

PLYMOUTH TOWNSHIP

REGULAR MEETING

December 9, 2013

Plymouth Township Council held its Regular Meeting at the Plymouth Township Building. The following officials were in attendance:

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**Council:** Sheldon Simpson ----- Chairman  
Lenore Bruno ----- Vice-Chairman  
Dean Eisenberger  
Vince Gillen  
Maria Weidinger  
  
Ron Trask ----- Councilman Elect  
Marty Higgins ----- Councilman Elect

**Staff:** Karen Weiss ----- Manager  
Tom Speers ----- Solicitor  
Lonnie Manai ----- Woodrow & Associates  
Tim Creelman ----- Finance Director  
Joe Lawrence ----- Chief of Police

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**Intermunicipal Transfer of Liquor License Hearing** - Plymouth Township Council held a hearing commencing at 6:45 p.m. pertaining to the intent of Weis Markets, Inc. to transfer Pennsylvania Liquor License R-20976 from Kulpsville Town Center, Inc., t/a Sandwich Mill for use at the premises designated at 200 Ridge Pike, Suite 110, Conshohocken, PA.

The Hearing was adjourned at 7:00 whereupon the Regular Meeting was called to order and Mr. Simpson led the Pledge of Allegiance.

**PW Colonials Marching Band Recognition** - Mr. Simpson read the recognition for the Plymouth Whitemarsh Colonials Marching Band who completed an undefeated 2013 season. The team also won the captain award. Plymouth Whitemarsh Colonials Marching Band is to be congratulated for its hard work and high achievement. Plymouth Township Council extends its appreciation for the honor that it brings to Plymouth Township. Mr. Eisenberger made a motion to approve

the recognition and was seconded by Ms. Bruno. A roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Gillen, Mr. Simpson, and Ms. Weidinger in favor.

**Swearing in Fire Marshal's Office - Julie DeOrzio** - Mr. Simpson swore in Julie DeOrzio as the new Fire Inspector for the Fire Marshal's office.

#### **Public Comment**

Mr. Simpson asked if there was any public comment pertaining to any of the items advertised on the agenda and there was none.

#### **ANNOUNCEMENT - Executive Session held November 18, 2013 Executive Session held December 2, 2013**

Mr. Simpson stated that Executive Sessions were held on November 18<sup>th</sup> and December 2<sup>nd</sup> in order to discuss litigation and personnel matters.

**APPROVAL OF MINUTES:** Chairman Simpson called for the approval of the minutes.

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| a. | Workshop Meeting | November 6, 2013  |
| b. | Regular Meeting  | November 11, 2013 |
| c. | Budget Meeting   | November 18, 2013 |

Ms. Bruno made a motion to approve the minutes without the necessity of reading. The motion was seconded by Mr. Gillen; a roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Gillen, Mr. Simpson and Ms. Weidinger in favor.

**APPROVAL OF DEPARTMENTAL REPORTS AND BILLS:** Chairman Simpson called for the approval of the departmental reports and bills.

Ms. Bruno made a motion to approve the departmental reports and bills and was seconded by Mr. Gillen. A roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Gillen, Mr. Simpson and Ms. Weidinger in favor.

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#### **ADMINISTRATION**

**a. Liquor License Resolution** - Mr. Speers read the resolution for approval to transfer the liquor license to Weis Markets, Inc. from Kulpsville Town Center, Inc., t/a Sandwich Mill, for their store located at 200 Ridge Pike, Suite 110, Conshohocken, PA. Ms. Bruno made a motion to approve the resolution and was seconded by Mr. Gillen. A roll call vote was taken and the motion passed 4-1 with

Ms. Bruno, Mr. Eisenberger, Mr. Gillen and Mr. Simpson in favor. Ms. Weidinger abstained since she was not present for the hearing.

**b. Records Disposition Resolution - ACTION** - Mr. Gillen read the resolution whereas Plymouth Township declares its intent to follow the procedure for the disposition of public records as read. Mr. Gillen made a motion to approve the resolution and was seconded by Mr. Eisenberger. A roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Gillen, Mr. Simpson and Ms. Weidinger in favor.

**c. Funds Transfer** - Mr. Eisenberger stated that Council is in receipt of correspondence from Tim Creelman, the Finance Director for year end December 31, 2013. The General Fund Revenue will exceed the expenditures by \$1.5 million. There will be a surplus fund balance. Mr. Creelman is recommending that the Township move funds from the General Fund to the following accounts as specified. \$1 million to the Capital Reserve Fund for future capital projects. \$500,000 to the Post Retirement Health Care Trust Fund and \$130,000 to the Parks, Recreation and Facilities Fund. Mr. Eisenberger made a motion that the funds be transferred as read. The motion was seconded by Mr. Gillen; a roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Gillen, Mr. Simpson and Ms. Weidinger in favor.

