

C: COUNCIL  
1-062

JANUARY 21, 2013

The Plymouth Township Zoning Board held a public meeting at the Plymouth Township Building on Monday, January 21, 2013.

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

The Pledge of Allegiance was recited.

Mr. Joseph McGrory, Temporary Chairman, announced that the Plymouth Township Zoning Board will hold its 2013 Reorganization.

Member Esposito made a motion that Vincent Frangiosa serve as Chairman. Member Saring seconded the motion. Members Esposito, Saring, Sassi, Mattioni, and Frangiosa voted in favor of the motion. Vincent Frangiosa was elected Chairman by a vote of 5-0.

Member Saring made a motion that Robert Esposito serve as Vice Chairman. Member Sassi seconded the motion. Members Saring, Sassi, Mattioni, Frangiosa, and Esposito voted in favor of the motion. Robert Esposito was elected Vice Chairman by a vote of 5-0.

Member Esposito made a motion that James Saring serve as Substitute Secretary. Member Sassi seconded the motion. Members Esposito, Sassi, Mattioni, Frangiosa, and Saring voted in favor of the motion. James Saring was elected Substitute Secretary by a vote of 5-0.

Member Esposito made a motion that Joseph McGrory serve as Solicitor. Member Saring seconded the motion. Members Esposito, Saring, Mattioni, Sassi, and Frangiosa voted in favor of the motion. Joseph McGrory was elected Solicitor by a vote of 5-0.

Member Saring made a motion that Richard Clifford serve as Recording Secretary. Member Esposito seconded the motion. Members Saring, Esposito, Mattioni, Sassi, and Frangiosa voted in favor of the motion. Richard Clifford was elected Recording Secretary by the vote of 5-0.

Member Saring made a motion that each Zoning Member be appointed a Single Hearing Officer to conduct any hearing when a quorum is not achieved. 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.

The following were present:

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



Robert Sassi	Member
Joseph McGrory	Solicitor
David Conroy	Zoning Officer
Paula Meszaros	Court Reporter

Mr. McGrory announced that the application for Norman Carpet Company is requesting a continuance until February 18, 2013. Member Saring made a motion that this continuance be granted. Member Esposito seconded the motion. Members Saring, Esposito, Mattioni, Sassi, and Frangiosa voted in favor of the motion. The motion passed by the vote of 5-0.

The Board heard the following:

CONICELLI CONSHOHOCKEN ROAD, LP, C/O DOMINIC CONICELLI: On an application for a Special Exception from Plymouth Township Zoning Ordinance No. 342, as amended, Article X, Section 1000.K.1 and Variances from Article X, Sections 1002.F, 1002.G, and Article XIX, Section 1908.C.

The Special Exception requested is as follows: To permit used auto sales.

The Variances requested are as follows: To permit impervious coverage of 86% where a maximum of 65% is allowed; to permit green space of 14% where a minimum of 35% is required; to install an impervious surface closer than 4' from the property line.

The property is located at 1010 Ridge Pike in a "Commercial" Zoning District.

Stuart Cohen, Esq. was present to represent the applicant in presenting their application.

Submitted for inclusion into the record were the following:

- A1) Resume of Mr. Thomas Ludgate
- A2) Copy of Deed
- A3) Site Plan

Mr. Cohen advised that the site in question is located immediately east of the Conicelli Honda Dealership located at 1100 Ridge Pike. Mr. Cohen stated that the property in question is approximately 129,200 square feet. Mr. Cohen advised that this lot would be used for used car sales. Mr. Cohen stated that used car sales are permitted by Special Exception in a "Commercial" Zoning District. Mr. Cohen advised that the variances requested are dimensional variances.

Mr. Cohen advised that the applicant has owned the property in question since November 2011. Mr. Cohen stated that the property was previously a lumber yard, and it is now vacant. Mr. Cohen advised that the property is paved because of the prior usage.



Mr. Cohen advised that a sales building approximately 70' by 70' is proposed for the western side of the property. Mr. Cohen stated that the rest of the property will be used for vehicle display, storage, and employee parking.

Mr. Cohen advised that the Plymouth Township Planning Agency has recommended approval for the application. Mr. Cohen stated that the applicant has filed a Land Development Plan with the Township.

Mr. Dominic M. Conicelli was sworn-in to testify.  
Mr. Thomas Ludgate was sworn-in to testify.

Mr. Conicelli advised that the proposed facility will be used for a used car display area showroom. Mr. Conicelli stated that a display area exists across the street at 1205 Ridge Pike, and this will be relocated to the property in question.

Mr. Conicelli advised that about 120 cars a month are sold. Mr. Conicelli stated that about 360 customers will come to the site, and there will be about 15 employees working at the site. Mr. Conicelli advised that the proposed use will not have an adverse affect on neighboring properties, and the use will be consistent with surrounding properties.

