

**Plymouth Township**  
**Planning Agency Meeting**  
**February 2, 2022**

The Plymouth Township Planning Agency held its meeting at the Greater Plymouth Community Center on Wednesday, February 2, 2022.

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
Brittany Carosello	Member (Absent)
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. McGuire. The motion passed unanimously. Chairman Frangiosa asked for nominations for Vice-Chair. Chairman Frangiosa nominated Mr. Sudell for Vice-Chair and was seconded by Mr. McGuire. The motion passed unanimously. Chairman Frangiosa asked for nominations for secretary. Chairman Frangiosa nominated Mr. Stipa for secretary and was seconded by Mr. Sudell. The motion passed unanimously.

2) **906 Ridge Pike- Sketch Plan-** Mr. Neil Stein, Esq., is proposing to divide the property into two lots; lot 1 being the front parcel and lot 2 being the rear parcel. Lot 1 is proposed for development by Royal Farms, which is a convenient store and fueling station. The convenient store would be 5,001 sq. ft., with several points of access, a right in from Ridge Pike and Alan Wood Road, and have a proposed detention infiltration basin. In addition, proposed lot 2 would be a car wash for Conicielli. Mr. Stein stated a special exception would be needed for the use of signage relief. Ms. McCullough stated the site is located over sinkhole-prone geology and advised to look into alternative methods for storm water management. Mr. Manai stated there is a section relating to limestone in the Township Ordinance.

Mr. Robert Blue, Engineer, stated he is just as concerned and will do appropriate testing. However, this will be a dual basin, which will handle any potential work on lot 2. Mr. Blue showed the members the sign packages that would be needed for relief. Mr. McGuire asked if access would be only going east right on Ridge Pike. Mr. Blue stated yes, they would come out the full access and come down Alan Wood Road, east or west. Mr. Stipa stated the new improvements on Ridge Pike will have two left turn lanes; how will this project affect that. Mr. Blue showed Mr. Stipa the two left turn lanes. Mr. Stipa asked if this parcel will be subdivided. Mr. Blue stated yes. Mr. Sudell asked regarding Alan Wood Road: there will only be one in and out? Mr. Blue stated yes, that is what's proposed, but when we analyze lot 2, it could change. Mr. Sudell stated he is concerned about making a left hand turn.

Mr. Frangiosa stated he wanted to echo what Ms. McCullough and Mr. Manai stated earlier. Mr. Conroy stated he wanted to make aware that there is a force main easement going from the pump station to Alan Wood Road. Also, Mr. Conroy stated Royal Farms puts statues on their property, which would be counted for additional signage. Mr. Paul Tornetta, 725 Conshohocken Road, asked if the intersection improvements are consistent with the Act 209 study. Mr. Blue stated yes, they followed the plans that they received from PennDot.

**3) LD 21-5; Plymouhtowne Apartments-** Mr. Joe Clement, Esq., is proposing phase II of Plymouhtowne Apartments, consisting of 32 units. Mr. Clement stated they are asking for waivers: to show the location of all storm sewer within 200' of the site; to provide 10 ft. between the parking area and the outside wall of the dwelling units; to provide parking lot improvements and how their constructed, for sidewalks to be located adjacent to the curb; landscape plans to not have a seal by a registered landscape architect; to utilize slope protection on the disturbed area of the site with slopes in excess of 4:1 in lieu of providing groundcover plantings or supplemental plantings, and for twenty (20) parking spaces in a row without a landscape island of ten (10) feet in width.

Mr. Manai stated with respect to the landscape plantings, keep in mind that plants either get planted on the site or elsewhere in the Township. Mr. McGuire asked if the dimensions of the new apartments are the same as the old apartments. Mr. Clement stated yes, they are the same as Plymouhtowne I apartments. Mr. Stipa asked if the connection of sidewalks to Fairfield Road was addressed from Montgomery County Planning Commission. Mr. Keith Tornetta stated yes. Mr. Frangiosa stated storm water run-off is an issue in the area, how is that being addressed? Daniel Glass, E.I.T. stated they received their NPDES permit and are collecting it off of the basin by adding more plantings. Mr. Manai asked if there were any modifications to the outlet structure due to the additional units. Mr. Glass stated they put an under drain into the basin, which will go into the outlet structure.