Mr. Simpson stated that this is the first time in years that the Township has had a surplus fund balance.

**d. 2014 Budget Ordinance - First and Final Consideration** - Mr. Speers read the ordinance pursuant to Section 702.D of the Home Rule Charter adopting the operating and capital budgets, expenditures and expenses for the fiscal year 2014 and levying a real estate tax on all property within the township for the fiscal year 2014 at the rate of 1.6 mils on each dollar of assessed valuation, or the sum of sixteen (16) cents on each one hundred dollars of assessed valuation. Ms. Bruno made a motion to approve the ordinance and was seconded by Mr. Gillen. A roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Gillen, Mr. Simpson and Ms. Weidinger in favor.

**e. Tax Settlement** - Ms. Bruno made a motion to approve the settlement pertaining to 301 Alan Wood Road Associates and the Township. The motion was seconded by Mr. Eisenberger; a roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Gillen, Mr. Simpson and Ms. Weidinger in favor.

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POLICE/PUBLIC SAFETY

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PUBLIC WORKS/SEWER

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a.AFSCME Contract - Mr. Gillen stated that negotiations had been held over the last few months with the AFSCME employees pertaining to their contract. A tentative agreement has been reached as read. Mr. Gillen made a motion to approve the contract and was seconded by Ms. Weidinger. A roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Gillen, Mr. Simpson and Ms. Weidinger in favor.

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ENGINEERING

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SUBDIVISION AND LAND DEVELOPMENT

a.S.D. 13-2 Conshohocken Land Dev.LLC/1332 Colwell Lane

1.Expiration date April 8, 2014

b.L.D. 13-4 Danella Co./725 Conshohocken Road Lot 2

1.Expiration date February 16, 2014

c.L.D. 13-5 660 W. Germantown Pike

1.Expiration date December 19, 2013 - ACTION - Mr. Speers read the resolution whereas Plymouth Township Council does hereby approved the final land development plan prepared for 660 W. Germantown Pike, land development application 13-5, in accordance with said plan and under and subject to the conditions and waivers as read for the construction of a parking garage and parking facilities for use of the office building. Mr. Eisenberger made a motion to approve the resolution and was seconded by Ms. Bruno. A roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Gillen, Mr. Simpson and Ms. Weidinger in favor.

d.L.D. 13-6 DRKZ Assoc., LP/1000 Conshohocken Road

1.Extension granted to March 12, 2014 - ACTION - Mr. Eisenberger made a motion to accept the extension and was seconded by Ms. Bruno. A roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Gillen, Mr. Simpson and Ms. Weidinger in favor.

e.S.D. 13-4 Marchese/751 Belvoir Road

1.Expiration date January 13, 2014

f.Escrow Request - ACTION

**1.Trumark Financial** - Ms. Bruno made a motion to approve the escrow release in the amount of \$14,040 leaving a balance of \$56,204.65. The motion was seconded by Ms. Weidinger; a roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Gillen, Mr. Simpson and Ms. Weidinger in favor.

**2.Proving Grounds** - Mr. Eisenberger made a motion to approve the escrow release in the amount of \$408,273.73 leaving a balance of \$43,000. The motion was seconded by Ms. Bruno; a roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Gillen, Mr. Simpson and Ms. Weidinger in favor.

**g.Waiver Request - ACTION**

**1. Plymouth Meeting Park - Lot 6- Landscaping** - This item was not ready for action this evening.

**2. Battaglia Auto Sales** - Mr. Eisenberger stated that the Township is in receipt of correspondence from Todd Ludgate, Ludgate Engineering Corporation pertaining to the proposed auto dealership to be located at 1440 Ridge Pike. The applicant is requesting a waiver of land development. Mr. Eisenberger made a motion to approve the waiver request and was seconded by Mr. Gillen. Mr. Speers stated that all fees pertaining to Battaglia Auto Sales were approved at the November Council meeting. Any approval for a waiver would be conditioned upon the applicant meeting all requirements by the Township Consultants. If any waivers are required by them, the applicant would need to come before Council again. Mr. Eisenberger amended his motion to include Mr. Speers response. The motion was seconded by Mr. Gillen; a roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Gillen, Mr. Simpson and Ms. Weidinger in favor.

