

**Plymouth Township
Planning Agency Meeting
November 2, 2022**

The Plymouth Township Planning Agency held its meeting at the Greater Plymouth Community Center on Wednesday, November 2, 2022.

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 (Absent)
Dave Conroy	Zoning Officer

1. Shopping Center Zoning District (Apartments) - Text Amendment-

Mr. Andrew Stahl, Esq. is representing the applicant at the address 502 W. Germantown Pike, which is located at the Plymouth Meeting Mall. This property is a 9-story high rise building that has been vacant for some time. The applicant is looking to turn this building into apartments; however, they are just showing members tonight the sense of the area that will be affected since this is only a text amendment.

Ms. McCullough asked if they could have a couple of minutes to look through the material Mr. Stahl gave them. Mr. Frangiosa reminded the applicant that they need 10 days prior to the meeting to review any material. Members took five minutes to look over the information. Mr. McGuire stated the traffic study shows there would be less traffic and less parking spaces; is that assuming the use of the office building would be fully functional? Mr. Stahl stated yes, it is based off a fully operating office building. Mr. McGuire stated the traffic would increase since this building has been vacant for a while. Mr. Stahl stated as this moves forward this will be addressed. Mr. McGuire asked if they would be refurbishing the existing structure. Ms. Jennifer Rosenberg, Esq. stated the design intent is to remove the façade and use the existing structure.

Mr. Stipa stated the tax parcel they have shown is incorrect. Mr. Stipa asked how many units will there be. Mr. Rich Gottlieb stated 150 units. Mr. Stipa asked the use of the commercial first floor.

Mr. Gottlieb stated the intent is to keep it all residential, but have amenities for those residents. Mr. Stipa stated his biggest concern is density and the impact on the flow of the community. Mr. Sudell stated his concern is on the text amendment and what it does to other areas, as well as the impact on the overall community. Mr. Frangiosa stated what is being requested is not available and he is opposed to passing something to find out what is in it. Mr. Frangiosa stated it looks like there was extensive reviews; he asked what they have looked into regarding life sciences. Mr. Gottlieb stated this building is not a constructive use for life sciences. Mr. Conroy stated the outcome is to make this property a 150 apartment building: did they complete a sanitary sewer study and can the piping handle an additional 150 EDUs? Mr. Stahl stated no they have not. Mr. Gottlieb stated text amendments that are presented to municipalities are usually backed up with nothing, however, there is work being done.

Mr. Sudell asked if there is a way to achieve this without a text ordinance. Mr. Stahl stated this is the best way to go about it. Ms. Carosello asked if they have done an analysis on other districts in the Township that meet this criteria. Mr. Stahl stated he is not aware. Ms. McCullough asked for clarification on which provision talks about converting an existing building. Ms. Carosello asked how tall the building is. Mr. Stahl stated nine stories, 120 ft. Mr. Stipa asked what the gross sq. ft. is. Mr. Stahl stated 174,000 sq. ft. Mr. Stipa clarified that the apartment could be converted into a condominium if they choose to. Mr. Stahl stated yes; that is how the use is written. Mr. Conroy stated before anything is approved, his concern is that when the mall was built, the infrastructure was not there to put in apartments.

Mr. Frangiosa made a motion to deny this application and was seconded by Mr. Sudell. The motion was passed 7-0 with Mr. Frangiosa, Mr. Sudell, Ms. McCullough, Mr. McGuire, Ms. Carosello, Mr. Harper, and Mr. Stipa.

The meeting was adjourned at 7:45 p.m.

Respectfully Submitted,


Annalisa Primus
Recording Secretary

Plymouth Township Planning Agency

November 2, 2022

To: Plymouth Township Council

Subject: Shopping Center Zoning District (Apartments) - Text Amendment

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Very Truly Yours,



Annalisa Primus
Planning Agency Secretary