

**Plymouth Township
Planning Agency Meeting
May 3, 2023**

The Plymouth Township Planning Agency held its meeting at the Greater Plymouth Community Center on Wednesday, May 3, 2023.

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
Vernon Harper	Member
Anthony Stipa, Jr.	Member
Lonnie Manai	Engineer- Woodrow & Associates
Joel Rowe	Zoning Officer

1. Royal Farms 906 Ridge Pike- Conditional Approval-

Mr. Neil Stein, Esq. from Kaplan Stewart is representing the applicant, Royal Farms. They are asking for recommendation of conditional and preliminary final subdivision and land development approval. Mr. Stein stated they have been before the Planning Agency many times before and had several reviews and revisions. Mr. Rowe stated they are still deciding on options for sewer and waiting on the traffic report study. Ms. McCullough asked if they are proposing more parking spaces than allowed. Mr. Dan Glass from Robert E. Blue Engineers stated there was a discrepancy between 60 and 62 spaces. However, there will be 62 proposed spaces. Ms. McCullough asked for clarification on one of the waivers involving grass at the ends of the parking areas. Mr. Glass stated they would not be able to place tall trees in the landscape areas where parking is located. Mr. Frangiosa asked for clarification on one of the waivers involving greenspace. Mr. Glass read off the listed waivers being asked of and stated only lower shrubs will be planted. Mr. Frangiosa stated he wanted to make sure the greenspace would be accounted for to help with water runoff, water retention, and storm sewer in the area.

Mr. McGuire made a motion to approve this application with the exception that they will comply with all consultant recommendations, including the traffic report and sanitation options. The motion was seconded by Mr. Sudell. The application was approved 7-0 with Mr. Stipa, Mr. Sudell, Mr. Harper, Mr. McGuire, Ms. McCullough, Ms. Carosello, and Mr. Frangiosa.

2. Keystone Property Group- Conditional Use (Mall Apartments)-

Mr. Rob Gundlach, Esq. from Fox Rothschild, is representing the applicant, Keystone Property Group. They are here for a conditional use of the proposed redevelopment for this location located at 502 W. Germantown Pike. Mr. Gundlach stated this building has been vacant for some time and the Township just passed an ordinance to allow redevelopment for an apartment building. It consists of 174,000 sq. ft. and would consist of 150 apartments with amenities. Mr. Gundlach went through the floor plan briefly. He stated they would comply with all review letters received and addressed them all.

Mr. Manai asked what plan b would be if the current sewer system could not hold the additional flow to Arthur's Court. Mr. Gundlach stated options such as installing piping to improve capacity. Mr. Stipa clarified how they got the number of apartments, 30 units per acre. Mr. Rowe stated yes. Mr. Stipa asked how they received the fiscal breakdown of the bedrooms. Mr. Gundlach stated they performed a demographic analysis. Ms. McCullough excused herself due to her employer's relationship with the company, Traffic Planning and Design. Mr. Sudell clarified if there would be 225 beds. Mr. Gundlach stated it could be less because people are turning their extra bedroom into an office.

Mr. Sudell asked if they were going to isolate parking for this building. Mr. Gundlach stated no because of the cross easement agreement, stating there be mutual sharing of lots. Mr. Sudell asked how recent the traffic study was performed. Mr. Hammond stated March 9, 2023. Mr. Hammond stated they compared an office building versus an apartment building, and in result an office building created more traffic. Mr. Sudell asked if school buses was taken into consideration. Mr. Hammond stated his experience with school districts is that they usually do not enter private property. Mr. Sudell asked if there would be retail on the first floor. Mr. Gundlach stated no.

Mr. Frangiosa asked if the study regarding occupancy was based off the King of Prussia area. Mr. Gundlach stated no, it was just one of the areas. Mr. Frangiosa asked if they could look at the other apartment buildings in the Township regarding school-aged children. Mr. Gundlach stated he would have to get back to him on that. Mr. Frangiosa stated his reservations with this application due to the sewer and traffic. Mr. Frangiosa is not in favor of this. Mr. Gundlach stated most of his concerns are associated with the mall, for this building to stay vacant is in no one's best interest. Mr. Gundlach stated to be in support with this proposed project would help the taxes, reduce the traffic, clean up the green area, and improve the pedestrian crosswalks.

Mr. Marc Kaplin from Kaplin Stewart stated they are in support of a redevelopment for this building. Mr. Kaplin asked how long the building has been empty. Mr. Rich Gottlieb from Keystone Property Group, stated since pre-pandemic. Mr. Kaplin asked where the sewer from the building was going. Mr. Gottlieb stated to Arthur's Court. Mr. Kaplin asked if they are decreasing the number of parking spaces. Mr. Hammond stated yes, we are losing seven spaces. Mr. Stipa stated he believes this is in the best interest for the Township, however, there has to be a final vision for this property. Mr. Sudell stated they need to work together with the mall to get a better picture for this location to come together.

Mr. Frangiosa made a motion to not proceed at this time based on reasons such as traffic and sewer because more information is needed. In addition, a discussion from the Township is needed on the vision with this parcel. Mr. Sudell made a motion to second this and was approved 6-0 with Mr. Stipa, Mr. Sudell, Mr. Harper, Mr. McGuire, Ms. Carosello, and Mr. Frangiosa. Ms. McCullough is abstained.

