

**Plymouth Township
Planning Agency Meeting
November 4, 2020**

The Plymouth Township Planning Agency held its meeting via Zoom on Wednesday, November 4, 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) Kathleen Ramsey:

Ms. Kathleen Ramsey, owner of 257 Isabella Street, is requesting to allow outside lumber and equipment on her yard. This property was originally her father's but since he passed away it was inherited by her and her brother. Ms. Ramsey stated she was previously told it was okay to store lumber on her property, however, a complaint was filed since then. Ms. Ramsey stated this property has always been considered Commercial and is surrounded by several companies using their property like she is. There are two driveways on the property, one is for the home, and the other is for the contractors to enter. Ms. Ramsey did state that she would like to lease some of the property to other contractors for their equipment.

Mr. Parkin asked what the complaint was regarding. Mr. Conroy stated the use of the property. Mr. Stipa asked how many residents are on Isabella Street. Ms. Ramsey stated two or three residents. Mr. Stipa also asked if there are any vegetation or buffers on the property. Ms. Ramsey stated there are trees that line the property. Mr. Stipa asked if any noise would be coming from the property. Ms. Ramsey stated no work is being performed on the property, he's there by 8:00 a.m. and out by 5:00 p.m.

Ms. McCullough asked if the contractor preforms any cutting on the site. Ms. Ramsey stated it is all previously cut wood. Ms. McCullough asked if the contractor is storing anything else on the property besides wood. Ms. Ramsey stated no, there might be a dumpster or truck, but that would be it besides the wood. Ms. McCullough also asked if there will be any dumping of soil or excavated materials. Ms. Ramsey stated no. Mr. Sudell asked if there are any type of plans for storage to be placed over the wood. Ms. Ramsey stated no.

Mr. McGuire asked if there is a fence around the property or just an open field. Ms. Ramsey stated no, there is no fence, just a house, two driveways, and land. Mr. McGuire asked if this property is one plot. Ms. Ramsey stated it is all one property. Mr. McGuire also asked if there is any record of her being grandfathered in. Mr. Conroy stated no, it's been a residential house for as long as he knows. Mr. Conroy addressed that the planning agency is voting on the use for a lumber yard, if a new contractor comes in they have to abide by what the zoning ordinance states.

Mr. Parkin made a motion to approve the variance and was seconded by Mr. Sudell. The motion was approved 7-0 with Mr. McGuire, Mr. Sudell, Mr. Harper, Mr. Frangiosa, Ms. McCullough, Mr. Stipa and Mr. Parkin in favor.

2.) Pennsylvania Real Estate Investment Trust:

Mr. Marc Kaplin, Mr. Seth Shapiro, Mr. Joe DeSantis, and Mr. Dan Herman all presented regarding the special exception application for an apartment development next to the Plymouth Meeting Mall. Mr. Marc Kaplin, from Kaplin Stewart, stated this apartment development will be placed where the old IEKA office was. This development will be an 11 story high rise, consisting of 503 dwelling units, on a 7 acre parcel. Mr. Kaplin stated the use regulations are similar to what the use of the apartment development for this property.

Mr. Dan Herman, from PREIT, gave background information on the evolution and ways to revitalize the mall. Mr. Herman stated this opportunity to add multi-family provides several things such as residential housing and a group of costumers to the property. Mr. Seth Shapiro, from Barton Partners, explained that this multi-family apartment has a ton of opportunity since there is a grocery store and shopping on the same premises. Mr. Shapiro stated there are two levels of below grade parking, on the ground floor there is a drop off and pick up location, outdoor amenity deck, and a pool. Mr. Shapiro stated this building has 13,000 square feet of indoor space and is 119 feet high. Mr. Shapiro stated most of the 503 units will consist of one to two bedroom apartments, with two parking spaces per unit. Mr. Shapiro stated each unit will have their own balcony space. Along the back of the development which bumps up against the Turnpike, Mr. Shapiro stated there is a large tree buffer.

Mr. Joe DeSantis, from McMahan Associates, presented regarding the traffic and transportation impact of this apartment development. Mr. DeSantis stated the common question that arose regarding traffic was circulation within the mall. There are 6 areas that were identified, the first one being the main access. The internal intersection is close to the traffic signal, which causes conflicting movements, such as impeding the flow of traffic internally. Also, the curve to the East of the main access: traffic that comes in from the right with the traffic around the curve. Mr. DeSantis stated they would like to create separation around the curve and insert posts.

The third area is the T- intersection where Whole Foods and Michaels are located. This intersection has three lanes on one side and two lanes on the other side; Mr. DeSantis stated they would like to create a better alignment for turning purposes. The next area is where the old IKEA building was; creating a better alignment so traffic can curve around that area. Mr. DeSantis stated the fifth area would be the area to leave. This would be to guide vehicles to go around the back to be able to exit at Hickory Road. The last area is the driveway on Hickory Road; this has a lot of bus traffic turning left. Mr. DeSantis recommends installing an advanced left turn arrow.

Mr. Manai stated there are some outstanding engineering issues, such as the sanitary sewer. Mr. Stipa stated his concern would be that the 503 units will create a lot of cars and traffic. Mr. Sudell stated he agrees with Mr. Stipa regarding traffic and volume. Mr. McGuire also agreed with Mr. Stipa and Mr. Sudell. Mr. Frangiosa stated this use is not in character since there is no ingress or egress. Mr. Conroy stated if the apartments would go in today without any improvements to the sanitary sewer system, it would be considered hazardous.

Mr. Frangiosa made a motion to deny the special exception request to allow a 503 unit apartment development. The motion was seconded by Mr. Sudell and was approved 7-0 with Mr. Sudell, Mr. Harper, Mr. Frangiosa, Ms. McCullough, Mr. Parkin, Mr. Stipa, and Mr. McGuire in favor. The request was denied.

The September minutes were unanimously approved.

The meeting was adjourned at 9:00 p.m.

Annalisa Primus
Respectfully Submitted,

Annalisa Primus
Recording Secretary

Plymouth Township Planning Agency

November 4, 2020

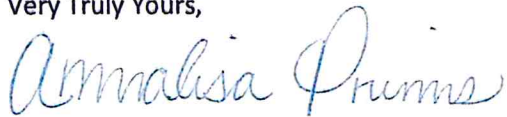
To: Zoning Hearing Board

Subject: Kathleen Ramsey

Mr. Parkin made a motion to approve the variance request to allow a lumber yard at 257 Isabella Street.

The motion was seconded by Mr. Sudell and passed 7-0 with Mr. Sudell, Mr. Harper, Mr. Frangiosa, Ms. McCullough, Mr. McGuire, Mr. Stipa, and Mr. Parkin in favor.

Very Truly Yours,



Annalisa Primus
Planning Agency Secretary

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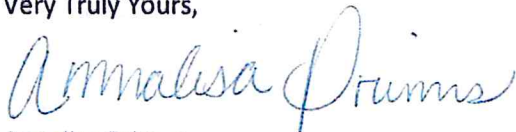
To: Zoning Hearing Board

Subject: Pennsylvania Real Estate Investment Trust

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The motion was seconded by Mr. Sudell and was approved 7-0 with Mr. Sudell, Mr. Harper, Mr. Frangiosa, Ms. McCullough, Mr. Parkin, Mr. Stipa, and Mr. McGuire in favor. The request was denied.

Very Truly Yours,



Annalisa Primus
Planning Agency Secretary