

**Plymouth Township
Planning Agency Meeting
June 3, 2020**

The Plymouth Township Planning Agency held its meeting via Zoom on Wednesday, June 3, 2020.

The meeting was called to order at 7:07 p.m.

The Pledge of Allegiance was recited.

The following were present:

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

Dennis M. Powell and Elizabeth C. Powell- 2622 Butler Pike Cluster Development:

Mr. Dennis Powell, owner, stated the use of the property they bought this for is no longer needed. Mr. Powell is proposing for a variance of seven “AA” properties to move the development to the right of the property while maintaining the integrity of the buffer, property, and out parcel as they are. Mr. Ed Hughes, Esq., the applicant’s consultant, stated this property is 11.6 acres of land. These six lots will be placed in the front, consuming open space, and the seventh lot will consist of the conservation area, 2.44 acres along the perimeter. Mr. Powell stated the buffer that they created will preserve the view of Harriett Wetherill Park. He indicated that it’s important to maintain the look and feel of the park.

Mr. McGuire asked who will maintain the outbuildings. Mr. Hughes stated the owner of lot seven will be, which is Mr. and Mrs. Powell. Mr. Hughes also stated that the other six properties will be maintained by the association. Mr. Sudell asked if the main house will be grouped with the association or will it be independent. Mr. Hughes stated it’s a bit complicated, however, the main house will have some responsibility for the access. Mr. Sudell asked if there will be any pathway besides sidewalks. Mr. Hughes stated they did not plan for that at this time. Mr. Sudell asked what the notch on the plan symbolized. Mr. Powell stated its Whitemarsh’s pumping station. Mr. Sudell also asked how many structures go along with the main property, lot seven. Mr. Powell stated currently there is a house, carriage house, barn, storage barn, corn crib, and a doll house, which will all be maintained.

Mr. Sudell asked who the private street and the shared drive will be maintained by. Mr. Hughes stated it will be maintained by the association, but Mr. Powell will participate in the maintenance of the shared driveway. Mr. Sudell asked how many members will be on the board for the association. Mr. Hughes stated it will probably be a three member board. Mr. Manai stated this proposal has been reviewed by Council and his office several times which is a representation of what it is currently.

Mr. McGuire made a motion to approve the cluster development for 2622 Butler Pike. The motion was seconded by Mr. Harper and passed 4-0 with Mr. McGuire, Mr. Stipa, Mr. Sudell, and Mr. Harper in favor. Mr. Frangiosa, Ms. McCullough, and Mr. Parkin were absent.

Dennis M. Powell and Elizabeth C. Powell- 2622 Butler Pike ZHB Application:

Mr. Conroy stated this is an application for a variance to allow outbuildings; to not include a transition or vegetation area around the two sides of the proposed development area. The property is located at 2622 Butler Pike in a "AA" Residential Zoning District. Mr. Hughes stated the six new lots will not have any outbuildings, however they do not want to tear down the current outbuildings on lot seven. Also, Mr. Hughes stated the transition area will be around the whole property, and buffer the area as recommended by the Township staff.

Mr. McGuire made a motion to approve the variance for 2622 Butler Pike. The motion was seconded by Mr. Harper and passed 4-0 with Mr. McGuire, Mr. Stipa, Mr. Sudell, and Mr. Harper in favor. Mr. Frangiosa, Ms. McCullough, and Mr. Parkin were absent.

Kelman & Magliari Realty, LLC- 2070 Butler Pike:

Mr. Conroy stated this is an application to allow an increase of 68% of a nonconforming building, where a maximum of 25% is allowed. The property is located at 2070 Butler Pike in a "Commercial" Zoning District. Mr. Rob Lewis, from Kaplan Stewart, representing the owner of the property, would like to renovate the entire property, proposing an addition. Mr. Lewis stated this addition will be an additional 1,100 sf, while reconfiguring the parking lots.

Mr. Manai asked about the area in the back of the property. Mr. Lewis stated it looks like a retention basin. Mr. Manai also clarified that there would be no increase in impervious coverage. Mr. Lewis stated that is correct, the addition is on entirely existing impervious surface. Mr. McGuire asked if it is intended to be a single occupancy. Mr. Lewis stated it is entirely one occupancy and will continue that way. Mr. McGuire also asked if the façade of the property will be changing. Mr. Lewis stated he believes there will be significant improvements to the entire exterior.