Mr. Manai asked if they had to amend their NPDES permit or get a new one. Mr. Glass stated they had to acquire a new one. Mr. Frangiosa asked if they are going to prevent the overflow to the houses on Jefferson. Mr. Glass stated yes. Mr. Conroy stated there is an outstanding lighting review letter and asked for an update. Mr. Glass stated it has been submitted and waiting are for it. Mr. Sudell made a motion to approve this land development and was seconded by Mr. McGuire. A roll call vote was made and passed 6-0 with Mr. Sudell, Ms. McCullough, Mr. McGuire, Mr. Harper, Mr. Stipa, and Mr. Frangiosa. Ms. Carosello was absent.

**4) 407 Alan Wood Road- Zoning-** Mr. Rob Lewis, from Kaplin Stewart, is seeking zoning relief to utilize a trucking terminal, which is permitted in this zoning district. Mr. Lewis stated this is mainly for outdoor storage of equipment. Mr. Lewis stated drivers will swap out their standard vehicle for a piece of equipment. This facility will be fully gated and have a 24-hour attendant. Mr. Lewis stated they would need to complete the land development process if this special exception is granted. Mr. Manai asked if any fluids will be stored. Mr. Lewis stated no. Mr. Manai asked if the equipment being stored needs to be repaired. Mr. Lewis stated no, they are active rigs. Mr. McGuire asked if there are any other employees besides the 24-hour attendant. Mr. Lewis stated only when the truck washing and maintenance facility are operational, limited employees.

Mr. Stipa asked if they have a railroad. Mr. Lewis stated there is a railroad, off of Danella's property, but there is no intention of utilizing it. Mr. Sudell asked if any environmental tests with underground storage tanks has been completed. Mr. Lewis stated we will have to look into that. Mr. Frangiosa asked peak hours of operation. Mr. Lewis stated there aren't peak hours, but more staggered.

Mr. Paul Tornetta asked if there will be sleeper cabs there. Mr. Lewis stated he doesn't believe so. Mr. McGuire made a motion to approve this special exception and was seconded by Mr. Sudell.

A roll call vote was made and passed 6-0 with Mr. Sudell, Ms. McCullough, Mr. McGuire, Mr. Harper, Mr. Stipa, and Mr. Frangiosa. Ms. Carosello was absent.

5) **845 Germantown Pike- Zoning-** Mr. Luis Flores, representing Aristacare, is proposing to install a parking lot adjacent to the property at 1939 Hallowell Road. Mr. Conroy stated this application is the same as when it was approved back in 2017. Mr. Stipa asked if there was any access to the parking lot off of Germantown Pike. Mr. Flores stated no. Mr. Conroy stated to the agency your voting on two variances. Mr. McGuire made a motion to approve the two variances and was seconded by Ms. McCullough. A roll call vote was made and passed 6-0 with Mr. Sudell, Ms. McCullough, Mr. McGuire, Mr. Harper, Mr. Stipa, and Mr. Frangiosa. Ms. Carosello was absent.

6) **550 West Germantown Pike- Zoning-** Mr. Doug Maloney, Esq., is proposing redevelopment of an existing site. Mr. Maloney stated this site is a vacant TD Bank building on Germantown Pike and is an oddly shaped property. Mr. Maloney stated since it is oddly shaped, it has a series of nonconformities. Mr. Maloney stated they are asking for six variances; four of which will not be impacted by this site. Mr. Maloney stated the two variances are as follows: to allow a 29.5' side yard setback, where a minimum of 50' is required; to allow 25 parking spaces, where a minimum of 57 spaces is required. Mr. Maloney stated the drive-thru had three lanes in the rear, which will be eliminated, creating one drive-thru lane on the side yard. Mr. Ryan Armour, from Colliers Engineering, described the site in more detail: they will be maintaining existing access points, vehicles can either turn right into the pick-up lane or continue to the parking lot in the front, they will be proposing a dumpster in the rear, and maintaining the landscaping that is currently there. Overall, they are increasing the green space in the back of the building. Mr. Armour stated there is a 79 ft. sq. addition for the kitchen area, maintain the existing front of the building, and the front right of the building will be a covered outdoor seating area.

