

Plymouth Township
Planning Agency Meeting
July 6, 2022

The Plymouth Township Planning Agency held its meeting at the Greater Plymouth Community Center on Wednesday, July 6, 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 (Absent)
Mike McGuire	Member
Brittany Carosello	Member
Vernon Harper	Member
Anthony Stipa, Jr.	Member
Lonnie Manai	Engineer – Woodrow & Associates
Dave Conroy	Zoning Officer (Absent)

1. Brandywine Metroplex Corporate Center- Rezoning/Text Amendment-

Mr. Rob Lewis from Kaplan Stewart, representing Brandywine Realty Trust, is seeking recommendation on the Metroplex Corporate center. Mr. Lewis stated this property is a little over 21 acres, in a mixed-use development district, and several improvements have been done over the past years. The concept here is to develop the property into a life science facility or campus. Mr. Lewis stated in order to do so; two minor changes will need to be made to the ordinance. One is a text amendment and the other is a map amendment, the text amendment will add an integrated life sciences use into that district. Mr. Lewis stated a small portion of it is zoned limited commercial and the remainder of it is zoned mixed-use development district. Therefore, the map amendment would simply shift that line, so that the entire Metroplex would be in the same zoning district.

Mr. Paul Commito from Brandywine Realty Trust, discussed in length that since presenting this idea to Council last year, there have been several life science proposals. Mr. Commito stated these properties have either broke ground, under construction, or newly opened life science centers. Mr. Commito explained that CGMP, current good management manufacturing process, are guidelines that a manufacturer, such as life sciences, will meet to assure high quality for their intended use. Mr. Commito stated this building would not be a typical manufacturing site. The building will not be producing more noise in the area or discharge emissions into the environment.

Mr. Stipa asked if they would have any control over the blending of tenants because of the different labs. Mr. Lewis stated potentially, yes. Mr. Stipa asked if the landlord would have to monitor and regulate what is being done. Mr. Commito stated there would be contracts for what would be made specifically in the buildings. Mr. Harper asked what type of products would be manufactured in the building. Mr. Lewis stated it could range from an artificial hips or medications.

Mr. Manai asked what their relationship with Septa is and what it was years ago. Mr. Lewis stated Septa did not feel a bus stop was necessary at the time, but can look at it during the land development process. Ms. Carosello asked what type of vehicles will be entering and exiting the property. Mr. Commito stated typically smaller vehicles. Ms. Carosello asked what the typical trip generation would be. Mr. Commito stated they plan for a 1,200 car parking garage, but for this design it would be half that. Ms. Carosello asked would it be the same access. Mr. Commito stated yes.

Mr. Stipa asked if the six story-parking garage was still on the table. Mr. Lewis stated it does not need to be that large. Mr. Stipa asked about the Livezey store. Mr. Lewis stated it is a complex arrangement, however they do have a couple of tenants, and is being well maintained, just a tough location where it is. Mr. Stipa stated there are four parcel ids, will they be consolidated? Mr. Lewis stated when it is all done it will be four condominium units for the Livezey store. Mr. Stipa asked if there are any plans that will be incorporated with the existing building. Mr. Commito stated no.

Mr. Sudell clarified if there will be no trucks going in and out. Mr. Lewis stated there can be some trucks, but depends on the user. Mr. Commito stated he does not anticipate tractor-trailers. Mr. Sudell stated if there were larger trucks to suggest restricting the times. Mr. Sudell clarified if there will be separate driveways or entrances. Mr. Commito stated no, the main access is off Chemical Road and the right in and right out off Germantown Pike. Mr. Frangiosa asked if the sewer infrastructure could handle what the building will produce. Mr. Commito stated yes.

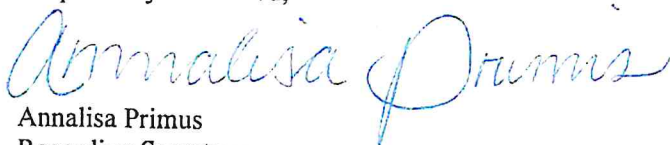
Mr. Sudell made a motion to approve the text amendment application and was seconded by Mr. McGuire. The motion was approved 6-0 with Mr. Stipa, Mr. Sudell, Mr. Harper, Ms. Carosello, Mr. McGuire, and Mr. Frangiosa. Ms. McCullough was absent.

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

The June minutes were unanimously approved.

The meeting was adjourned at 7:37 p.m.

Respectfully Submitted,



Annalisa Primus
Recording Secretary

Plymouth Township Planning Agency

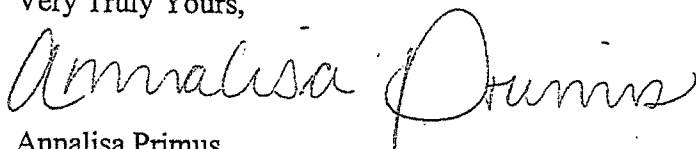
July 6, 2022

To: Plymouth Township Council

Subject: Brandywine Metroplex Corporate Center- Text Amendment

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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

July 6, 2022

To: Plymouth Township Council

Subject: Brandywine Metroplex Corporate Center- Rezoning

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Planning Agency Secretary