

**Plymouth Township
Planning Agency Meeting
June 5, 2019**

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, June 5, 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- Absent
Mike McGuire	Member
Tom Parkin	Member
Vernon Harper	Member
Greg Sudell	Member
Lonnie Manai	Engineer – Woodrow & Associates
Dave Conroy	Zoning Officer

Jon Williams-Safstor Real Estate Co, LLC (Plymouth Park DFC, LLC):

Chairman Frangiosa stated this is an application for a Variance from the Plymouth Township Zoning Ordinance No. 342, as amended, Article XIV, Section 1400.J.1&2; Section 1404.H.1.

The Variance requested is as follows: To allow a self-service storage facility, located on a road classified as minor arterial or lower, as well as on a site of 6.1 acres where a minimum of 7 acres is required; to allow a parking/roadway front setback of 15' where a minimum of 25' is required.

The property is located at 100 Lee Drive in a "Limited Industrial" Zoning District.

Mr. Rob Lewis, from Kaplan Stewart, presented on Plymouth Meeting Park adjacent to the PA turnpike, and surrounds Lee Drive to place a self-service storage facility. This site is a former Act 2 site, due to the fact it had asbestos in 2006. This current lot, lot 6 serves the current use and the purpose of the request tonight. It's a great access point from Lee Drive to Davis Drive, and Gravers Road to Gallagher Road, which makes it accessible to the Blue Route and Turnpike.

Mr. Lewis states that the area has no residential uses, which is a great place to place this storage facility. Mr. Lewis addresses that there is a requirement consisting of frontage on an arterial highway street. However, the Plymouth Meeting Park does not meet those standards. The Agency has requested approval of those variances, which have been granted by the Zoning Hearing Board.

Safe Store is a national company and is under agreement for lot 6, which is over 6 acres. They are proposing to build a 3 story, climate control, self-serving storage facility. Mr. Lewis states that this would be an attractive building, cannot tell it's a storage facility from the outside. Mr. Lewis stated it serves a host of tenants, each floor containing 35,000 square feet. No outdoor storage is permitted nor proposed.

Mr. Lewis stated the requirements which are as follows: a 7 minimum acre lot size, which Mr. Lewis stated is 6.1 acres. Also, requirements state that it must have frontage on a limited access highway, which that lot does not obtain. Also, Mr. Lewis stated that Chemical Road will be the main access road. The last requested relief Mr. Lewis stated that requirement parking areas and interior road ways be set back 25 feet from an established ultimate right of way. He indicated that requirement does not apply to lot 6 due to the fact that a private road way does not include a right of way and because the property is set back 30 feet.

Mr. Manai talked about the remediation on the site. He also said that the existing detention basin pond was never closed out. It needs to be regraded and maintenance needed to be done, should be a part of this work.

Mr. Frangiosa asked how many storage units will be in the facility. Mr. Lewis stated that 800 units are proposed.

Mr. Stipa asked about the history of the asbestos and piercing the barrier. Mr. Lewis stated they are continuing the investigation of the asbestos. Mr. Lewis is in compliance of the DEP regulations and exporting the soil, which mentions is costly. Mr. Stipa stated that there was a limit of all buildings heights being slab on grade, but that has been lifted. Mr. Conroy addressed if lots 4 and 5 are all on pilings.

Mr. Frangiosa asked if someone will be on location at all times. Mr. Lewis stated that there will be normal working hours. Tenants will have a key to let them have 24 access and a log will be logging all of this information. However, there will be no night watchman.

Mr. Parkin asked about monitoring hazardous material. Mr. Lewis stated there are regulations in that every unit owner has a contract, and if need be, owner has the right to inspect.

Mr. Frangiosa asked if the facility is being monitored internally. Mr. Lewis stated there are cameras inside the facility, but it's not being monitored. Mr. Frangiosa asked if signs will be posted throughout the facility of recordings being made. Mr. Lewis addressed it will be stated in the contract.

Chairman Frangiosa asked if anyone from the audience is in favor or is opposed to the Variance request. Mr. McGuire made a motion to approve the Variances and was seconded by Mr. Parkin. The motion passed 6-0 with Mr. Frangiosa, Mr. Harper, Mr. McGuire, Mr. Parkin, Mr. Sudell, and Mr. Stipa in favor. Ms. McCullough was absent.

Saint George Coptic Orthodox Church of Greater Philadelphia (Prince of Peace Lutheran Church of Plymouth Township):

Chairman Frangiosa stated this is an application for a Variance from the Plymouth Township Zoning Ordinance No. 342, as amended, Article V, Sections 500. F & 500.G and Article XVII, Section 1700.

The Variance requested is as follows: To allow 49% impervious coverage where a maximum of 25% is allowed; to allow 51% green space where a minimum of 75% is required to allow 113 parking spaces where a minimum of 339 parking spaces are required.

The property is located at 2907 Jolly Road in an "A" Residential Zoning District.

Mr. George Ozorowski presented to request to demolish the exiting building and construct a new church, office, and classrooms with public water and public sewer. Fourth area of zoning relief is, requesting a height Variance. Parking will be required on Wednesday, Friday, and Sunday mass in the morning: same group of people on all three days.

