

**Plymouth Township  
Planning Agency Meeting  
February 3, 2021**

The Plymouth Township Planning Agency held its meeting via Zoom on Wednesday, February 3, 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
Tom Parkin	Member
Vernon Harper	Member
Anthony Stipa, Jr.	Member
Lonnie Manai	Engineer – Woodrow & Associates
Dave Conroy	Zoning Officer

**1. Reorganization:**

Mr. Conroy asked for nominations for Chairman. Mr. Sudell nominated Mr. Frangiosa for Chairman and was seconded by Mr. Harper. The motion passed unanimously. Chairman Frangiosa asked for nominations for Vice-Chair. Mr. Stipa nominated Mr. Sudell for Vice-Chair and was seconded by Ms. McCullough. The motion passed unanimously. Chairman Frangiosa asked for nominations for secretary. Chairman Frangiosa nominated Mr. McGuire for secretary and was seconded by Mr. Sudell. The motion passed unanimously.

**2. LD 20-3; The Proving Grounds, Fields 6-8:**

Mr. Rick Stoneback from Shoemaker Engineers stated they are proposing to build three new fields on the northeast side of the parcel at 725 Conshohocken Road. These three fields will be identical to the other five that are currently there. Mr. Stoneback stated additional parking is provided for another 270 spaces; however, there is a proposed reinforced grass surface for buses as an overflow area. Mr. Stoneback stated a second concession stand and restroom will be built, along with a pedestrian connection between the upper fields. Mr. Stoneback stated there are three basins adjacent to the Plymouth creek and trail; essentially the storm water would pick up the drainage from the parking lots to those basins and discharge to the Plymouth creek. Mr. Stoneback stated the design concept has been previously tested on the existing fields and that no concerns were addressed from the staff.

However, the biggest issue that arose was the placement of a waterline and obtaining fire protection. Mr. Stoneback stated there was discussion to place a main from Brook Road to Conshohocken Road through Aqua. Mr. Stoneback stated Aqua said no, but to place a meter pit and an 8-inch fire line at Brook Road. Mr. Stoneback stated the lighting would be similar to the other fields. Mr. Stoneback stated there are waivers requested, one being a partial waiver in relation to existing monumentation, error regarding the traffic study- that is not intended, only at the completion of the project; installation of concrete curbs alongside residential roads; manholes shall be constructed at all changes in horizontal or vertical alignment; parking area landscaping, and parking islands.

Mr. Paul Tornetta, owner of 725 Conshohocken Road, stated the error in the waiver regarding the traffic study, would need to be completed once the project is all finished since they do not know how many cars will go through the proposed site.

Mr. Manai clarified that the waiver request for the storm manhole is warranted because that would make the design of the fields unfeasible. Mr. Stoneback stated yes, they would be located under the turf and cut open if access is needed. Mr. Parkin expressed his concern where Tee's and Brook Road meets with water run off causing flooding. Mr. Tornetta stated the pinch point is the bridge under Brook Road; however, Plymouth creek was widened to accommodate the 100-year floodplain. Mr. Conroy stated he would get in touch with the Public Works Director regarding the flooding. Mr. McGuire asked if there is additional access to Tee's. Mr. Stoneback stated no. Mr. Sudell asked for clarification on the waiver regarding no curbing. Mr. Stoneback stated Tee's Boulevard was widened and improved; therefore, the Township saw fit not to encumber it with additional curb.

Mr. Frangiosa asked if the lighting has been addressed. Mr. Stoneback stated the lighting is similar to the previous phases. Mr. Tornetta stated there has been no lighting complaints; all fields will be LED, which has a lower glare coefficient. Also, Mr. Tornetta stated there are no residential homes in close proximity of the fields. Mr. Conroy stated the last lighting consultant review letter the Township has states that the lighting is unacceptable at this time. Therefore, Mr. Conroy stated they will need a more recent letter stating the lighting is sufficient. Mr. Tornetta stated they will comply with that.

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

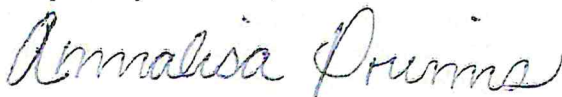
**3. East Norriton Act 537 Special Study:**

Mr. Conroy stated East Norriton Township is selling their sewer system to Aqua. As a result of that, East Norriton Township will need the surrounding municipalities to sign off on this. Mr. McGuire asked why the surrounding municipalities need to be notified. Mr. Conroy stated he believes it is a DEP requirement. Mr. Sudell asked if this has a long-term impact on Plymouth Township. Mr. Manai stated there is no long-term effects on the Township, except for the few residents that are tied into the Conshohocken plant. Mr. Sudell made a motion to approve the East Norriton Act 537 Special Study. The motion was seconded by Mr. Parkin and was approved 6-0 with Mr. Sudell, Mr. Harper, Mr. Frangiosa, Mr. Stipa, Mr. McGuire, and Mr. Parkin in favor. Ms. McCullough recused herself.

The December minutes was unanimously approved.

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

Respectfully Submitted,



Annalisa Primus  
Recording Secretary

Plymouth Township Planning Agency

February 3, 2021

To: Plymouth Township Council

Subject: LD 20-3; The Proving Grounds, Fields 6-8

Mr. McGuire made a motion to approve the land development application.

The motion was seconded by Mr. Parkin 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,

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

Annalisa Primus  
Planning Agency Secretary

Plymouth Township Planning Agency

February 3, 2021

To: Plymouth Township Council

Subject: East Norriton Act 537 Special Study

Mr. Sudell made a motion to approve the East Norriton Act 537 Special Study.

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

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 printed name and title.

Annalisa Primus  
Planning Agency Secretary