

Plymouth Township
Planning Agency Meeting
June 2, 2021

The Plymouth Township Planning Agency held its meeting via Zoom on Wednesday, June 2, 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 (Absent)
Mike McGuire	Member
Tom Parkin	Member
Vernon Harper	Member
Anthony Stipa, Jr.	Member
Lonnie Manai	Engineer – Woodrow & Associates
Dave Conroy	Zoning Officer

1. LD 21-2; JP Morgan Chase Bank:

Mr. Fran Greene from Corestates Group is proposing to remove the one story building located at 317 Ridge Pike, that is formally known as Kay Lighting, and build a 33,000 sq. ft. Chase Bank with a drive-thru ATM. Mr. Greene stated the site now is 95% impervious coverage and is proposing to make it 55%, adding a lot of landscaping. Mr. Greene stated for storm water management, they will be piping it out to Ridge Pike and currently have a County HOP in the process. There are two egresses on the property, one for the drive-thru and the other for the dumpster. Mr. Greene stated they will have a 50 ft. buffer in addition to a 6 ft. wood fence to screen the residential properties that are located on the Harmon Road side of the bank.

Mr. Manai stated they had a couple of reviews regarding this application and since there is a 60% reduction in impervious surface, there is an adequate amount for storm water management runoff. Mr. Stipa stated he wants to make sure the residential properties are covered with the buffering system for this site. Mr. Sudell asked which waivers are being asked for. The two landscaping waivers, Mr. Greene stated. Mr. Sudell also asked if they have complied with the requests regarding the sidewalks and pedestrian walkways. Mr. Greene stated yes; they are in compliance with the ordinances. Mr. Sudell asked about the opposite side of the corner of the property. Mr. Greene stated they are not doing work on that side of the street. Mr. Sudell asked about the ADA ramp on the other side of Harmon Road. Mr. Greene stated they can't speak to that since it's not part of their property.

Mr. Frangiosa asked Mr. Conroy if the consulting companies agreed with the waivers being requested tonight. Mr. Conroy stated yes. Mr. Frangiosa also wanted to clarify that there will be trees in addition to the fence. Mr. Green stated yes, along the property line. Mr. Conroy stated from a Township standpoint, all they are waiting for is the water flow test, which they should have the results soon.

Mr. Joe McTamney, 1812 Harmon Road, concerned about the egress, asked will there be a no right turn so people can't come into the neighborhood since there has been a lot of cut-through traffic already.

Mr. Greene stated they have not had a request for a no right turn sign there. Mr. McTamney also asked why the layout from the drive-thru is so far from the building and close to the property line. Mr. Greene stated per the zoning ordinances we need to have a certain width and buffer between the parking and drive-thru. Mr. Greene stated they will consider installing a "no right turn sign" on Harmon Road. Mr. McTamney also asked if there will be consideration for overflow lighting. Mr. Greene stated yes; the light poles have been placed in consideration as well as shields added onto the lights to not pollute onto the residential properties.

Mr. McTamney asked what kind of trees will be placed as the buffer. Mr. Greene stated a mix of evergreens. Mr. McTamney asked if there is any way to extend the fence height. Mr. Conroy stated the highest a fence can be is 6 ft. Mr. Conroy also stated that request would have to go to the Zoning Hearing Board if the applicant wanted to increase the fence height. Mr. Tom Newman, P.E., from Corestates Group, stated they do not have intentions to make the fence higher at this time. Mr. McTamney asked what would be the start date and duration. Mr. Newman stated were still going through the initial process and cannot say for certain.

Mr. Larry Martin, 1808 Harmon Road, asked where the entrance and exit will be. Mr. Newman stated there is an entrance and two egresses off of Harmon Road. Mr. Martin stated with the additional traffic and road closure on Chemical Road, it will increase traffic on Harmon Road. Mr. Martin agreed with Mr. McTamney regarding lighting. Mr. Martin asked what the material of the bank will consist of for the exterior. Mr. Newman stated stone material, fiber cement, and etc.

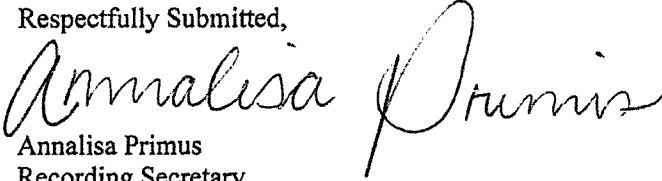
Mr. Parkin asked if they are using the same footprint of the building where Kay Lighting is currently and why entering and exiting wasn't looked at on Ridge Pike. Mr. Greene stated every aspect has been looked at. Mr. Parkin stated his concern is for the residents that live along that side of the bank.

Mr. Frangiosa made a motion to approve this land development application with the consideration of installing a "no right turn sign" out onto Harmon Road, and was seconded by Mr. Stipa. A roll call vote was made 5-1 with Mr. McGuire, Mr. Sudell, Mr. Harper, Mr. Stipa, and Mr. Frangiosa. Mr. Parkin was against the motion. Ms. McCullough was absent.

The April minutes were unanimously approved.

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

Respectfully Submitted,


Annalisa Primus
Recording Secretary

Plymouth Township Planning Agency

June 2, 2021

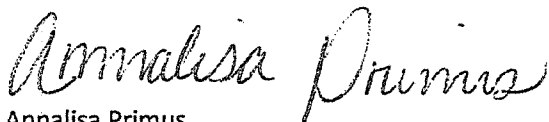
To: Plymouth Township Council

Subject: LD 21-2; JP Morgan Chase Bank

Mr. Frangiosa made a motion to approve the Land Development application with the consideration of installing a "no right turn sign" out onto Harmon Road.

The motion was seconded by Mr. Stipa and passed 5-1 with Mr. Sudell, Mr. Frangiosa, Mr. Stipa, Mr. Harper, and Mr. McGuire in favor. Mr. Parkin was against the motion. Ms. McCullough was absent.

Very Truly Yours,

A handwritten signature in cursive script that reads "Annalisa Primus".

Annalisa Primus
Planning Agency Secretary