Father Mina presented on the history of the church and reasons why they are looking to expand.

Mr. Ozorowski stated the new property would be on Jolly Road, right across the street from the Community Center. There will be two entrance ways of getting in and out. He stated the Bishop will be the only person living on the property, and hours of operation will be between 9:00 and 12:00.

Joe Estock presented on the areas of zoning relief. He stated that the existing detention basin that's there will be modified. He also stated that the existing building has two entrance ways, and the proposed will be two as well. Mr. Estock said that there will be 113 parking spaces. Mr. Estock addresses that the impervious coverage and green area are already at 49%. The building height meets a 35 feet requirement. However, projections above the roof, will have a 20% increase, which will be 42 feet. They are requesting to allow the tower and domes to exceed what the maximum is.

Mr. Frangiosa asked how many floors are in the building. Mr. Estock stated that there are two floors.

Mr. Manai asked if they will be using any porous pavement regarding the impervious coverage. Mr. Estock stated that normal blacktop will be used. Mr. Manai also asked to state the proposed vertical alignment of the sanctuary and adjoining property. Mr. Estock said that they will be looking at the proposed first floor of the façade.

Mr. Parkin asked if there will be any daycares being ran out of the church. Mr. Ozorowski said that there are no plans for a daycare.

Mr. Frangiosa asked about parking. Mr. Ozorowski stated that there are about around 70 cars on average. Father Roufail stated that 150 vehicles are for a normal Sunday mass. Mr. Frangiosa also asked where most people came from to go to church. Mr. Ozorowski stated that most people come from an hour and a half away. The nearest church is located in Conshohocken.

Mr. McGuire stated it's a great use since the only one in close proximity is in Conshohocken.

Mr. Frangiosa asked if the property will be inspected for asbestos. Mr. Estock stated that they are waiting to see where the Zoning goes.

Mr. Stipa asked how long they have been at the location currently in Norristown. Father Mina stated since 1994. Mr. Stipa was concerned about the use and parking concern, if they have to sell it, then issue another use. Mr. Conroy stated he can only go by what's in the code and has to wait until he sees the plans.

Mr. Frangiosa has concerns about the height overage, 42 feet, being proposed 63 to 64 feet. He stated that the neighbors will be down below all of it, concerned about casting shadows from the sun. Mr. Ozorowski stated that the domes are less and that they merit, 48 feet. Mr. Frangiosa stated the rail at the top, if there is access to the top of the building. Mr. Ozorowski stated the only reason would be for the mechanical system.

Mr. Frangiosa asked about the services, 150 to 170 would attend services, Wednesday 5:00 a.m. to 6:30 a.m; Friday 9:00 a.m. to 11:00 a.m. Father Mina stated that Sunday service would start at 9:00 to Noon. Mr. Frangiosa also asked if any noise would be heard on those days of service. Father Mina stated there would be no noise disturbance.

Mr. Frangiosa addressed the issue if parking on the grass would be needed. Mr. Conroy stated that Plymouth Township does not allow that; they would have to come in for zoning relief.

Chairman Frangiosa asked if anyone from the audience is in favor or is opposed to the Variance request. Mr. McGuire made a motion to approve the Variances and was seconded by Mr. Parkin. The motion passed 6-0 with Mr. Frangiosa, Mr. Harper, Mr. McGuire, Mr. Parkin, Mr. Sudell, and Mr. Stipa in favor. Ms. McCullough was absent.

The May minutes were unanimously approved.

The meeting was adjourned at 8:10 p.m.

Respectfully Submitted

A handwritten signature in cursive script that reads "Annalisa Primus". The signature is written in black ink and is positioned above the printed name and title.

Annalisa Primus
Recording Secretary

Plymouth Township Planning Agency

June 5, 2019

To: Zoning Hearing Board

Subject: Jon Williams-Safstor Real Estate Co, LLC (Plymouth Park DFC, LLC)

Mr. McGuire made a motion to approve the variance to allow a self-service storage facility, located on a road classified as minor arterial or lower, as well as on a site of 6.1 acres where a minimum of 7 acres is required; the allow a parking/roadway front setback of 15' where a minimum of 25' is required. The property is located at 100 Lee Drive in a "Limited Industrial" Zoning District.

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

Very Truly Yours,

A handwritten signature in cursive script that reads "Annalisa Primus". The signature is written in dark ink and is positioned above the typed name and title.

Annalisa Primus
Planning Agency Secretary

Plymouth Township Planning Agency

June 5, 2019

To: Zoning Hearing Board

Subject: Saint George Coptic Orthodox Church of Greater Philadelphia (Prince of Peace Lutheran Church of Plymouth Township)

Mr. Frangiosa made a motion to approve the variance to allow 49% impervious coverage where a maximum of 25% is allowed; to allow 51% green space where a minimum of 75% is required; to allow 113 parking spaces where a minimum of 339 parking spaces are required; to allow a height of 64', and have a maximum of 42' is allowed. The property is located at 2907 Jolly Road in an "A" Residential Zoning District.

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

Very Truly Yours,

A handwritten signature in cursive script that reads "Annalisa Primus". The signature is written in black ink and is positioned above the typed name and title.

Annalisa Primus
Planning Agency Secretary