

NOVEMBER 21, 2011

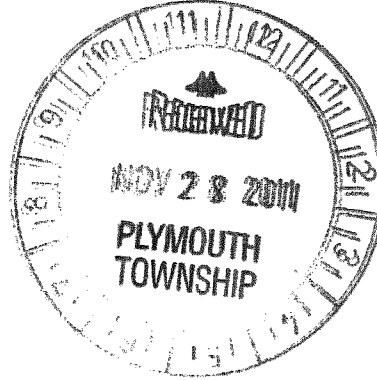
C: COUNCIL
11-063

The Plymouth Township Zoning Board held a public meeting at the Plymouth Township Building on Monday, November 21, 2011.

The meeting was called to order at 7:00 PM.

The following were present:

Vincent Frangiosa	Chairman
Robert Esposito	Vice Chairman
James Saring	Member
Michael Mattioni	Member
Robert Sassi	Member
Joseph McGrory	Solicitor
Robert Brant	Solicitor
David Conroy	Zoning Officer
Paula Meszaros	Court Reporter



The Pledge of Allegiance was recited.

The Board heard the following:

JOHN SIMON: On an application for Variances from Plymouth Township Zoning Ordinance No. 342, as amended, Article VII, Section 702.B and Article XIX, Section 1908.E.

The Variances requested are as follows: Permit 17' front yard where 30' is required. Encroach into side yard 34" with new chimney where 18" maximum is required.

The property is located at 202 Yellowstone Road in a "C" Residential Zoning District.

Joseph McGrory served as Solicitor for this application.

Mr. John Simon was sworn-in to testify.

Mr. Simon advised that a shelter entry is proposed on his property. Mr. Simon stated that this will provide shelter from rain and snow. Mr. Simon advised that an internal vestibule will be provided at the lower level. Mr. Simon stated that it is presently dangerous to stand in this area.

Mr. Simon advised that he desires to have a new wood burning chimney. Mr. Simon

stated that this chimney would have a residential look. Mr. Simon advised that the chimney would enhance the neighborhood.

Mr. Simon advised that five of his neighbors have signed a letter supporting his proposal.

Member Mattioni inquired about the macadam being replaced. Mr. Simon advised that this would be a sand mix along the perimeter. Mr. Simon stated that this will make for better drainage. Mr. Conroy noted that if this is impervious the impervious coverage will still be under 35%.

Member Saring asked if the chimney is being built where there is existing driveway. Mr. Simon advised that it is being built over existing driveway. Mr. Simon stated that there will still be room for two cars on the driveway.

Member Esposito asked if the photos submitted for carport and fireplaces are in the applicant's neighborhood. Mr. Simon advised that they are in the neighborhood, but not all of them are on Yellowstone Road. Mr. Simon stated that these houses are similar structures when compared to his house, and the fireplaces exceed 18".

Member Esposito asked if the applicant will do the proposed work himself. Mr. Simon advised that he will have a general contractor do the work.

There were no questions from the audience. There was no testimony for or against the applicant from the audience.

The Board discussed and decided as follows:

JOHN SIMON: Member Saring made a motion that the variances requested be approved. Member Sassi seconded the motion. Members Saring, Sassi, Mattioni, Esposito, and Frangiosa voted in favor of the motion. The motion passed by the vote of 5-0.

S&P DEVELOPMENT CORP.: On an application for Variances from Plymouth Township Zoning Ordinance No. 342, as amended, Article XVI, Sections 1601.C.1 and 1603.R.

The Variances requested are as follows: Permit a total sign area of 203.65 square feet where 130 square feet is permitted. Permit two directional signs, one 4.5 square feet, and one 3.6 square feet where 2 square feet is permitted.

The property is located at 215,217, and 307 Ridge Pike in a "Commercial" Zoning District.

Robert Brant served as Solicitor for this application.

Michael Mattioni recused himself from the application.

Christen Pionzio, Esq. was present to represent the applicant in presenting their application.

Mr. John Kerekes was sworn-in to testify.

Ms. Pionzio advised that the applicant is seeking to have signage similar to their competitors that are located nearby. Ms. Pionzio stated that a revised calculation was needed for the monument sign.

Ms. Pionzio advised that the corner lot at Ridge Pike and Harmon Road is in question. Ms. Pionzio stated that this is a vacant parcel, and two other parcels are also part of the application. Ms. Pionzio advised that the building will be about 3,000 square feet. Ms. Pionzio stated that a previous application for 3,800 square feet has been abandoned.

Ms. Pionzio advised that the applicant has received approval from Plymouth Township Council for Land Development. Ms. Pionzio stated that the applicant has obtained their Highway Occupancy Permit.

Submitted for inclusion into the record was the following:

Exhibit A1 - Tabs 1,2,3,4,5,6,and 7) Application of S & P Development Corp.

Ms. Pionzio advised that the aerial photos in Exhibit A1 show how the proposed building will fit in with the surrounding existing buildings. Ms. Pionzio stated that signage would be very important because of the setbacks of 40 feet to each of the buildings on each side.

Ms. Pionzio advised that signage calculations for the other nearby banks are outlined in Exhibit A1. Ms. Pionzio stated that all three banks take the change from their monument signs, and throw the rest of the square footage on their building signs and directional signage.

Ms. Pionzio advised that calculation corrections put the applicant's monument sign at 114 square feet, and the total signage would be 203.65 square feet. Ms. Pionzio stated that it was then decided to reduce the monument sign to 80 square feet in total. Ms. Pionzio advised that this would reduce total signage to 169.65 square feet. Ms. Pionzio stated that this would keep in character with the other signage in that area.

Ms. Pionzio advised that the applicant is also seeking relief for directional signs. Ms. Pionzio stated that the applicant is seeking directional signs that will be 4.5 square feet and 3.6 square feet. Ms. Pionzio advised that a total of 2 square feet is permitted. Ms. Pionzio stated that directional signage is necessary because of the curb cuts, and

the one way circulation around the back.

Mr. Kerekes advised that the statements made by Ms. Pionzio are true and accurate. Mr. Kerekes stated that the proposal would have no adverse affect on the community.

Member Saring asked if the driveway exiting onto Ridge Pike would be signed as right turn only. Ms. Pionzio advised that this is correct. Member Saring asked if residents have expressed any thoughts about the application. Ms. Pionzio stated that no residents were in attendance for the Planning Agency and Council meetings.

Member Esposito asked what type of illumination will be on the signage. Mr. Kerekes advised that this could be LED illumination

Member Esposito asked if the "Vist Financial" sign on the face of the building will be illuminated. Mr. Kerekes advised that this sign would be illuminated.

Member Esposito asked what type of illumination will be on the directional signs. Mr. Kerekes advised that these signs will be LED. Ms. Pionzio stated that all code requirements for lighting will be met.

Mr. Brant asked if the applicant would have relief granted tied to the exhibits compiled in A1. Ms. Pionzio advised that this is acceptable.

There were no questions from the audience. There was no testimony for or against the applicant from the audience.

The Board discussed and decided as follows:

S & P DEVELOPMENT CORP.: Member Esposito made a motion that the variance to allow 203.65 square feet be approved, and to also approve the variance for two directional signs, one 4.5 square feet and one 3.6 square feet subject to the following:

- 1) The applicant provide for all specs as shown in Exhibit A1.
- 2) The applicant agrees to decrease the signage to 169.65 square feet as noted in Exhibit A1.

Member Saring seconded the motion. Members Esposito, Saring, Sassi, and Frangiosa voted in favor of the motion. The motion passed by the vote of 4-0.

The meeting was adjourned at 7:25 PM.

Respectfully Submitted,


Richard Clifford