

**Plymouth Township  
Planning Agency Meeting  
December 2, 2020**

The Plymouth Township Planning Agency held its meeting via Zoom on Wednesday, December 2, 2020.

The meeting was called to order at 7:00 p.m.

The Pledge of Allegiance was recited.

The following were present:

Vince Frangiosa	Chairman
Greg Sudell	Vice-Chairman
Monica McCullough	Member
Mike McGuire	Member
Tom Parkin	Member (Absent)
Vernon Harper	Member
Anthony Stipa, Jr.	Member
Lonnie Manai	Engineer – Woodrow & Associates
Dave Conroy	Zoning Officer

1.) **SD 20-3; 11 Malvern Road/3006 Jolly Road** – John and Marianne Cross, 3006 Jolly Road, presented on looking to change their lot line in the rear of their property to add to the back of Kevin and Brinda Murphy’s property, 11 Malvern Road. Mr. Sudell clarified that part of the Cross’s land is going to the Murphy’s. Mr. & Mrs. Cross stated yes. Mr. Sudell made a motion and was seconded by Mr. McGuire. The motion passed 6-0 with Mr. Frangiosa, Mr. Sudell, Ms. McCullough, Mr. McGuire, Mr. Harper, and Mr. Stipa in favor. Mr. Parkin was absent.

2.) **Communal Living and Airbnb – Text Amendment**- Mr. Conroy asked the members of the board if they had any questions regarding this amendment. Mr. Sudell asked what exactly is changing. Mr. Conroy stated they are updating the definition of family, which evolved into a conversation about group homes, communal living, and additional parking requirements for these properties. Mr. Manai stated the Code Enforcement Office brought up concerns as to who was renting what property and if there was an emergency, how would they get into the property. Also, Mr. Manai stated the Township did not have anything in place for this amendment. Mr. Sudell asked the numbers of individuals is increasing from 3 to 5. Mr. Conroy stated yes, that is the biggest change along with parking requirements.


Mr. Sudell stated his concern is someone turning his or her house into a triplex; he does not mind an Airbnb. Mr. Conroy stated we have to allow group homes in the Township per the State. Mr. McGuire stated if you can change the definition of family to 5 people, essentially a family could live anywhere. Mr. Conroy stated correct. Mr. Conroy also stated you can have 5 unrelated people living together as long as there is a kitchen. Mr. Stipa asked how do you enforce that. Mr. Conroy stated unfortunately you have to go by word of mouth or complaints. However, Mr. Conroy stated if it’s a rental property then that can be enforced by a yearly inspection. Mr. Sudell stated if there is 5 unrelated people in a house sharing a kitchen, do they have to declare that a rental. Mr. Conroy stated no. Ms. McCullough asked if this applied to a rental or someone’s house. Mr. Conroy stated a house. Mr. McGuire asked if a rooming house is someone just renting a room in a house. Mr. Conroy stated yes.

Mr. Sudell made a motion to approve this text amendment and was seconded by Ms. McCullough. The motion passed 6-0 with Mr. Frangiosa, Mr. Sudell, Ms. McCullough, Mr. McGuire, Mr. Harper, and Mr. Stipa in favor. Mr. Parkin was absent.

The November minutes were unanimously approved.

The meeting was adjourned at 7:25 p.m.

Respectfully Submitted,

  
Annalisa Primus  
Recording Secretary

Plymouth Township Planning Agency

December 2, 2020

To: Plymouth Township Council

Subject: SD 20-3; 11 Malvern Road/3006 Jolly Road

Mr. Sudell made a motion to approve the subdivision application.

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

Plymouth Township Planning Agency

December 2, 2020

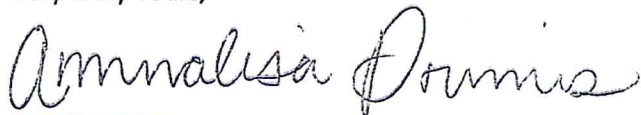
To: Plymouth Township Council

Subject: Communal Living and Airbnb- Text Amendment

Mr. Sudell made a motion to approve the Communal Living and Airbnb- Text amendment.

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

Very Truly Yours,

A handwritten signature in cursive script that reads "Annalisa Primus".

Annalisa Primus  
Planning Agency Secretary