

Plymouth Township
Planning Agency Meeting
September 8, 2021

The Plymouth Township Planning Agency held its meeting at the Plymouth Township Building on Wednesday, September 8, 2021.

The meeting was called to order at 7:30 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 (Absent)
Vernon Harper	Member (Absent)
Anthony Stipa, Jr.	Member
Lonnie Manai	Engineer – Woodrow & Associates
Dave Conroy	Zoning Officer

1. SD 21-1; Andries Estate:

Mr. George Ozorowski, Esq., from Hughes, Kalkbrenner & Ozorowski, LLP is representing the applicant James Piacitelli, on the property at 1813 Hallowell Road. Mr. Ozorowski stated they are proposing to subdivide the property into 17 lots. Mr. Ozorowski stated this property is 11.7 acres in a B residential district, with 3 existing parcels. Mr. Ozorowski stated they would only be creating 16 new homes because lot 17 is an existing house. Mr. Ozorowski stated the road will be dedicated and there will be an HOA. Mr. Ozorowski stated there is one issue regarding the cul-de-sac, stating that its 80 ft., but the Fire Marshal stated it should be 96 ft., so they would like to know how to proceed with that.

Mr. Kirk Clauss, P.E., from Schlosser & Clauss, stated there are four waivers being asked: to not provide an emergency access driveway, to allow plantings within the storm water management easements, to only provide a portion of the required replacement trees, and to not provide the screen buffer in the front yards of lot #3 and lot #17. Mr. Stipa asked if lot #17 will retain the structure of the dwelling that's on there now. Mr. Clauss stated yes. Mr. Manai stated the first waiver would need to be addressed with the emergency management team and the Fire Marshal. Mr. Manai asked if they would like to plant in the basin and has it been reviewed by the Townships consultants. Mr. Clauss stated yes. Mr. Manai stated when he visited the property there was a tremendous holly tree, will that remain? Mr. Clauss stated yes.

Ms. McCullough asked what would they need to do to the lot sizes to meet the requirements for the larger circle radius. Mr. Clauss stated the difference is about 8 ft. and four of the lots would go undersize, meaning we would need a variance. Mr. Stipa stated the basin looks shallow; would lots #9, 10, and 11 need an ejector pump? Mr. Clauss stated no. Mr. Stipa asked if lot #1 is the original homestead. Mr. James Piacitelli stated no. Mr. Sudell asked about waiver 3, justification for the trees. Mr. Clauss stated they do not fit on the property.

Mr. Frangiosa stated he would have to agree with Mr. Manai on the waiver regarding the emergency access driveway. Mr. Ozorowski stated he will speak with the solicitor on this issue. Mr. Frangiosa stated in terms of emergency access, he is not sure where this would be, but needs to be worked out with emergency management team and the Fire Marshal as well.

Mr. Frangiosa stated the waiver regarding the trees: is it possible to place these trees in the Township elsewhere? Mr. Ozorowski stated that's up for discussion with the solicitor as well. Mr. Frangiosa stated he's in agreement with the consultant regarding the screen buffer. Mr. Conroy asked if the cul-de-sac needs to be widened, are they certain they would need a variance. Mr. Clauss stated yes.

Michael Ciesielka, 106 Chancery Place, asked where the retention basin will be, what would happen when there's water run-off, and who maintains it. Mr. Clauss showed Mr. Ciesielka where the retention will be, stated the HOA will be in charge of maintenance, and assured Mr. Ciesielka that the regulations regarding designs of retention basins have become stricter. Aroutis Foster, 104 Chancery Place, stated their basin will be draining into a 20-year-old system. Mr. Clauss stated we are limiting our discharge into that system and have no control over the maintenance of the 20-year-old system. Mr. Foster asked what the traffic will be like with the addition of these new homes. Mr. Clauss stated there is no connection to Chancery Place therefore, there is no reason for traffic to use it.

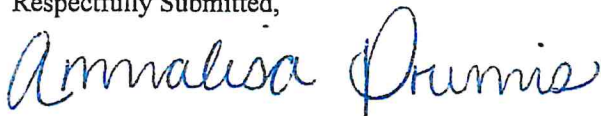
Mary Grace, 107 Chancery Place, asked where would the emergency exit be if it's not on Chancery Place. Mr. Clauss stated there is only one way in and one way out. Mr. Frangiosa stated a cul-de-sac in Plymouth Township is limited to 12 homes only because of public safety and health. Mark Clark, 107 Chancery Place, stated his concern is with water coming into his basement and his sump pump continuously working. Debbie Badger, 111 Chancery Place, asked for clarification on the plan. Mr. Clauss stated what she is pointing to is a sanitary sewer easement. Ms. Badger asked if that easement is existing. Mr. Clauss stated no, it is proposed and will be connected to Chancery Place system.

Mr. Frangiosa made a motion to approve this sub-division except for the replacement tree waiver and was seconded by Mr. Sudell. and approved 5-0 with Ms. McCullough and Mr. Frangiosa. Mr. Stipa, Mr. McGuire, and Mr. Sudell. Mr. Harper and Mr. Parkin were absent.

The August minutes were unanimously approved.

The meeting was adjourned at 8:15 p.m.

Respectfully Submitted,



Annalisa Primus
Recording Secretary

Plymouth Township Planning Agency

September 8, 2021

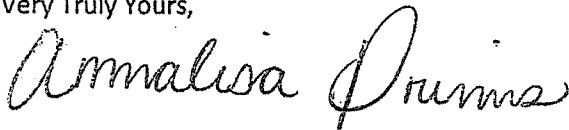
To: Plymouth Township Council

Subject: SD 21-1; Andries Estate

Mr. Frangiosa made a motion to approve the subdivision 21-1; Andries Estate.

The motion was seconded by Mr. Sudell and approved 5-0 with Ms. McCullough and Mr. Frangiosa. Mr. Stipa, Mr. McGuire, and Mr. Sudell. Mr. Harper and Mr. Parkin 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