

Plymouth Township
Planning Agency Meeting
February 5, 2020

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, February 5, 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
Vernon Harper	Member
Anthony Stipa, Jr.	Member
Lonnie Manai	Engineer – Woodrow & Associates
Dave Conroy	Zoning Officer

1.) LD 18-3/SD 18-1; Cold Point Village Station:

Mr. Sal Paone presented regarding Cold Point Village Station, a subdivision and land development application, on Butler Pike. Mr. Paone is proposing to build 12 new townhomes. However, they are not seeking Zoning relief. Mr. Paone discusses the minor subdivision that is not currently owned by them yet, however they are subdividing the rear of that property which is the part they are purchasing. When first submitting this project in 2018, Mr. Paone stated there were three concerns which were soil, storm water, and traffic.

Mr. Paone brought Earth Engineering in to test the soil on the site. Mr. Paone stated what they concluded is that they will perform a grouted curtain wall, which will fill the fissures in the ground in case of any sinkhole migration. Mr. Paone stated regarding the storm water concerns that they will build a basin on the site, which will flow into the basin across the way. Also, they will take the surface water off the road, put it into their storm water system, and discharge it down stream. As a result, this will have a positive effect on the storm water in that area. Mr. Paone mentions they will be connecting the access road from the CVS and the Toll Parc Apartments project. In doing so, this will have internal circulation to reduce the potential traffic from the intersection and provide an additional means of access.

Mr. Paone stated they are requesting a waiver to reduce the internal road width to 22 feet, which is consistent with what is already there. Also, this waiver will allow emergency vehicles to be able to make the turns that are necessary. Mr. Paone stated there are seven shade trees that will need to be replanted, nonetheless, he stated he would like to place them somewhere else due to the trees growing to be too large. Mr. Paone stated he is currently working with the Fire Marshal on an updated flow test for the sewer planning module. They have not yet submitted their NPDES permits, which they will submit March of this year.

Mr. Paone listed the six waivers as follows: road width, requiring a width of 24 ft. or wider where 22 ft. is proposed, a softening buffer on the southern side of CVS consisting of 2 shade trees and three shrubs, a screen buffer along Butler Pike due to sight triangle, limited plantable width along roadway, and location of townhomes set back from road, individual lot landscaping, steep slope landscaping, and replacement of trees.

Mr. Manai stated the waiver for the road width is okay with him as long as the Township's Fire Marshal is okay with it. Also, Mr. Manai asked if the gate would be open at all times, and not altered. Mr. Paone stated it will be open at all times. Mr. Parkin asked about the allowance of parking spaces, and how wide the road will be going back towards those spaces. Mr. Paone stated it will be 22 ft. of drive area; there will be a driveway for each townhome and each driveway can hold two vehicles.

Ms. McCullough asked which way is the downstream going in relation to the storm water. Mr. Paone stated it discharges towards Chemical Road, downstream of the railroad.

Mr. Stipa asked is there similar square footage as the other townhomes. Mr. Paone stated yes it will be the same. Mr. Sudell asked if there is a designed walkway between the townhouses and CVS. Mr. Paone stated yes there is. Mr. Frangiosa confirmed that the water discharge is below where the bridge is and sinkholes are, and goes down from there. Mr. Conroy also confirmed that the Fire Marshal has looked at the truck turn template.

Ms. Joy Wussow-Speaker, 2442 Butler Pike, asked what method is being used to stop people from turning off of Plymouth Road, and cutting through, to make a turn onto Butler Pike. Mr. Paone stated you can't help from people cutting through lots. Ms. Speaker also wanted to know if these townhomes were gas or electric fueled. Mr. Paone stated natural gas coming in on Butler Pike will fuel these homes.