Mr. Manai asked if they looked at the difference between the bank traffic versus Chipotle traffic. Mr. Armour stated 40 to 60 more peak hour trips. Mr. Manai asked if there is a curb or wall there on the Germantown Pike side. Mr. Armour stated there is an existing retaining wall, higher on the south side and tappers off towards the north. Mr. Manai asked if there will be any vehicular over hang on the wall. Mr. Armour said no, there is a raised curb and landscaping there currently. Mr. Harper asked how many spaces for customers who are picking up. Mr. Armour stated 3 spaces. Mr. McGuire asked the capacity of the building. Mr. Armour stated 42 inside and 18 outside. Mr. McGuire asked if there is enough space to maneuver around in the drive-thru area. Mr. Armour stated yes. Mr. Stipa stated calculations for parking spaces versus what's actually used differs. Mr. Sudell stated he is concerned about congestion in the front of the building and people walking. Mr. Frangiosa asked if any thought was put to moving the window closer to the edge of the building for cuing. Mr. Armour stated it is all dependent on the ordering feature. Mr. Frangiosa asked there will be no ingress and egress onto Germantown Pike. Mr. Armour stated correct.

Mr. Conroy clarified the zoning relief being asked of. Mr. Paul Tornetta asked how many EDUs need to be acquired. Mr. Armour stated they do not have that exact information at this time. Mr. McGuire made a motion to approve these two variances and was seconded by Mr. Sudell. A roll call vote was made and passed 6-0 with Mr. Sudell, Ms. McCullough, Mr. McGuire, Mr. Harper, Mr. Stipa, and Mr. Frangiosa. Ms. Carosello was absent.

7) **LD 21-6; 107 Ridge Pike-** Mr. Ed. Hughes, Esq., requested to expand the outdoor seating area off their deck at 107 Ridge Pike, while adding 19 parking spaces.

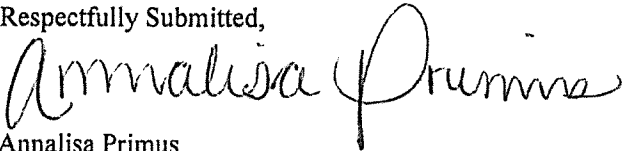
Mr. Hughes stated they are requesting two waivers; to not provide raised continuous concrete curbing around the planting islands, in addition, to continue the existing non-conformity and not place raised planter islands at the end of each row of parking spaces which begins or terminates at an internal circulation drive, and to provide more than 15 parking spaces in a row without a landscape island of ten (10) feet in width. Mr. Manai stated regarding the raised curb waiver: how much of the curb needs to be eliminated. He is concerned that someone will run into the rain garden and damage the structure. Mr. Craig Flaxman stated it is something we can look into. Ms. McCullough asked if the footprint of the parking lot will be expanding into the green area. Mr. Hughes stated yes. Mr. McGuire asked how many seats would be on the patio outside. Mr. Flaxman stated around 12-20 seats. Mr. McGuire asked if there is any overhang. Mr. Flaxman stated no, only umbrellas. Mr. Sudell asked if the outdoor patio would be extending to the end of the current building. Mr. Flaxman stated it would not extend past the building. Mr. Frangiosa stated the parking spaces are closer to the residences, but that the green space is still present. Mr. Hughes stated yes. Mr. Conroy wanted to remind the applicant when installing light fixtures: there are proper guards on so no lighting splashes over onto residential properties.