3. Pennsylvania Real Estate Investment Trust- Zoning-

Mr. Dan Herman from PREIT presented the application for an apartment development next to the Plymouth Meeting Mall. He stated they have been before the Planning Agency board and gave them background information on the evolution and ways to revitalize the mall. Mr. Seth Shapiro, from Barton Partners, discussed the overall sketch plan briefly. Mr. Shapiro stated this apartment development would be positioned where the old IEKA office was and would be five stories high. There will be several amenities such as a pool and a gym. Mr. Shapiro stated most of the units would consist of one to two bedroom apartments. He stated they would like this to be pedestrian friendly; however, offset intersections need to be cleaned up. Mr. Herman stated they have configured traffic improvements within this location.

Ms. Carosello stated there seems to be a lack of communication in that all parcel owners need to come together. Mr. Stipa stated he has no objections with the apartments, but the mall has to redefine its self. There needs to be a conversation between Keystone Property Group and PREIT. Ms. McCullough stated she would like to see if they could increase the capacity of traffic at the entrance of the mall. Mr. Herman stated they can fix that issue. Mr. McGuire stated he agrees with what Ms. Carosello and Mr. Stipa stated. Mr. Herman asked the members to reach out to Council for input on this matter.

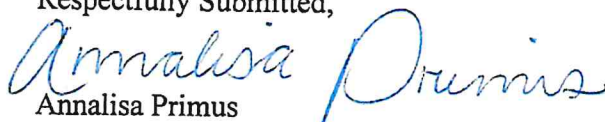
Mr. Frangiosa made a motion to put this project on hold until further information is given. Mr. Sudell seconded the motion and was approved 7-0 Mr. Stipa, Mr. Sudell, Mr. Harper, Mr. McGuire, Ms. McCullough, Ms. Carosello, and Mr. Frangiosa.

Mr. Sudell made a motion to recommend to Council to try to bring together and formulate an overall game plan for the use of the mall. The Planning Agency recommends the PREIT communicates with PENNDOT, DVRPC, Montgomery County, and Plymouth Township to explore additional ingress/egress of the mall. Ms. Carosello made a motion to second this and was approved 7-0 Mr. Stipa, Mr. Sudell, Mr. Harper, Mr. McGuire, Ms. McCullough, Ms. Carosello, and Mr. Frangiosa.

The April minutes were approved.

The meeting was adjourned at 9:02 p.m.

Respectfully Submitted,


Annalisa Primus
Recording Secretary

Plymouth Township Planning Agency

May 3, 2023

To: Plymouth Township Council

Subject: Royal Farms 906 Ridge Pike- Conditional Approval

Mr. McGuire made a motion to approve this application with the exception that they will comply with all consultant recommendations, including the traffic report and sanitation options. The motion was seconded by Mr. Sudell and was approved 7-0 with Mr. Stipa, Mr. Sudell, Mr. Harper, Mr. McGuire, Ms. McCullough, Ms. Carosello, and Mr. Frangiosa.

Very Truly Yours,



Annalisa Primus
Planning Agency Secretary

Plymouth Township Planning Agency

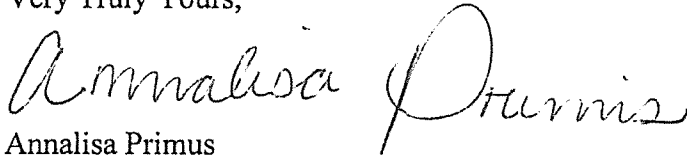
May 3, 2023

To: Zoning Hearing Board

Subject: Keystone Property Group- Conditional Use (Mall Apartments)

Mr. Frangiosa made a motion to not proceed at this time based on reasons such as traffic and sewer because more information is needed. In addition, a discussion from the Township is needed on the vision with this parcel. Mr. Sudell made a motion to second this and was approved 6-0 with Mr. Stipa, Mr. Sudell, Mr. Harper, Mr. McGuire, Ms. Carosello, and Mr. Frangiosa. Ms. McCullough abstained.

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

May 3, 2023

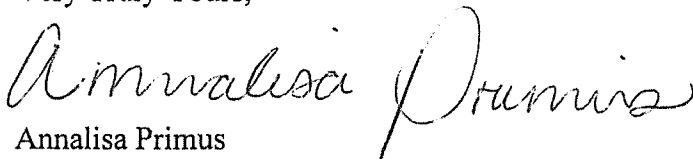
To: Zoning Hearing Board

Subject: Pennsylvania Real Estate Investment Trust- Zoning

Mr. Frangiosa made a motion to put this project on hold until further information is given. Mr. Sudell seconded the motion and was approved 7-0 Mr. Stipa, Mr. Sudell, Mr. Harper, Mr. McGuire, Ms. McCullough, Ms. Carosello, and Mr. Frangiosa.

Mr. Sudell made a motion to recommend to Council to try to bring together and formulate an overall game plan for the use of the mall. Ms. Carosello made a motion to second this and was approved 7-0 Mr. Stipa, Mr. Sudell, Mr. Harper, Mr. McGuire, Ms. McCullough, Ms. Carosello, and Mr. Frangiosa.

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 left of the typed name and title.

Annalisa Primus
Planning Agency Secretary