Mr. Ludgate advised that the used car dealership will have adequate parking support. Mr. Ludgate stated that a slight reduction in impervious coverage is being proposed. Mr. Ludgate advised that extra parking spaces are proposed on top of what is required so that employee parking will be adequate. Mr. Ludgate stated that 291 parking spaces are being proposed.

Mr. Ludgate advised that he has previously been qualified before the Plymouth Township Zoning Board to testify.

Mr. Ludgate advised that the surrounding properties are all almost paved to the edge of the property in question. Mr. Ludgate stated that all surrounding uses are commercial or industrial.

Mr. Ludgate advised that the proposed entrance to the site will line up with the existing traffic signal at the movie theater. Mr. Ludgate stated that the used car building will be 7,000 square feet in size. Mr. Ludgate advised that this building will be for sales only.

Mr. Ludgate advised that there will be no adverse impact on the area if the variances and special exception requested are granted. Mr. Ludgate stated that the use will not present traffic problems because of the traffic signal at the entrance.

Member Sassi asked about the projected time of completion for the project. Mr. Ludgate advised that the project should be done by next winter.

Member Sassi asked if there will be a large traffic impact as construction takes place. Mr. Ludgate stated that the traffic light will help keep the traffic impact low, and the

demolition of the site has been done already.

Member Mattioni asked if additional employees will come across from the street to the new operation in question. Mr. Conicelli advised that 3 or 4 salespeople could come over to the new location, and there would then be about 20 employees on site.

Member Mattioni inquired about the hours of operation. Mr. Conicelli advised that the operation will be open 9:00 AM to 9:00 PM Monday through Friday, and 9:00 AM to 6:00 PM on Saturday.

Member Mattioni asked if the servicing of vehicles will be done on site. Mr. Conicelli advised that vehicle servicing will not be done on the site in question.

Member Mattioni asked if there can be parking in reserve. Mr. Conicelli advised that the proposed parking spaces will be enough to accommodate all parking needs. Mr. Ludgate noted that some islands will be added for green space.

Member Mattioni asked if there can be more green space in the back of the property. Mr. Ludgate advised that the applicant can keep options open concerning green space. Member Mattioni stated that it would be good to have a reduction of impervious surface.

Member Saring asked where does the property tie into the stormwater sewer. Mr. Ludgate advised that the storm sewer drains to the Septa Property which is north of the applicant's property.

Member Saring asked if a variance from Section 1707 for berming is still being requested before the Zoning Board. Mr. Cohen advised that this was included in the application, however this can go before Plymouth Township Council in the Land Development Application. Mr. Cohen stated that the lot in question will tie into the adjacent dealership.

Member Esposito asked if the applicant will work with PennDOT concerning turning movements at the traffic light. Mr. Ludgate advised that most cars will be coming out of the lot in question well before the movie theater traffic comes out to Ridge Pike. Mr. Ludgate stated that there will not be too many traffic conflicts. Member Esposito commented that at least a minimal traffic study be done for the peak hours.

Member Esposito asked if the applicant would be willing to permit a maximum impervious coverage up to 86%. Member Esposito advised that this will allow for additional green space. Mr. Ludgate stated that the applicant would be agreeable to this.

Chairman Frangiosa asked if the traffic light is regularly timed or set according to the people coming out of the dealership. Mr. Ludgate advised that a timing sequence can be worked out that does not have a huge impact on Ridge Pike. Mr. Ludgate stated that there will not be a whole lot of cars coming out of the applicant's property.

Chairman Frangiosa asked if the leased property on the other side of the street will no



longer be used after the consolidation of the two lots takes place. Mr. Ludgate advised that this is correct.

Member Esposito inquired about Section 1707 concerning berming. Mr. Conroy advised that Township Council can determine if additional berming is needed, and this can be done at Land Development. Mr. McGrory stated that this is covered by the request for impervious surface closer than 4' from the property line.

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:

CONICELLI CONSHOHOCKEN ROAD, LP,C/O DOMINIC CONICELLI: Member Esposito made a motion that the following be approved:

- 1) The variance be approved to permit maximum impervious coverage up to 86%.
- 2) The Variance be approved to permit green space of 14% where 35% is required with the condition that more green space may be requested at Land Development.
- 3) The Variance be approved for impervious surface closer than 4' from the property line.
- 4) The Special Exception for use be approved.
- 5) The Variance for berming be left up to Plymouth Township Council because this was not advertised.

Member Saring seconded the motion. Members Esposito, Saring, Mattioni, Sassi, and Frangiosa voted in favor of the motion. The motion passed by the vote of 5-0.

The meeting was adjourned at 7:40 PM.

Respectfully Submitted,

*Richard Clifford*  
Richard Clifford