

Plymouth Township
Planning Agency Meeting
February 7, 2024

The Plymouth Township Planning Agency held its meeting at the Greater Plymouth Community Center on Wednesday, February 7, 2024.

The meeting was called to order at 7:05 p.m.

The Pledge of Allegiance was recited.

The following were present:

Joel Rowe	Zoning Officer
Lonnie Manai	Engineer- Woodrow & Associates
Vince Frangiosa	Chairman
Greg Sudell	Vice- Chairman
Mike McGuire	Secretary/Member
Monica McCullough	Member
Vernon Harper	Member
Anthony Stipa, Jr.	Member

1. Reorganization- Mr. Rowe asked for nominations for Chairman. Mr. McGuire nominated Mr. Frangiosa for Chairman and was seconded by Mr. Sudell. The motion passed unanimously. Chairman Frangiosa asked for nominations for Vice-Chair. Mr. McGuire nominated Mr. Sudell and was seconded by Ms. McCullough. The motion passed unanimously. Chairman Frangiosa asked for nominations for Secretary. Chairman Frangiosa nominated Mr. McGuire for Secretary and was seconded by Mr. Stipa. The motion passed unanimously.

2. AristaCare- 845 Germantown Pike- Land Development- Conditional Approval- Rob Sebia, Esq. is presenting on behalf of GK Plymouth Realty, LLC. They are proposing a lot consolidation located at 845 Germantown Pike. This lot consolidation will consist of 51 spaces to accommodate the existing facility. Mr. Sebia stated in addition, there are 88 ramps, as well as sidewalks, and storm water improvements to manage the additional impervious surface. Mr. Sebia stated they are requesting three waivers: roadway improvements, installation of curbing on both sides of the street, and making a portion of the sidewalk a trail to avoid disturbing matured trees.

Mr. Manai asked if he spoke with Mr. Rowe pertaining to this property being in an 'A' Residential Zoning District. Mr. Sebia stated yes, and it was their understanding that they did not need any additional relief. Ms. McCullough asked if the curbing goes out to Germantown Pike. Mr. Sebia stated yes. Mr. Stipa asked what the proposed impervious ratio would be. Mr. Sebia stated 27%. Mr. Stipa asked if the additional parcel is a separate tax parcel. Mr. Sebia stated yes, which is why they are requesting to merge them both into one.

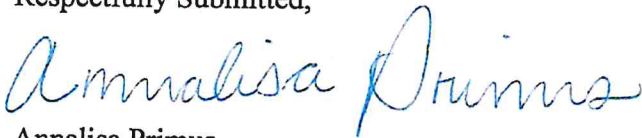
Mr. Sudell asked if there are trees along the whole side of Hallowell Road or just the corner part. Mr. Sebia stated just the corner part; however, some of the trees would have to be removed, in order to have access to Hallowell Road. Mr. Frangiosa stated his only two concerns were the trail and curbing.

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

The December minutes were approved.

The meeting was adjourned at 7:16 p.m.

Respectfully Submitted,



Annalisa Primus
Recording Secretary

Plymouth Township Planning Agency

February 7, 2024

To: Plymouth Township Council

Subject: AristaCare- 845 Germantown Pike- Land Development- Conditional Approval

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Very Truly Yours,



Annalisa Primus
Planning Agency Secretary