

Plymouth Township
Planning Agency Meeting
April 7, 2021

The Plymouth Township Planning Agency held its meeting via Zoom on Wednesday, April 7, 2021.

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 (Absent)
Tom Parkin	Member
Vernon Harper	Member (Absent)
Anthony Stipa, Jr.	Member
Robert Jordan	Engineer – Woodrow & Associates
Dave Conroy	Zoning Officer

1.) LD 21-3: Wawa Parking Lot Expansion-

Ms. Julie Von Spreckelson, Esq., from Eastburn and Gray, is representing the applicant Wawa Inc. They are proposing a .24 vacant acre of land to construct a new parking area. Ms. Spreckelson stated they are consolidating and leasing the two parcels into one, for much needed parking. Ms. Spreckelson stated the new parking area would consist of a two-way access and circulation to the site, with an underground retention basin, additional storm water maintenance, enhanced landscaping, and curbing. However, Mr. Conroy strongly recommends in the review letter that the circulation and access from the new parking area be one-way, with angled parking. Ms. Spreckelson stated this request from the Zoning Officer will reflect in the plans. Ms. Spreckelson stated they are requesting two waiver requests which are, from the requirement to reflect the location and size of sanitary and storm infrastructure, as well as utilities, within 200 feet of the site, and berming between a parking area and public street in the event sufficient grade differential exists.

Mr. Ron Klos, P.E., from Bohler Engineering, stated improvements will consist of a one-way circulation, entering from Conshohocken Road making a right where 11 angled parking spaces will be proposed. In addition, 4 12x30 spaces for larger vehicles to be parked, making it a net of 15 parking spaces gained. However, three spaces will be lost for ADA spaces. Mr. Klos stated there was 50 spaces, and now there will be 61. Mr. Klos stated a subsurface management basin is located on the property with 16 18-inch pipes, 50 ft. long, which will discharge underground and out into an inlet. Mr. Klos stated an additional three lights will be added to the new parking area and will match the existing light fixtures. Also, additional landscaping will be added at Ridge Pike and Conshohocken Road. Mr. Klos addressed a couple of items from the Fire Marshal and the Planning Commission.

Mr. Robert Jordan, Township Engineer, is in support of the two waivers that the applicant is requesting. Ms. McCullough asked if there is an existing sidewalk on Ridge Pike's side of the property. Mr. Klos stated there is sidewalk along Diamond Ave, Ridge Pike, and a pedestrian connection on the Conshohocken Road side. Mr. Sudell asked if there is pedestrian striping along the crosswalk. Mr. Klos stated no, but striping can be added. Mr. Sudell also asked if there is anything preventing vehicles to go out the in way in the new access point.

Mr. Klos stated a vehicle would have a hard time with the angled parking to come in the wrong way. Mr. Klos stated there will be signage for people not to enter in the wrong way. Mr. Frangiosa asked if the vehicles that will be angled will be seen on Ridge Pike. Mr. Conroy stated no.

Mr. Sudell made a motion to approve this land development application and was seconded by Mr. Parkin. The motion was approved 5-0 with Mr. Sudell, Mr. Frangiosa, Ms. McCullough, Mr. Stipa, and Mr. Parkin in favor. Mr. McGuire and Mr. Harper were absent.

2.) **1940 & 1950 Main Avenue- Zoning-**

Mr. Conroy stated this special exception application is to allow joint use of the parking areas at 1940 & 1950 Main Ave. As well as a variance request to allow two (2) parking stalls less than the required 9'x18' dimension; to allow 46 parking spaces at 1940 Main Ave, where a minimum of 76 spaces is required. Mr. George Ozorowski Esq., from Hughes, Kalkbrenner & Ozorowski, LLP, is representing the applicant Charles S. Franzone Jr. They are seeking to build an enclosed deck, attached to the building, where four parking spaces are currently. Mr. Ozorowski stated the deck will be 17x36 ft., consist of a concrete base, and will occupy 20 seats. Mr. Ozorowski stated they are taking 10 seats from the bar and 10 seats from the restaurant and moving them out on the deck. Mr. Ozorowski stated two parking spaces will be lost due to the construction of the deck. Mr. Ozorowski stated seating for this deck will have four freestanding tables of four and bar service for four stools. Mr. Ozorowski stated for the parking analysis under the Zoning ordinance, if it is less than 25% of shared parking, it is by special exception. This location is at 22% for shared parking.

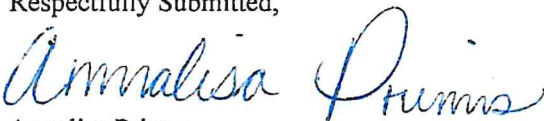
Ms. McCullough asked if 1951 and 1953 Main Ave are aware of the project since she did not notice their signatures on the petition. Mr. Franzone stated they must have not been home when we knocked on their door. Mr. Ozorowski stated they did get a notice of the Zoning Hearing Board meeting on April 19th. Mr. Stipa stated the area already is congested there, especially with a larger RV parked on Main Street. Mr. Franzone stated the RV is not theirs. Mr. Sudell stated if parking does run into a problem, could you use the bank for parking off hours. Mr. Ozorowski stated Mr. Franzone has an agreement with the property 1950 Main Ave, which he owns. Mr. Conroy stated they will need a variance for the dimensions of the parking spaces proposed. Mr. Franzone stated they will comply with the dimensions requested. Mr. Frangiosa asked if the indoor occupancy will decrease by 20. Mr. Ozorowski stated that is correct.

Mr. Parkin made a motion to approve this application and was seconded by Mr. Sudell. The motion was approved 5-0 with Mr. Sudell, Mr. Frangiosa, Ms. McCullough, Mr. Stipa, and Mr. Parkin in favor. Mr. McGuire and Mr. Harper were absent.

The February minutes were unanimously approved.

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,



Annalisa Primus
Recording Secretary

Plymouth Township Planning Agency

April 7, 2021

To: Plymouth Township Council

Subject: LD 21-3; Wawa Parking Lot Expansion

Mr. Sudell made a motion to approve the Land Development application.

The motion was seconded by Mr. Parkin and passed 5-0 with Mr. Sudell, Mr. Frangiosa, Ms. McCullough, Mr. Stipa, and Mr. Parkin in favor. Mr. Harper and Mr. McGuire were absent.

Very Truly Yours,

A handwritten signature in cursive script that reads "Annalisa Primus". The signature is written in black ink and is positioned above the typed name and title.

Annalisa Primus
Planning Agency Secretary

Plymouth Township Planning Agency

April 7, 2021

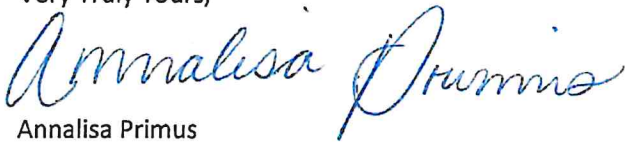
To: Plymouth Township Zoning Hearing Board

Subject: 1940 & 1950 Main Avenue- Zoning

Mr. Parkin made a motion to approve the application.

The motion was seconded by Mr. Sudell and passed 5-0 with Mr. Sudell, Mr. Frangiosa, Ms. McCullough, Mr. Stipa, and Mr. Parkin in favor. Mr. Harper and Mr. McGuire were absent.

Very Truly Yours,

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

Annalisa Primus
Planning Agency Secretary