Mr. Steve Lash, 114 Keys Street, stated storm water run-off has been an issue: is all of the storm water being collected into the main and no additional access to Butler Pike? Michael Bowker, P.E. stated there will be a curb proposed to collect the run-off and there will be no additional Butler Pike access. Mr. Sudell made a motion to approve this land development with an exception to add cut offs into the curbing. The motion was seconded by Mr. McGuire. A roll call vote was made and passed 6-0 with Mr. Sudell, Ms. McCullough, Mr. McGuire, Mr. Harper, Mr. Stipa, and Mr. Frangiosa. Ms. Carosello was absent.

The December minutes were unanimously approved.

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

Respectfully Submitted,



Annalisa Primus  
Recording Secretary

Plymouth Township Planning Agency

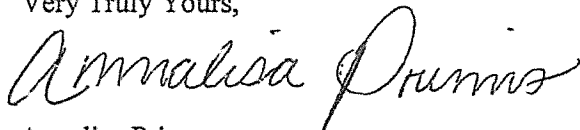
February 2, 2022

To: Plymouth Township Council

Subject: LD 21-5; Plymouthtowne Apartments

Mr. Sudell made a motion to approve the LD 21-5; Plymouthtowne Apartments and was seconded by Mr. McGuire. The motion passed 6-0 with Mr. Sudell, Ms. McCullough, Mr. McGuire, Mr. Harper, Mr. Stipa, and Mr. Frangiosa. Ms. Carosello was 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

Plymouth Township Planning Agency

February 2, 2022

To: Zoning Hearing Board

Subject: 845 Germantown Pike

Mr. McGuire made a motion to approve the two variances and was seconded by Ms. McCullough. The motion passed 6-0 with Mr. Sudell, Ms. McCullough, Mr. McGuire, Mr. Harper, Mr. Stipa, and Mr. Frangiosa. Ms. Carosello was absent.

Very Truly Yours,

A handwritten signature in black ink that reads "Annalisa Primus". The signature is written in a cursive style with a large, looping initial "A".

Annalisa Primus  
Planning Agency Secretary

Plymouth Township Planning Agency

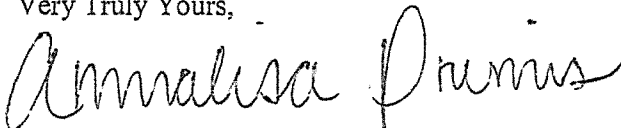
February 2, 2022

To: Zoning Hearing Board

Subject: 407 Alan Wood Road

Mr. McGuire made a motion to approve this special exception and was seconded by Mr. Sudell. The motion passed 6-0 with Mr. Sudell, Ms. McCullough, Mr. McGuire, Mr. Harper, Mr. Stipa, and Mr. Frangiosa. Ms. Carosello was 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

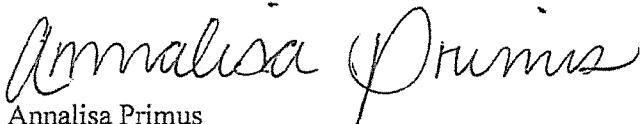
February 2, 2022

To: Zoning Hearing Board

Subject: 550 West Germantown Pike

Mr. McGuire made a motion to approve the two variances and was seconded by Mr. Sudell. The motion passed 6-0 with Mr. Sudell, Ms. McCullough, Mr. McGuire, Mr. Harper, Mr. Stipa, and Mr. Frangiosa. Ms. Carosello was absent.

Very Truly Yours,

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Annalisa Primus  
Planning Agency Secretary



Plymouth Township Planning Agency

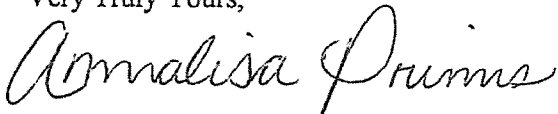
February 2, 2022

To: Plymouth Township Council

Subject: LD 21-6; 107 Ridge Pike

Mr. Sudell made a motion to approve the LD 21-6; 107 Ridge Pike and was seconded by Mr. McGuire. The motion passed 6-0 with Mr. Sudell, Ms. McCullough, Mr. McGuire, Mr. Harper, Mr. Stipa, and Mr. Frangiosa. Ms. Carosello was 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