**h.Release of Maintenance Guaranty - 1310 Wood Street - ACTION** - Mr. Speers stated that the Township Engineer has inspected the property located at 1310 Wood Street and found it to be satisfactory. Ms. Bruno made a motion to approve the release of the maintenance guaranty and was seconded by Mr. Gillen. A roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Gillen, Mr. Simpson and Ms. Weidinger in favor.

**i.Extensions to Record - ACTION -**

**1. Homewood Suites requested to April 1, 2014** - Ms. Bruno made a motion to grant the extension request and was seconded by Ms. Weidinger. A roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Gillen, Mr. Simpson and Ms. Weidinger in favor.

**2. Plymouhtowne Apts requested to March 31, 2014** - Mr. Eisenberger made a motion to grant the extension request and was seconded by Ms. Weidinger. A roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Gillen, Mr. Simpson and Ms. Weidinger in favor.

**3. Conicelli/1010 Ridge Pike requested to March 10, 2014** - Mr. Eisenberger made a motion to grant the extension request and was

seconded by Mr. Gillen. A roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Gillen, Mr. Simpson and Ms. Weidinger in favor.

4. **Metroplex Corporate Center Phase 3 requested to June 30, 2014** - Ms. Bruno made a motion to grant the extension request and was seconded by Ms. Weidinger. A roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Gillen, Mr. Simpson and Ms. Weidinger in favor.

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#### CODE ENFORCEMENT/HEALTH

**a. Grease Trap Ordinance - First Consideration** - Ms. Bruno made a motion to approve the ordinance for first consideration creating standards for inspection, clean-up and inspection fees for grease traps in the Township. The motion was seconded by Mr. Eisenberger; a roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Gillen, Mr. Simpson and Ms. Weidinger in favor.

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#### ZONING

**a. Zoning Hearings** - Mr. Gillen reported that the Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, December 16, 2013, commencing at 7:00 p.m., in the Plymouth Township Building, 700 Belvoir Road, on the following applications: 1) DARIN BAKER, IFP, LLC/CHRIS ZORO COMPANY, 2) PREMIER URGENT CARE, AND 3) JEFF CARSON, CITY SIGN SERVICE (STOREHOUSE CHURCH). Any citizen of Plymouth Township or interested person may attend the public hearing and have an opportunity to be heard.

Mr. Eisenberger made a motion that Council send the Township Solicitor to the Zoning Hearing Board Meeting to voice its opposition to the Darin Barker, IFP, LLC./Chris Zoro Company application. The motion was seconded by Ms. Weidinger; a roll call vote was taken and the motion passed 5-0 with Ms. Bruno, Mr. Eisenberger, Mr. Gillen, Mr. Simpson and Ms. Weidinger in favor.

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#### PARKS AND RECREATION

**a. SDM Bricks and Pavers** - Ms. Weidinger stated that brick and pavers are still available for the Service & Devotion Monument. Prices are \$75 for a 4 X 8 brick, \$150 to \$499 for a 12 x 12 paver, \$500 to \$999 for a 24 x 24 paver. The Community Center is

also selling 3 x 5 foot flags for \$30.00

**b.HWP Update** - Ms. Weidinger reported that the Township has applied for and is the recipient of a \$250,000 CFA Act 13 matching grant for the Harriet Wetherill Park. The grant will be used for a new access driveway, a bridge to cross the creek, a new parking area and trails.

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## PLANNING AND DEVELOPMENT

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### MISCELLANEOUS/OLD BUSINESS

**a.Thank You Plaque presentation to Vince Gillen and Maria Weidinger** - Ms. Bruno read a tribute that listed the accomplishments of Ms. Weidinger during her four years of valuable service as a Plymouth Township Council member. Ms. Weidinger has provided countless hours of service to the residents of Plymouth Township. Ms. Bruno thanked Ms. Weidinger for a job well done and presented her with a plaque.

Ms. Weidinger stated that it has been an honor and a pleasure to represent Plymouth Township over the last four years. She thanked the Township for the opportunity to serve.

Mr. Eisenberger read a tribute that listed the accomplishments of Mr. Gillen who served on Plymouth Township Council since 2006. Mr. Eisenberger congratulated Mr. Gillen for his valuable service to the citizens of Plymouth Township and wished him future success. A plaque was then presented to Mr. Gillen.

Mr. Gillen thanked Plymouth Township for the opportunity to serve.

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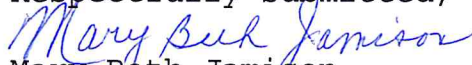
## AUDIENCE PARTICIPATION

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### ADJOURNMENT

There being no further business, the Regular Meeting was adjourned at 7:55 p.m.

Respectfully submitted,

  
Mary Beth Jamison

Recording Secretary