

May 1, 2019

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, May 1, 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

Monica McCullough Member

Mike McGuire

Tom Parkin Member

Anthony Stipa, Jr. Vice-Chairman

Vernon Harper Absent

Greg Sudell Absent

Lonnie Manai Engineer – Woodrow & Associates

Dave Conroy Zoning Officer

**STRONGHOLD PROPERTIES, LLC:**

Chairman Frangiosa stated this is an application for a Variance from the Plymouth Township Zoning Ordinance No. 342, as amended, Article XXXIX, Section 3905.A.

The Variance requested is as follows: To allow a restaurant of 4,104 square feet gross leasable floor area, where a maximum of 4,000 square feet is allowed.

The properties are located at 115 Plymouth Road, 2350 Butler Pike and 105 Plymouth Road in a "Mixed Use Village Residential" Zoning District.

Bernadette Kearney from Sal Paone's office presented this evening on behalf of the applicant.

Arugula Restaurant is planning to move to another site. A new restaurant called Baba is going to be constructed where Arugula is currently located.

There will be different emphasis on hours of operation at Baba. They have received a conditional use relief to have shared parking, C-1, C-2, and C-3. They are asking for relief due to the fact that they are 104 square feet short.

A question was asked if it will be part of an association. Mr. Paone stated there is a residential and commercial split for the association. Mr. Conroy asked why it couldn't be 4,000 square feet and why they needed the extra space. Mr. Paone stated that square footage is for additional seats and that restaurant fit-outs are expensive.

Both Arugula Restaurant and the Baba Restaurant will have the same owner. Baba will be geared towards breakfast and lunch use. Arugula is geared towards full dinner use.

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 Variance and was seconded by Mr. Parking. The motion passed 5-0 with Mr. Frangiosa, Ms. McCullough, Mr. McGuire, Mr. Parkin, and Mr. Stipa in favor. Mr. Harper and Mr. Sudell were absent.

## **ROMANO BROTHERS**

Greg Newell from Nave Newell was present on behalf of the applicant. A sketch plan was presented to the Planning Agency.

The applicant is proposing a by right use for a possible warehouse. The site is approximately 21 to 22 acres.

There were environmental issues on the property, however they have gotten appropriate clearance from the Department of Environmental Protection.

There's also a possible use for Residential. If the warehouse is constructed, the Township ordinance permits a maximum height of 50 feet.

There is a creek bed on the property as well. A study was done, showing this information.

The plans for the parking in the front were highlighted. A typical landscaping package is also included.

A plan was shown for the warehouse use.

The floodplain needs to be defined prior to moving forward.

Mr. Manai stated that Woodrow & Associates is waiting for the floodplain submission. There are no Engineering details on the sketch plan.

The impervious coverage requirements will be met.

Mr. Newell stated that they have not appointed a traffic consultant yet.

There is a strong interest in this heavy populated region for warehouse use due to the fact that these sites are hard to find.

Mr. Frangiosa stated that appears to be a lesser use. The applicant is not pressing the footprint to the maximum. He does not foresee any variance or special exceptions being requested in the future.

Mr. Conroy stated that with the floodplain issue, zoning relief may be necessary. Everything else is zoning compliant.

There are no specific buyers at this time.

No vote is needed this evening, just an additional sketch plain review.

**E. KAHN DEVELOPMENT CORPORATION:**

Chairman Frangiosa stated that this is an application for Special Exceptions from the Plymouth Township Zoning Ordinance No. 342, as amended, Article XVII, Section 1701 and Article XVIII, Section 1800.B; and Variances from Article XVII, Sections 1700.D.4, Section 1701.B and C, Section 1702.D and Section 1707.A.

The Special Exceptions requested are as follows: To allow shared parking between 1103 and 1113 West Ridge Pike; to allow warehouse/wholesale use as a change from a manufacturing use.

The Variances requested are as follows: To allow 513 parking spaces, without berming and bumper guards, where 593 parking spaces are required on the 1113 West Ridge Pike parcel; to allow 147 parking spaces, without berming and bumper guards, where 207 parking spaces are required on the 1103 West Ridge Pike parcel; to allow parking areas that are not within 200 feet of an entrance to a building; to allow a reduction in the aggregate amount of shared parking by more than 25%.

The property is located at 1103 West Ridge Pike and 1113 West Ridge Pike in a "Commercial" and "Heavy Industrial" Zoning Districts.

Rob Lewis from Kaplan Stewart presented this evening.

The buildings consist of the 7-Up and Bimbo Bakeries manufacturing facilities. These both are outdated buildings. As of now they are split zoned. Phase one pertained to re-developing both of these properties. In 2017, the applicant filed an application for this and zoning relief was necessary. There were many existing non-conformities. Zoning relief was obtained for industrial use.

A plan was shown as to what the building will look like. It showed details on demolishing the two-story section of the building and adding additional parking. The loading docks located on the side of the building will be eliminated.

One of the driveways on Ridge Pike will be closed.

The total size of the 7-Up plant will be reduced.

The primary relief pertains to parking.

Bimbo Bakeries will need to provide the right-of-way to the County for Academy Drive.

Improvements will be made to the parking lot. Additional spaces will be provided.