Mr. William Hicks, 2422 Butler Pike, asked if he will be able to make a left or right out of his driveway. Mr. Paone stated this construction will not impact him making a left or right hand turn. Mr. Hick's son also asked if there was a way to discourage traffic from going through the new additional private driveway. Mr. Paone stated there should be no problem with traffic going through the private driveway, but they can always post a private driveway sign. Mr. Hick's son was also concerned about heavy traffic on Butler Pike, and wanted to know if there are any plans to alleviate the traffic. Mr. Conroy stated once Butler Pike re-opens that will alleviate the traffic on that road.

Ms. Melissa Novel, Whitemarsh Resident, was concerned regarding the storm water system and flooding. Mr. Paone stated it is designed to take some of the water off Butler Pike.

Mr. Rick Lamb, 2431 Butler Pike, wanted to know if Butler Pike was going to be closed down while the construction is taking place. Mr. Paone stated he does not anticipate closing Butler Pike.

Mr. Sudell made a motion to approve the subdivision of 12 new townhomes and was seconded by Mr. McGuire. The motion passed 6-1 with Mr. Frangiosa, Mr. Sudell, Ms. McCullough, Mr. McGuire, Mr. Harper, and Mr. Stipa. Mr. Parkin was opposed.

Mr. McGuire made a motion to approve the land development of 12 new townhomes and was seconded by Mr. Harper. The motion passed 6-1 with Mr. Frangiosa, Mr. Sudell, Ms. McCullough, Mr. McGuire, Mr. Harper, and Mr. Stipa. Mr. Parkin was opposed.

2.) Environmental Advisory Board Presentation:

Mr. Bill Sabey presented on energy management, constructing Plymouth Township as a renewable energy preservation. Mr. Sabey stated he hopes in the near future we can transition energy uses into renewable energy sources. These energy uses would consist of all electricity as renewable energy sources by 2035, heating sources by 2050, and vehicle fleet to electric by 2030. Mr. Sabey stated this board will come up with a transition plan for Plymouth Township. Mr. Sabey address that two of the board members are on the Master program at Villanova. Villanova has a program called, Rise, which works with local business to help advise them on projects. This group will assess the Townships usage throughout the year and be presented.

Mr. Sabey stated to start to transition to renewable energy is to work on conservation, such as how we maintain the building, upgrade equipment, and reduce total energy usage. Mr. Sabey indicated solar, wind, and hydro are good renewable energy sources. Mr. Frangiosa stated township, zoning, and county ordinances all depends on how to begin to transition this idea into the Township. Mr. Sabey also stated if there were incentives we could offer developers to go in the direction of conservation of energy. Mr. Sabey stated things such as, placing solar panels on the top of the roof and aligning buildings toward the South for passive solar. In doing so, you get the light when the winter rays are low for the warmth and placing shades in the summer time.

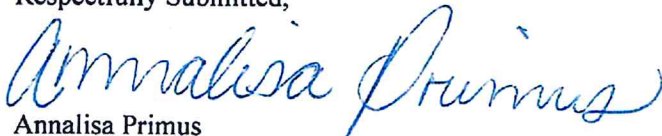
Mr. Sabey also spoke about fossil fuels and how to move past them and also transitioning fleets, such as electric charging stations. In addition, Mr. Sabey stated adding more trails and sidewalks to allow means of public transit. Mr. Stipa stated he believed incentives is a good way to conserve energy. New Jersey has implemented charging stations and would match the cost. Ms. McCullough stated what goals Mr. Sabey would be hoping for regarding electric consumption for the average homeowner. Mr. Sabey stated the cost of solar would be below the cost of natural gas, and companies such as PECO would want to put more of that on the grid.

Mr. Frangiosa stated influencing the developers would be difficult because they are building at the appropriate cost for the market and their build; it would have to be internal such as ordinances or permits. Mr. Sabey asked if we could challenge developers with questions since most of it is to educate them on energy conservation. Mr. Frangiosa stated maybe starting at an earlier stage of the process to discuss energy conservation. Mr. Conroy stated text amendments would have to be made to those ordinances for the Planning Agency to be able to have guidance.

The January minutes were unanimously approved.

The meeting was adjourned at 8:25 p.m.

Respectfully Submitted,



Annalisa Primus
Recording Secretary