Mr. Stipa asked what the net change in parking spaces is. Mr. Lewis stated the current number is nine and believes the total will be twelve. Mr. Sudell asked if there has been any discussion with the next door neighbor about extending the building further back. Mr. Lewis stated no, they have not reached out since they are not going closer to their property line.

Mr. McGuire made a motion to approve the variance to the Zoning Hearing Board for 2070 Butler Pike. The motion was seconded by Mr. Harper and passed 3-1 with Mr. McGuire, Mr. Sudell, and Mr. Harper in favor. Mr. Stipa was opposed. Mr. Frangiosa, Ms. McCullough, and Mr. Parkin were absent.

LD 20-1 Plymouth Square Shopping Center:

Mr. Rob Lewis, from Kaplan Stewart, representing Brixmor Plymouth Square Shopping Center, spoke upon reconfiguring the entire lower level of the shopping center to create office space. Along with creating office space, Mr. Lewis states a portion of the parking lot will be reconfigured and resurfaced, as well as an improvement on green space. Mr. Lewis stated there will be a slight increase in the spaces, going from 873 to 883. Also, a pedestrian plaza will be constructed for Brixmor's employees, as well as a vestibule to the entrance of the office space.

Mr. Manai stated his office has had multiple reviews and signed off on any engineering issues that arose. Mr. Conroy read off the sixteen waiver requests. Mr. Conroy asked where on the site did Brixmor need waiver requests regarding locating things such as, bushes or shrubs, in the right-of-way. Mr. Scott Quigley stated the existing buffer on Kars lane is where that waiver request stems from. Mr. Conroy also asked where the sight triangles are located. Mr. Quigley stated they are internal, however the trees will be trimmed appropriately to inhibit vision.

Mr. Stipa asked how many of the Brixmor employees are working from this space. Mr. Haig Buchakjian from Brixmor stated the employee count is just under 200. Mr. Stipa expressed if 200 parking spaces would be occupied from this. Mr. Buchakjian from Brixmor stated most of their employees use public transportation. Mr. Stipa asked if the plaza was just for Brixmor. Mr. Buchakjian from Brixmor stated that is correct.

Mr. McGuire made a motion to approve the land development for the Plymouth Square Shopping Center. The motion was seconded by Mr. Harper and passed 4-0 with Mr. McGuire, Mr. Stipa, Mr. Sudell, and Mr. Harper in favor. Mr. Frangiosa, Ms. McCullough, and Mr. Parkin were absent.

The February minutes were unanimously approved.

The meeting was adjourned at 8:16 p.m.

Respectfully Submitted,



Annalisa Primus
Recording Secretary

Plymouth Township Planning Agency

June 3, 2020

To: Plymouth Township Council

Subject: 2622 Butler Pike Cluster Development

Mr. McGuire made a motion to approve the cluster development for 2622 Butler Pike.

The motion was seconded by Mr. Harper and passed 4-0 with Mr. McGuire, Mr. Stipa, Mr. Sudell, and Mr. Harper in favor. Mr. Frangiosa, Ms. McCullough, and Mr. Parkin were absent.

Very Truly Yours,

A handwritten signature in black ink that reads "Annalisa Primus". The script is cursive and fluid, with the first name and last name clearly distinguishable.

Annalisa Primus
Planning Agency Secretary

Plymouth Township Planning Agency

June 3, 2020

To: Zoning Hearing Board

Subject: 2622 Butler Pike ZHB Application

Mr. McGuire made a motion to approve the variances to the Zoning Hearing Board for 2622 Butler Pike.

The motion was seconded by Mr. Harper and passed 4-0 with Mr. McGuire, Mr. Stipa, Mr. Sudell, and Mr. Harper in favor. Mr. Frangiosa, Ms. McCullough, and Mr. Parkin were absent.

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Annalisa Primus
Planning Agency Secretary

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June 3, 2020

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The motion was seconded by Mr. Harper and passed 3-1 with Mr. McGuire, Mr. Sudell, and Mr. Harper in favor. Mr. Stipa was opposed. Mr. Frangiosa, Ms. McCullough, and Mr. Parkin were absent.

Very Truly Yours,



Annalisa Primus
Planning Agency Secretary

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June 3, 2020

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Subject: LD 20-1 Plymouth Square Shopping Center

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The motion was seconded by Mr. Harper and passed 4-0 with Mr. McGuire, Mr. Stipa, Mr. Sudell, and Mr. Harper in favor. Mr. Frangiosa, Ms. McCullough, and Mr. Parkin were absent.

Very Truly Yours,

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

Annalisa Primus
Planning Agency Secretary