

**Plymouth Township  
Planning Agency Meeting  
March 1, 2023**

The Plymouth Township Planning Agency held its meeting at the Greater Plymouth Community Center on Wednesday, March 1, 2023.

The meeting was called to order at 7:05 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)
Brittany Carosello	Member (Absent)
Vernon Harper	Member
Anthony Stipa, Jr.	Member
Lonnie Manai	Engineer- Woodrow & Associates
Joel Rowe	Zoning Officer

**1) The Grayson School- Zoning-**

Ms. Denise Yarnoff, representing the applicant, the Grayson School, is looking to expand their facility at 1 IMS Drive. Ms. Yarnoff stated the Grayson School provides gifted children a challenging education fit for their needs. Ms. Yarnoff stated the reason for their expansion is that they are serving a need in the region for a larger location. The Zoning District, Limited Industrial, does not permit educational use, except for nursery schools and day care centers. Ms. Yarnoff is requesting a special exception for a use of the same general character, as well as a variance for the use. Ms. Allison Wilson-Maher, from the Grayson School, went into detail about the history of the school. This is their third location, they house 170 children, K-12, and the ratio is usually four students to one teacher. Ms. Maher stated this is an important location due to demographics and the accessibility by all interstates for their students.

Ms. Yarnoff mentioned any concerns that municipalities would have with an outdoor field. Mr. Frangiosa stated they would only be concerned with the security of the children. Ms. Maher stated they do have an athletic program, but in the future plan to have a gymnasium. Ms. Maher stated there is extensive parking spaces, so they do plan to take away some for a field and two playgrounds. Ms. Maher stated there would be controlled access in regards to security. Mr. Frangiosa mentioned for Ms. Maher to look into, The Class System, where schools are linked with local law enforcement. Mr. Manai asked how much of the building they plan to use.

Ms. Maher stated that is still in negotiation; however, they plan to use the whole building. Mr. Manai asked if they would be boarding children at the facility. Ms. Maher stated no. Mr. Harper asked how diverse the school is. Ms. Maher stated she does not have those numbers on hand, but it is extremely diverse.

Ms. McCullough clarified if their Radnor location is closing. Ms. Maher stated yes. Mr. Harper asked how long it would take to produce the outdoor area. Ms. Maher stated it depends, since the indoor area needs to be complete to be able to build out. Mr. Frangiosa asked what their time frame of moving would be. Ms. Maher stated they would need to be out by the end of the 2023-2024 school year. Mr. Stipa asked if they anticipate being tax exempt. Ms. Maher stated they are a non-profit school, but they did not negotiate that within their contract.

Mr. Frangiosa made a motion to approve this special exception with the addendum of not being able to board students at the facility. The motion was seconded by Mr. Stipa. A roll call vote was made and passed 4-0 with Ms. McCullough, Mr. Harper, Mr. Stipa, and Mr. Frangiosa. Mr. Sudell, Mr. McGuire, and Ms. Carosello was absent.

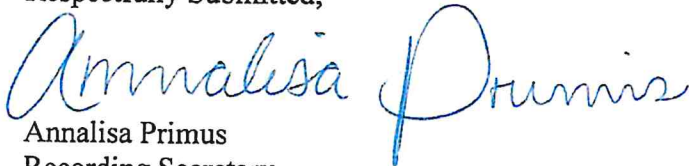
## **2) LD 22-2 1208 Ridge Pike- Hyundai Conicelli-**

Mr. Dom Conicelli from, Hyundai Conicelli, stated they are expanding the 1208 Ridge Pike Hyundai Conicelli location. The service building will be built in the back, so vehicles will have new additional service bays. Mr. Conicelli stated they would be refurbishing the parts and service building inside with no exterior changes. Mr. Conicelli stated there is some re-grading taking place, along with storm water management, and additional landscaping. Mr. Frangiosa asked if they comply with all of the recommendation letters they received. Mr. Conicelli stated yes. Ms. McCullough asked if the footprint of the new building is currently paved parking lot. Mr. Conicelli stated yes. Mr. Rowe stated he received the go ahead from the Fire Marshal.

Mr. Frangiosa made a motion to approve this application and was seconded by Ms. McCullough. A roll call vote was made and passed 4-0 with Ms. McCullough, Mr. Harper, Mr. Stipa, and Mr. Frangiosa. Mr. Sudell, Mr. McGuire, and Ms. Carosello was absent.

The meeting was adjourned at 7:32 p.m.

Respectfully Submitted,

  
Annalisa Primus  
Recording Secretary

Plymouth Township Planning Agency

March 1, 2023

To: Zoning Hearing Board

Subject: The Grayson School- Zoning

Mr. Frangiosa made a motion to approve this special exception with the addendum of not being able to board students at the facility. The motion was seconded by Mr. Stipa. A roll call vote was made and passed 4-0 with Ms. McCullough, Mr. Harper, Mr. Stipa, and Mr. Frangiosa. Mr. Sudell, Mr. McGuire, and Ms. Carosello was absent.

Very Truly Yours,



Annalisa Primus  
Planning Agency Secretary

Plymouth Township Planning Agency

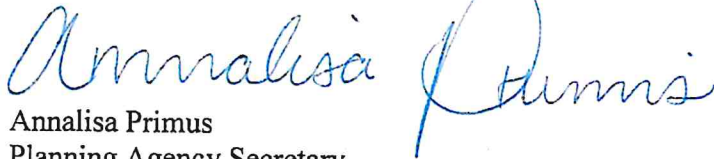
March 1, 2023

To: Plymouth Township Council

Subject: LD 22-2 1208 Ridge Pike- Hyundai Concelli

Mr. Frangiosa approved this application and was seconded by Ms. McCullough. A roll call vote was made and passed 4-0 with Ms. McCullough, Mr. Harper, Mr. Stipa, and Mr. Frangiosa. Mr. Sudell, Mr. McGuire, and Ms. Carosello was absent.

Very Truly Yours,



Annalisa Primus  
Planning Agency Secretary