Chairman Frangiosa asked if anyone in the audience was in favor of or is in opposition to the request for Special Exceptions and Variances.



Mr. McGuire made a motion to approve the Special Exceptions and Variances as requested. The motion was seconded by Mr. Parkin and was approved 5-0 with Mr. Frangiosa, Ms. McCullough, Mr. McGuire, Mr. Parkin and Mr. Stipa in favor. Mr. Harper and Mr. Sudell were absent.

### **TAMMARO/FAIRFIELD ROAD**

Rodger Layman presented this evening on behalf of the applicant.

This is a request for approval of the subdivision.

The review letters that were received by the applicant were discussed. The waivers being requested were outlined as follows: The right-of-way, Minimum cul-de-sac right of way – providing a twenty foot street width, a 6-inch curb reveal with respect to stormwater management, a waiver from having a Landscape Architect prepare the plans, a waiver from planting 126 replacement trees on the property since there is no place to put them, and a minimum of spacing of 50 feet on the proximity of placement of the trees on the curb line and buffering.

Mr. Manai stated that he did not see how the 6 inch curb reveal pertained to stormwater management. Mr. Manai is not in favor of recommending this waiver request. Mr. Layman stated that the applicant will now comply with this.

There may be landscaping located on Township property. The Township does not want to maintain this. Mr. Manai recommended that the applicant speak to the Township Building and Grounds Director regarding this, or to pay a fee in lieu of.

Mr. Manai stated that he is in favor of the twenty foot street width waiver request if the Fire Marshal grants approval for emergency vehicle access.

The applicant is working with the Township Fire Marshall with respect to installing sprinklers in the homes.

The Township Landscape Architect is not in favor of the waiver request pertaining to landscaping. A plan needs to be prepared.

Ms. McCullough asked a question regarding limiting parking on the street. This was explained by Mr. Layman.

Mr. Conroy stated that notices were sent to the residents that the subdivision pertains to regarding the meeting this evening.

Chairman Frangiosa stated that the first three waivers would need approval of the Township Fire Marshall. He is in favor of the waivers as long as the approval is granted.

The last three pertain to the landscaping architecture plan and Mr. Frangiosa has concerns with that. He would like a Landscape Architect to seal the plans.

Ms. McCullough asked about the limited parking because of the small width of the road. Mr. Layman stated that there will be no parking on the street, and that street signs will be posted. He also advised that the HOA will enforce this due to the fact that it is not a Township Road.

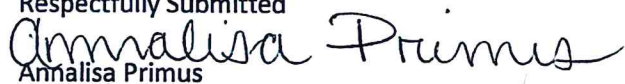
Chairman Frangiosa asked if anyone in the audience was in favor of or is in opposition to the request for the subdivision.

Mr. Frangiosa made a motion to approve the Subdivision. The motion was seconded by Mr. Parking and was approved 5-0 with Mr. Frangiosa, Ms. McCullough, Mr. McGuire, Mr. Parkin and Mr. Stipa in favor. Mr. Harper and Mr. Sudell were absent.

The April minutes were unanimously approved.

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

Respectfully Submitted

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

Annalisa Primus

Recording Secretary

Plymouth Township Planning Agency

May 1, 2019

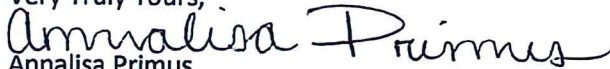
To: Zoning Hearing Board

Subject: Stronghold Properties, LLC

Mr. McGuire made a motion to approve the Variance to allow a restaurant of 4,104 square feet gross leasable floor area, where a maximum of 4,000 square feet is allowed, located at 115 Plymouth Road, 2350 Butler Pike, and 105 Plymouth Road.

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

Annalisa Primus

Planning Agency Secretary

Plymouth Township Planning Agency

May 1, 2019

To: Zoning Hearing Board

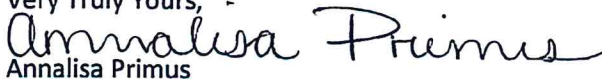
Subject: E. Kahn Development Corp.

Mr. McGuire made a motion to approve the Special Exceptions requests to allow shared parking between 1103 and 1113 West Ridge Pike, and warehouse/wholesale use as a change from a manufacturing use.

Mr. McGuire also made a motion to approve the Variance to allow 514 parking spaces, without berming and bumper guards, where 593 parking spaces are required on the 1113 West Ridge Pike parcel; to allow 147 parking spaces, without berming and bumper guards, where 207 parking spaces are required on the 1103 West Ridge Pike parcel; to allow parking areas that are not within 200 feet of an entrance to a building; to allow a reduction in the aggregate amount of shared parking by more than 25%.

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

Very Truly Yours, -

  
Annalisa Primus

Planning Agency Secretary


Plymouth Township Planning Agency  
May 1, 2019

To: Plymouth Township Council

Subject: Tammaro/ Fairfield Road

Mr. Frangiosa made a motion to approve the Subdivision. The motion was seconded by Mr. Parkin and was approved 5-0 with Mr. Frangiosa, Ms. McCullough, Mr. McGuire, Mr. Parkin, and Mr. Stipa. Mr. Harper and Mr. Sudell were 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 printed name and title.

Annalisa Primus

Planning Agency Secretary