

DECEMBER 17, 2012

The Plymouth Township Zoning Board held a public meeting at the Plymouth Township Building on Monday, December 17, 2012.

The meeting was called to order at 7:05 PM.

The following were present:

Vincent Frangiosa	Chairman
Robert Esposito	Vice Chairman
James Saring	Member
Michael Mattioni	Member
Robert Sassi	Member

Bernadette Kearney	Solicitor
David Conroy	Zoning Officer
Paula Meszaros	Court Reporter

The Pledge of Allegiance was recited.

A moment of silence was observed for the school tragedy in Connecticut.

The Board heard the following:

WRD HOLDING, L.P.: On an application for an elimination of Condition No. 2 imposed by the Zoning Hearing Board on its Order dated June 19, 2006 in the application of P.DiMarco and Company, Inc.

The property is located at 1000 Conshohocken Road in a "Heavy Industry" Zoning District.

Paul Logan, Esq. was present to represent the applicant in presenting their application.

Mr. Logan advised that the applicant desires to have Condition No. 2 of the Zoning Order removed. Mr. Logan stated that this will enable tenants to operate their equipment and vehicles, however outside parties will not be able to bring their equipment and vehicles to the site for operation.

Mr. Logan advised that P.DiMarco has been the one entity at the site in question. Mr. Logan stated that Lot #2 had other uses considered, however those proposals were eliminated after the Zoning Board heard the application in 2006.

Mr. Logan advised that P.DiMarco is the construction company that has operated on the subdivided lot. Mr. Logan stated that now the applicant contemplates bringing another

entity of a similar business to help the applicant with the overhead. Mr. Logan advised that uses proposed for the site will be consistent with Zoning. Mr. Logan stated that the applicant now desires to have similar entities besides P.DiMarco on the site to use the garage facility.

Mr. Robert DiMarco was sworn-in to testify.

Mr. DiMarco advised that he agrees with the statements made by Mr. Logan. Mr. DiMarco stated that there are no other non-conformities on the site. Mr. DiMarco advised that all of the tenants will maintain their own equipment.

Member Mattioni asked if the applicant is leasing out Lot #2. Mr. DiMarco advised that Lot #2 has been subdivided as a tax parcel. Mr. DiMarco stated that the relief being requested tonight is all on Lot #1.

Member Mattioni inquired about the owner of the property and P.DiMarco. Mr. DiMarco advised that Wayne Robert DiMarco (WRD) Holding, L.P. is the owner of the property, and P.DiMarco is a tenant on Lot #1. Mr. DiMarco stated that similar tenants are now sought for Lot #1.

Member Mattioni asked why is the condition requested to be removed. Mr. Logan advised that the condition is requested to be removed in order to add a different user to Lot #1. Mr. Conroy noted that vehicles and equipment owned by outside parties can not be used on the property in question.

Member Mattioni expressed concern that a use such as a paint shop could go in. Mr. Conroy advised that this can go in if it is a permitted use, however this shop would not be able to repair vehicles belonging to outside parties. Mr. Logan stated that the site is oriented toward tenants fixing their own construction vehicles, and an office can be maintained for this purpose.

Member Mattioni asked if the new tenants will be using the existing bays in the garage. Mr. Logan advised that the new tenants can use the bays, and everything will be in compliance.

Member Saring asked how many employees are currently at the site. Mr. DiMarco advised that 12 people are currently employed. Member Saring asked how many employees will there be after the new tenants go in. Mr. DiMarco stated that he is uncertain as to this.

Member Esposito asked if there could be a limit to the number of people working inside of the building. Mr. DiMarco advised that the applicant will comply with the current code. Mr. Logan stated that there is the appropriate number of parking spaces. Member Esposito commented that there must be compliance as presented in the testimony this evening.

Chairman Frangiosa noted that the application in question concerns Lot #1 for the office/repair shop.

Member Saring asked if there could be not more than 1 additional tenant. Mr. DiMarco advised that this can be looked into.

Ms. Kearney asked if the tenant would only be repairing their own vehicles. Mr. DiMarco advised that this is correct. Mr. Conroy stated that to repair your own vehicles on site is a permitted accessory use.

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:

WRD HOLDING, L.P.: Member Saring made a motion that the relief requested by the applicant be approved subject to the following:

- 1) The applicant comply with all current zoning codes.
- 2) There be no retail activity on the site.

Member Mattioni seconded the motion. Members Saring, Mattioni, Sassi, Esposito, and Frangiosa voted in favor of the motion.

The meeting was adjourned at 7:30 PM.

Respectfully Submitted,


Richard Clifford