

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

The Plymouth Township Planning Agency held its meeting via Zoom on Wednesday, September 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
Vernon Harper	Member
Anthony Stipa, Jr.	Member (Absent)
Lonnie Manai	Engineer – Woodrow & Associates
Dave Conroy	Zoning Officer

1.) SD 20-1; 1103 Ridge Partners, LLC:

Matt Adams, 1103 Ridge Partners, LLC, presented the subdivision of 1103 Ridge Pike. This property is made up of the old 7-Up building, the former Stroehmann facility, and the previous Jay Gress Oil Company, making up for 24 acres total. Currently, Mr. Adams stated they have started construction of a new bread terminal in the rear and should be completed by February of next year. Mr. Adams stated these buildings consist of several nonconformities which includes, lack of parking, storm water, and landscaping design. They have presented in front of the Zoning Hearing Board for setbacks and impervious coverage.

Mr. Adams stated since these facilities were built in the late 1900's, it's necessary to make this property a modern distribution site. Mr. Adams stated since this is a distribution site, the access off of Academy Road will alleviate truck traffic on Ridge Pike. Mr. Adams stated that the ceiling height has been raised from 15 ft. to 32 ft. Overall, they will be knocking down the Stroehmann facility which will service additional parking, while renovating the 7-Up building.

Paul Lepard, Nave Newell, touched upon the property from a birds eye view. Mr. Lepard stated 2 out of the 4 driveways will be closed as a part of this application. In doing so, truck traffic will be accessible from Academy and Allandale Roads. Mr. Lepard stated an existing condition, which will play apart in waivers later, is an 18 to 19 ft. change in elevation from Ridge Pike to the top of the driveway. Mr. Lepard specified that its steepest incline is about 8%. Similarly, the 7-Up building is surrounded by a PECO easement, which is in discussion by both parties. Mr. Lepard stated this site is an industrial site, therefore their proposal is compatible to its surrounding land uses.

Mr. Lepard stated the proposed improvement plan consists of 135,000 sq. ft. distribution facility with an office in the front accompanying by two parking lots for associates. Mr. Lepard stated 10 loading docks will be in the rear, 8 stalls for ingoing and outgoing products, and 2 loading docks for dumpster purposes. On the side of the building, Mr. Lepard stated an open canopy will be located for loading and staging 175 vans.

Mr. Lepard stated there are a handful of waivers needed for the Planning Agency support such as, driveway stopping area and slope, parking, easements, van loading canopy, street trees, softening buffer, parking area landscape, and parking area separation. Mr. Lepard highlighted that four storm water facilities are being proposed, since there was no water control before in regards to drainage.

Mr. Manai had no objection to the waivers presented. Mr. Frangiosa asked if the rest of the consultants are in agreement with the waivers proposed. Mr. Lepard stated yes; the rest of the consultants had no objection with the waivers addressed. Mr. Parkin asked if there is a proposed light at Ridge Pike and Industrial Way. John Wichner, McMahan Associates, stated he has spoken to the Montgomery County Planning Commission and a light at that intersection is being approved. Mr. Parkin also asked if a green arrow for a left hand turn will be placed there. Mr. Wichner stated that is to be determined.

Ms. McCullough asked how many van parking spaces are proposed versus how many van drivers are expected to work each day. Mr. Leopard stated there are 640 van spaces provided. Mr. Wichner stated approximately 180 vans will access the site each day; they leave the site at 10:00 a.m. and return at 8:00 p.m. Mr. Sudell wanted clarification that there's 600 parking spaces for 360 cars, then why can't there be additional shrubbery in between the spaces to comply. Mr. Adams stated they are dropping their personal vehicle off and picking up their work van. Mr. Wichner stated it amounts for double parking for that employee, also 120 employees remain on site for their shift. Mr. Sudell asked what type of gating or security will be placed on the property for vandalism of the vans. Mr. Adams stated this facility will be running 24/7 with security cameras and ample lighting on the parking lots.

Mr. McGuire asked how many vans will be parked underneath the canopy. Mr. Lepard stated there are a total of 120 vans staged under the canopy. Mr. McGuire also asked the process of the vans coming and going. Mr. Wichner stated the vans exit the site within two hours and enter the site 8 hours later. Mr. McGuire asked if there is any management over the coming and going of vans. Mr. Wichner stated not to his knowledge; once the van is loaded they exit the site off of Academy Road and Industrial Way.

Mr. Frangiosa asked if the parking lot on Academy Road is where employees park. Mr. Lepard stated no, that's one of the van parking lots, the employee parking lots; are in the front near Ridge Pike. Mr. Frangiosa stated the van parking lot to the facility crossing over Academy Road seems like considerable movement, which is something that needs to be watched.

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

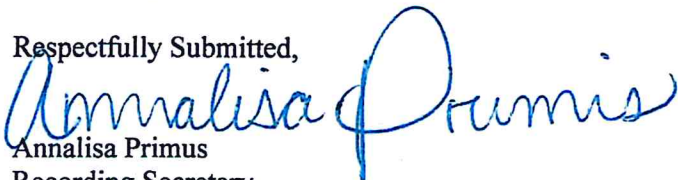
2.) LD 20-4; 1103 Ridge Partners, LLC:

Mr. Parkin made a motion to approve the Land Development and was seconded by Mr. McGuire. The motion was approved 6-0 with Mr. McGuire, Mr. Sudell, Mr. Harper, Mr. Frangiosa, Ms. McCullough, and Mr. Parkin in favor. Mr. Stipa was absent.

The August minutes were unanimously approved.

The meeting was adjourned at 8:15 p.m.

Respectfully Submitted,



Annalisa Primus
Recording Secretary

Plymouth Township Planning Agency

September 2, 2020

To: Plymouth Township Council

Subject: SD 20-1; 1103 Ridge Partners, LLC

Mr. Sudell made a motion to approve the Subdivision for 1103 Ridge Partners, LLC.

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

Very Truly Yours,

A handwritten signature in black ink that reads "Annalisa Primus". The signature is written in a cursive style with a large, prominent initial "A".

Annalisa Primus
Planning Agency Secretary

Plymouth Township Planning Agency

September 2, 2020

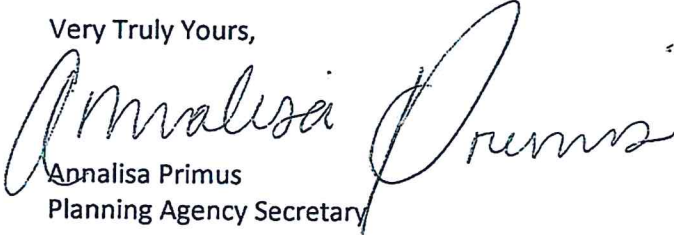
To: Plymouth Township Council

Subject: LD 20-4; 1103 Ridge Partners, LLC

Mr. Parkin made a motion to approve the Land Development for 1103 Ridge Partners, LLC.

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

Very Truly Yours,



Annalisa Primus
Planning Agency Secretary