neighborhood as well as traffic.

Mr. Parkin asked about overnight stay, being contained to the interior of the building. Ms. Montecarlo stated yes they would be, but no plans for overnight boarding.

Mr. Harper asked how many rooms will there be for the overnight stay of animals and if it goes beyond a one night stay. Dr. Johnson stated it would only be for animals that would need hospital observation or have complications, which could be two nights. Dr. Johnson stated that there will be two rooms, one for cats and one for dogs. Mr. Harper also addressed air handling from the rest of the building. Dr. Johnson stated she doesn't know the specifics on air handling of the building. She did state she had a feasibility study performed, which air handling was not addressed.

Mr. Triolo explained the four units of the building. He stated there are two on the bottom and two on the top. Each have separate air conditioning and heating units, separated by walls. The four units have their own entrance, but share a foyer, top and bottom.

Mr. Sudell asked if exotic animals were going to be seen. Dr. Johnson stated there will be no large animals. Household pets will include animals such as birds, guinea pigs, or rabbits. Mr. Sudell also asked regarding post sale, if the vet will be taking the whole top floor, and the bottom will be two rentals. Dr. Johnson said that is correct. Mr. Sudell asked if any appraisals were done on the facility. Mr. Triolo stated only the market value that his appraiser performed, which came in at \$1.7 million.

Ms. McCullough asked if there were going to be cremation services. Dr. Johnson said that would be an outsource business.

Mr. McGuire asked about the renovations for the office and outside maintenance if any. Dr. Johnson stated there will be addition of a fence. The inside would consist of five exam rooms, a dental suite, a surgical suite, an x-ray & ultrasound suite, two housing rooms, and large foyer entrance with a receptionist desk, restrooms, doctor's office, and a bathing area.

Mr. Stipa mentioned that he does not see that the hardship is there. \$250 a sq. ft. for commercial property isn't common. However, he does not have any issues for the projected use. Mr. Frangiosa agreed with Mr. Stipa regarding the hardship.

Mr. Frangiosa addressed overnight stays in that the neighbors won't hear anything. Dr. Johnson stated that the building is very well insulated, and that the placement of the rooms will be on the side walls instead of the back walls. Mr. Frangiosa made clear that there's residents across and behind the property. Mr. Frangiosa also states understanding the need for an overnight stay and who will be staying with the animals. Dr. Johnson stated the overnight use is for post-surgical, meaning if it was a difficult surgery at the time of surgery, or if the owner cannot pick up its pet in time. Dr. Johnson also mentioned that the employee will stay until the animal is fully recovered from anesthesia, but will not be staying all night.

Mr. Conroy stated that if the applicants wanted to gather more information or talk to their partners, and come back in August, they could. Otherwise the board can vote tonight, it's up to them.

Ms. Montecarlo stated she tried contacting neighbors, and one signed a letter of support in favor of the proposed veterinary office. Mr. Conroy stated that the surrounding neighbors will receive a notice of the Zoning Hearing Board Meeting regarding this request. Ms. Montecarlo stated that the applicants decided to move forward tonight.

Mr. Tornetta explained the proximity of the area, in that there's heavy landscaping and setbacks, in which he's doubtful anyone would complain about noise. Mr. Tornetta explained that road noise would be much more of a concern in that area.

Mr. Frangiosa mentioned his concern of noise at night should an animal have to stay overnight. They did not get to look at the plans, which was an issue to the board.

Dr. Johnson stated the overnight rooms have already been sound proof. In addition, Dr. Johnson stated she will install cameras with sound so they can remotely observe the animals.

Dr. Johnson touched upon the feasibility study that was performed. She states the company who performed this only deals with veterinary offices. The company checked for sound proofing and discussed the proximity of the overnight rooms. In result, they thought the overnight rooms was far enough away from the residential homes, as well as the flooring to mitigate sound for the tenants up and down stairs.

Mr. Sudell asked if the sale was contingent on financing. Mr. Triolo stated yes it is. Mr. Sudell also asked if any other offers were rejected or fell through when showing the property. Mr. Triolo stated no.

Mr. Frangiosa made a motion to approve the variance. The motion was seconded by Mr. Parkin and was approved 6-1 with Mr. Frangiosa, Mr. Harper, Mr. McGuire, Mr. Parkin, Mr. Stipa, and Ms. McCullough in favor. Mr. Sudell opposed the motion.

The May minutes were unanimously approved.

The meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

A handwritten signature in black ink that reads "Annalisa Primus". The signature is written in a cursive, flowing style.

Annalisa Primus
Recording Secretary