

**Plymouth Township**  
**Planning Agency Meeting**  
**December 1, 2021**

The Plymouth Township Planning Agency held its meeting at the Greater Plymouth Community Center on Wednesday, December 1, 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 (Absent)
Greg Sudell	Vice-Chairman
Monica McCullough	Member (Absent)
Mike McGuire	Member
Brittany Carosello	Member
Vernon Harper	Member
Anthony Stipa, Jr.	Member
Lonnie Manai	Engineer – Woodrow & Associates
Dave Conroy	Zoning Officer

**1. 641 Old Elm Street- Zoning:**

Mr. Rob Lewis, from Kaplin & Stewart, representing the applicant, Evan Lambert, regarding the property 641 Old Elm Street. Mr. Lewis stated this was formally a local taproom, as well as a hotel, the Mansion House Hotel. This building is three stories and 1,700 sq. ft. Mr. Lewis stated this property has two frontages one on Elm Street, as well as Fulton Street, and is in poor condition. The rear of the lot is gravel, grass, and weeds, which was used for over flow parking back then. Mr. Lewis stated the applicant would like to grade, re-gravel, and stripe out formal parking. Mr. Lewis stated the applicant would like to completely renovate the restaurant. Mr. Lewis stated they would also like to provide outdoor dining with a deck on the rear of the building, 1,000 to 1,500 sq. ft. Mr. Lewis stated he had several meetings with the Township already.

However, Mr. Conroy disagreed on the zoning component, which was the addition of a deck triggered the need for additional offsite parking. Mr. Lewis has appealed that determination, which is why this will be going to the Zoning Hearing Board. Mr. Lewis stated if the Zoning Hearing Board agrees with Mr. Conroy, they are then asking for a variance to allow the 36 parking spaces, 31 spaces on gravel, where the minimum of 66 spaces is required, to serve the restaurant. Mr. Lewis stated residents surrounding this property on Fulton Street are concerned with parking, which is already an issue on that street. Mr. Lewis stated they will not be providing access to Fulton Street. Mr. Lewis stated another issue is that people are concerned that 36 parking spaces are not enough. Mr. Lewis stated based on the applicant's previous experience in the restaurant business, he believes this will provide adequate spaces. However, Mr. Lewis stated they would agree to a condition that, if it turns out that 36 spaces are not enough, they would implement valet parking.

Ms. Carosello asked if they are adding lighting to the parking lot. Mr. Lewis stated as of now, they are not adding any lighting. If any, it would be low lighting, since they do not want to impose on the nearby neighbors. Ms. Carosello asked if landscaping and buffering would be implemented on this property.

Mr. Lewis stated yes, there would have to be. Mr. Harper asked if the parking lot in the rear will be just gravel. Mr. Lewis stated it will be, it won't be paved because then we'd be getting involved in storm water run-off. Mr. Manai asked where they would have access to Fulton Street. Mr. Lewis stated currently there is no access to Fulton Street, just frontage. Mr. Manai asked if there is parking along there. Mr. Lewis stated yes.

Mr. Manai stated the property line shows encroachment into those parking spaces. Mr. Lewis stated he believes it is the other way around; the parking spaces are encroached on the property line. Mr. Manai stated he believes that has been formalized and now they are legitimate spaces. Mr. Lewis stated he is not sure; he would have to speak with the Township Solicitor to determine if there is a right-of-way deed. Mr. Manai stated lastly, the issue with gravel is that its pervious, but not for storm water issues. Mr. Lewis stated his client is willing to do small improvements. Mr. Manai asked what is the sq. ft. of the restaurant currently owned by the applicant and how does it compare to this property. Mr. Lambert stated it is 7,500 sq. ft., 3 levels, and 175 seats. Mr. Lewis asked Mr. Lambert how many seats this restaurant would hold. Mr. Lambert stated 40 seats. Mr. Lewis also asked how many on the deck. Mr. Lambert stated 10 seats at the bar and 30 regular dining seats.

Ms. Carosello asked how large the parking spaces and drive aisles will be. Mr. Lewis stated the size of them on this plan, do fall under what your ordinance requires; 9 x 18 ft. parking spaces and 24 or 26 ft. drive aisles. Mr. McGuire stated, just to clarify, 40 seats inside and 40 outside, but then you stated 175 seats total. Mr. Lambert stated that was for the other restaurant. Mr. McGuire asked if the deck was on the same level and when that would be open to customers. Mr. Lambert stated yes and it would be seasonal. Mr. Stipa stated he thinks the proposal is a great idea, but not sure about the parking concern. Mr. Stipa asked if the second and third floor will be for storage. Mr. Lambert stated yes.

Mr. Sudell seconded what Mr. Stipa said. Mr. Sudell asked is there a wall or buffer so people cannot park on Fulton Street and walk through. Mr. Lewis stated there is no wall or buffer, just a steep hill. Mr. Sudell asked if there are plans to make the upstairs private dining. Mr. Lambert stated not right now. Mr. Sudell asked what would be your trigger to determine if you need valet. Mr. Lewis stated he would work with the Township Solicitor to figure that out.

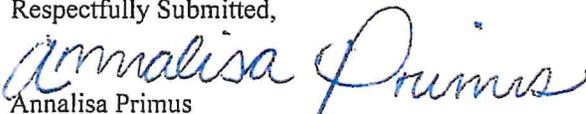
Ms. Carosello made a motion to agree with the Zoning Officer's determination, was seconded by Mr. Harper, and approved 4-1 with Mr. Stipa, Mr. Sudell, Mr. Harper, and Ms. Carosello. Mr. McGuire was against the motion. Mr. Frangiosa and Ms. McCullough were absent.

Mr. McGuire made a motion to approve the variance to allow 36 parking spaces, 31 spaces on gravel, where a minimum of 66 spaces is required and was seconded by Ms. Carosello. This motion was approved 4-1 with Mr. Sudell, Mr. Harper, Ms. Carosello, and Mr. McGuire. Mr. Stipa was against the motion. Mr. Frangiosa and Ms. McCullough were absent.

The September minutes were unanimously approved.

The meeting was adjourned at 7:40 p.m.

Respectfully Submitted,

  
Annalisa Primus  
Recording Secretary

Plymouth Township Planning Agency

December 1, 2021

To: Zoning Hearing Board

Subject: 641 Old Elm Street- Zoning

Ms. Carosello made a motion to agree with the Zoning Officer's determination, was seconded by Mr. Harper, and approved 4-1 with Mr. Stipa, Mr. Sudell, Mr. Harper, and Ms. Carosello. Mr. McGuire was against the motion. Mr. Frangiosa and Ms. McCullough were absent.

Mr. McGuire made a motion to approve the variance to allow 36 parking spaces, 31 spaces on gravel, where a minimum of 66 spaces is required and was seconded by Ms. Carosello. This motion was approved 4-1 with Mr. Sudell, Mr. Harper, Ms. Carosello, and Mr. McGuire. Mr. Stipa was against the motion. Mr. Frangiosa and Ms. McCullough were absent.

Very Truly Yours,



Annalisa Primus  
Planning Agency Secretary