

Plymouth Township
Planning Agency Meeting
August 5, 2020

The Plymouth Township Planning Agency held its meeting via Zoom on Wednesday, August 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
Bob Jordan	Engineer – Woodrow & Associates
Dave Conroy	Zoning Officer

Almir A. Pereira and Guilherme B. Capeini (Robert S. Reid):

Mr. Conroy stated this is an application to allow a business office with a front yard setback of 39.2', where a minimum of 40' is required; to allow 48.3% impervious coverage, where a maximum of 25% is allowed, to allow 51.7% green space, where a minimum of 75% is required; to allow a 30 square foot, double-sided, externally illuminated sign, closer than 15' from the curb line and within the street right-of-way where a maximum of 125 square inches is allowed.

Mr. Noah Marlier, Esq. presented for his client regarding a use variance for office space at 529 Plymouth Road. This residential zone Mr. Marlier states would fit with the nature of the surrounding properties, which are commercial. Mr. Marlier stated his client is seeking this due to the fact that they would need more imperious surface area and less green space than what is required in the residential use area. Mr. Marlier stated the use of this property would be 5 to 6 employees during the hours of 8:00 a.m. to 5:00 p.m.

Mr. Brian Horn, PE stated this property is an island residential zoning, which has more stringent requirements for imperious surface. However, Mr. Horn stated what's being proposed is considerably less than what the imperious requirements is on the surrounding lots. Storm water management might be a concern, since there is more imperious surface to manage. Mr. Horn stated they completed preliminary calculations and showed it can be easily accommodated on the site.

Mr. Almir Pereira stated this office use is strictly administrative for a construction business. Mr. Pereira stated his sub-contracting business mainly preforms framing projects. Mr. Marlier stated there will be an addition to the first and second floor, bringing it closer to the street. Mr. Pereira stated the first floor will be giving his employees more room to work since it is currently only 1,200 sq. Additionally, the second floor Mr. Pereira states will be shell only work.

Mr. Jordan stated he has no objections for this variance. Mr. Parkin stated that PECO has been putting poles further back on the property, in doing this, how will it affect the setback regulations. Mr. Horn stated from the existing right-of-way the set back is adequate, however, the client is not proposing to encroach it further. Mr. Parkin also asked if the vehicles will only be from the employees working in the office. Mr. Pereira stated yes, they only have two small pickup trucks that belong to the company. Ms. McCullough asked if there are plans to extend the sidewalk in front of this property. Mr. Horn stated they did not show any improvements; that wouldn't be a Zoning issue. However, it can be brought up during the land development approval process. Mr. Stipa stated his concern would be regarding the impervious surface, however the use is consistent with the surrounding properties. Mr. McGuire asked if this has always been zoned residential. Mr. Conroy stated this has always been residential to his knowledge.

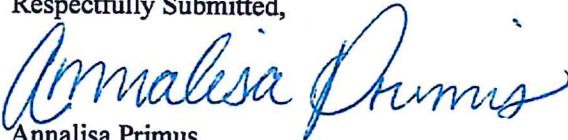
Mr. Conroy stated to keep in mind during the design process that pervious paving has to be maintained. Also, awaiting pending approval, this application will require some sort of land development, due to the fact that the Township would like to see one continuous curb along Plymouth Road.

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

The June minutes were unanimously approved.

The meeting was adjourned at 7:33 p.m.

Respectfully Submitted,



Annalisa Primus
Recording Secretary

Plymouth Township Planning Agency

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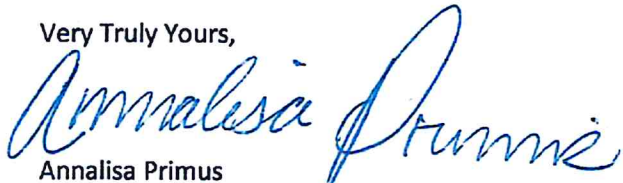
To: Zoning Hearing Board

Subject: Almir A. Pereira and Guilherme B. Capeini (Robert S. Reid)

Mr. Parkin made a motion to approve the variances to the Zoning Hearing Board for 529 Plymouth Road.

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

Very Truly Yours,



Annalisa Primus
Planning Agency Secretary