

Plymouth Township
Planning Agency Meeting
August 4, 2021

The Plymouth Township Planning Agency held its meeting at the Plymouth Township Building on Wednesday, August 4, 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 (Absent)
Monica McCullough	Member
Mike McGuire	Member (Absent)
Tom Parkin	Member (Absent)
Vernon Harper	Member (Absent)
Anthony Stipa, Jr.	Member (Absent)
Lonnie Manai	Engineer – Woodrow & Associates
Dave Conroy	Zoning Officer

1.) 107 Ridge Pike- Zoning:

Mr. Ed Hughes, Esq., who is representing the applicant at 107 Ridge Pike, is proposing a small outside deck. Mr. Hughes stated the deck would be 378 ft.; new parking would be installed to accommodate the outside seating area and provide better ingress and egress for circulation. Mr. Hughes stated a variance is needed due to impervious coverage, which is limited to 35% in this zoning district. However, Mr. Hughes stated they are proposing 57%. Mr. Hughes stated they would be adding 19 new spaces, totaling 113 spaces, and 92 are now provided. Mr. Charles Pinyard, 486 Fairfield Road, clarified about the ingress and egress. Mr. Hughes stated it involves the circulation in the parking lot, and not changing the entrance. Ms. McCullough made a motion to approve this application. The motion was seconded by Mr. Frangiosa and approved 2-0 with Ms. McCullough and Mr. Frangiosa. Mr. Stipa, Mr. McGuire, Mr. Sudell, Mr. Harper, and Mr. Parkin were absent.

2.) SD 21-2; 1234 Butler Pike:

Mr. John Sciotto, the developer, is presenting on the subdivision at 1234 Butler Pike, he is requesting a waiver for a depressed curb at the driveway and shrubbery buffers. Mr. Manai clarified about the depressed curb, if they are asking to not install one along the new driveway. Mr. Sciotto stated it is to install a depressed curb instead of just a driveway apron. Mr. Manai asked if there are existing sidewalks on the frontage of the property. Mr. Sciotto stated yes. Mr. Manai stated the new driveway would require a depressed curb. Mr. Manai stated he is not in favor of this. Ms. McCullough asked if the neighbors have been consulted about this. Mr. Sciotto stated yes. Mr. Frangiosa made a motion to approve the subdivision for 1234 Butler Pike, except for the depressed curb waiver request. The motion was seconded by Ms. McCullough and passed 2-0 with Ms. McCullough and Mr. Frangiosa. Mr. Stipa, Mr. McGuire, Mr. Sudell, Mr. Harper, and Mr. Parkin were absent.

3.) **351 Jefferson Street/467 Fairfield Road- Rezoning:**

Mr. Joe Clement, Esq., who is representing the applicant, Plymouhtowne II, along with Mr. Keith Tornetta, who is the developer and Mr. Bob Blue, P.E, who is the engineer. Mr. Clement stated they are requesting a zoning change to two parcels, which are adjacent to the apartments. It is currently residential D zoning district and are seeking a Residential Special to be able to extend the apartment complex. Mr. Clement stated the proposed concept of what would be developed is 32 additional apartments, using existing ingress and egress, and eliminated the concern of emergency access that the Township had. Ms. McCullough asked to clarify the matter about reducing green space. Mr. Clement stated that issue would be addressed if this application goes further. Ms. McCullough asked if they are adding an entrance to Fairfield Road. Mr. Clement stated yes, the furthest to the left, which would only be emergency access. Mr. Manai stated the only entrance where they would come in is off Fairfield Road. Mr. Clement stated yes. Mr. Frangiosa asked how the basins have been holding up. Mr. Clement stated there has been no issues to his knowledge. A resident stated back in 2020 there was an issue with the inlet, but none since then. Mr. Frangiosa asked what the traffic implications are. Mr. Clement stated we have not looked at that yet.

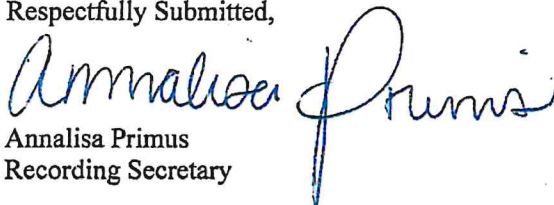
Ms. Ann Haasis, 410 Volpe Road, expressed her concerns about traffic and green space. Ms. Sharon Sabella, 463 Fairfield Road, expressed her concerns regarding noise from the traffic, water in her basement from these apartments, and the little green space that is left. Ms. Irene Fiorello, 510 Fairfield Road, expressed her concerns about traffic, vehicles being stuck in bad snowstorms, and the noise at all hours of the night. Mr. Charles Pinyard, 486 Fairfield Road, expressed his concerns about police stopping cars right in front of his house on Fairfield Road, rush hour traffic, the water basin, and would like to hear about a traffic study before this goes further. Mr. Paul DiSanto, 439 Fairfield Road, expressed his concerns about the water run-off and little green space. Mr. Paul Gaffney, 449 Volpe Road, agreed with what has already been said and expressed his concerns regarding the infrastructure. Mr. Ken Haasis, 410 Volpe Road, expressed his concerns about the retention basin attracting mosquitos, vehicles making Fairfield Road two lanes, and stated he never received anything in the mail regarding this matter. Mr. Conroy stated two notices did go out.

Mr. Frangiosa was in favor and Ms. McCullough was opposed to this application, resulting in a tie of 1-1. Therefore, this application was turned down. Mr. Stipa, Mr. McGuire, Mr. Sudell, Mr. Harper, and Mr. Parkin were absent.

The July minutes were unanimously approved.

The meeting was adjourned at 8:20 p.m.

Respectfully Submitted,


Annalisa Primus
Recording Secretary

Plymouth Township Planning Agency

August 4, 2021

To: Zoning Hearing Board

Subject: 107 Ridge Pike- Zoning

Ms. McCullough made a motion to approve the application for 107 Ridge Pike- Zoning.

The motion was seconded by Mr. Frangiosa and approved 2-0 with Ms. McCullough and Mr. Frangiosa. Mr. Stipa, Mr. McGuire, Mr. Sudell, Mr. Harper, and Mr. Parkin were absent.

Very Truly Yours,



Annalisa Primus
Planning Agency Secretary

Plymouth Township Planning Agency

August 4, 2021

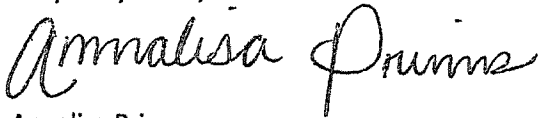
To: Plymouth Township Council

Subject: SD 21-2: 1234 Butler Pike

Mr. Frangiosa made a motion to approve the subdivision for 1234 Butler Pike, except for the depressed curb waiver request.

The motion was seconded by Ms. McCullough and passed 2-0 with Ms. McCullough and Mr. Frangiosa. Mr. Stipa, Mr. McGuire, 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 to the right of the typed name.

Annalisa Primus
Planning Agency Secretary

Plymouth Township Planning Agency

August 4, 2021

To: Plymouth Township Council

Subject: 351 Jefferson Street/467 Fairfield Road- Rezoning

Mr. Frangiosa was in favor and Ms. McCullough was opposed to this application, resulting in a tie of 1-1. Therefore, this application was turned down. Mr. Stipa, Mr. McGuire, Mr. Sudell, Mr. Harper, and Mr. Parkin were absent.

Very Truly Yours,

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Annalisa Primus
Planning Agency Secretary