

**PLYMOUTH TOWNSHIP**

**REGULAR MEETING**

**June 9, 2014**

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-Chair  
Dean Eisenberger  
Ron Trask

**Staff:** Karen Weiss ----- Manager  
Tom Speers ----- Solicitor  
Lonnie Manai ----- Woodrow & Associates  
Joe Lawrence ----- Police Chief  
John Myrsiades ----- Deputy Chief

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**June 9<sup>th</sup> - Public Hearing and Meeting - Driscoll Tract Rezoning/Text Amendment - 6:00 p.m.** - A public hearing and Meeting was convened at 6:00 p.m. pertaining to the following: To consider an ordinance to change the Zoning Map classification of the property located at 551 Plymouth Road from A-Residential and Office Laboratory to B-Residential and to amend the Plymouth Township Zoning Ordinance to add Transitional Use Subdivision to B-Residential.

Ms. Bruno made a motion to approve the map amendment and was seconded by Mr. Trask. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Simpson and Mr. Trask in favor. Mr. Higgins was absent.

Ms. Bruno made a motion to approve the text amendment and was seconded by Mr. Eisenberger. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Simpson and Mr. Trask in favor. Mr. Higgins was absent.

The Hearing and Meeting were adjourned and the Regular Meeting was convened.

**Pledge of Allegiance** - Mr. Simpson led the Pledge of Allegiance.

**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.

**20 Years of Service Resolution - Rick Carbo - ACTION** - Ms. Bruno made a motion to approve the resolution recognizing Rick Carbo who has served the Building and Grounds Department since June 15, 1994, thereby completing twenty years of service. The Township desires to formally recognize Mr. Carbo for his valuable years of service. The motion was seconded by Mr. Eisenberger; a roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Simpson and Mr. Trask in favor. Mr. Higgins was absent.

**ANNOUNCEMENT - Executive Session held June 2, 2014**

Mr. Simpson announced that an Executive Session was held on June 2, 2014 in order to discuss litigation and personnel matters.

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

- a. Workshop Meeting May 5, 2014
- b. Regular Meeting May 12, 2014

Ms. Bruno made a motion to approve the minutes without the necessity of reading. The motion was seconded by Mr. Trask; a roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Simpson and Mr. Trask in favor. Mr. Higgins was absent.

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

Mr. Eisenberger made a motion to approve the departmental reports and bills and was seconded by Mr. Trask. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Simpson and Mr. Trask in favor. Mr. Higgins was absent.

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**ADMINISTRATION**

**a. Matt Outdoor Conditional Use Hearing - July 14, 2014 - 6:30 p.m.-** Mr. Trask announced the date and time for the Matt Outdoor Conditional Use Hearing.

**b. Settlement Approval - Plymouth Country Club** - Mr. Speers stated that this item pertains to Plymouth Country Club settling their condemnation for the Sandy Hill and Belvoir Road Project. The amount that will be paid is \$20,000. Mr. Eisenberger made a motion to approve the settlement and was seconded by Ms. Bruno. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Simpson and Mr. Trask in favor. Mr. Higgins was absent.



**c. Settlement Stipulations**

1. **CSD v. Conicelli Alan Wood Road, LP** - Mr. Eisenberger made a motion to approve the tax settlement between Conicelli, Alan Wood Road, LP and the Township. There is an underpayment to the Township in the amount of \$2,040.74. Mr. Eisenberger made a motion to approve the settlement and was seconded by Ms. Bruno. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Simpson and Mr. Trask in favor. Mr. Higgins was absent.

2. **CSD v. Conicelli Conshohocken Rd., LP** - Mr. Speers stated that this item pertains to a tax assessment appeal for 1010 Ridge Pike that involves two years of assessments. Ms. Bruno made a motion to approve the additional payment of \$3,679.58 due the Township. The motion was seconded by Mr. Eisenberger; a roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Simpson and Mr. Trask in favor. Mr. Higgins was absent.

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**POLICE/PUBLIC SAFETY**

**a. Officer of the Year Resolution - ACTION** - Mr. Eisenberger read the resolution recognizing Officer Kyle Wilhelm for his twelve years of service with the Plymouth Township Police Department. Mr. Eisenberger made a motion to approve the resolution and was seconded by Mr. Trask. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Simpson and Mr. Trask in favor. Mr. Higgins was absent.

Mr. Simpson acknowledged Officer Wilhelm for his leadership and willingness to offer guidance to his fellow officers.

**b. Donation** - Chief Lawrence introduced Darrin Meehan who started a run in honor of Officer Brad Fox two years ago. Mr. Meehan made a donation to the Police Department's K9 unit in the amount of \$5,600.

Chief Lawrence thanked Mr. Meehan for continuing with sponsoring runs in honor of Officer Fox.

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**PUBLIC WORKS/SEWER**

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**ENGINEERING**

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**SUBDIVISION AND LAND DEVELOPMENT**

**a. Waivers of Land Development - ACTION**

1) **Zoe's Kitchen** - Mr. Speers stated that this item pertains to Zoe's Kitchen which is located at the Plymouth Meeting Mall at the former location of the Citibank. The plan is to renovate the bank for a 1,700 square foot restaurant. There is a slight reduction in the impervious coverage due to removing the drive-thru area. Mr. Speers read the resolution including the conditions for waivers of land development. Ms. Bruno made a motion to approve the resolution and was seconded by Mr. Trask. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Simpson and Mr. Trask in favor. Mr. Higgins was absent.

**b. Escrow Releases - ACTION**

1) **Trumark Financial** - Ms. Bruno made a motion to approve the escrow release in the amount of \$56,204.65 for Trumark Financial as recommended by Woodrow & Associates. The motion was seconded by Mr. Eisenberger; a roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Simpson and Mr. Trask in favor. Mr. Higgins was absent.

2) **Norris Sales** - Mr. Eisenberger made a motion to approve the escrow release in the amount of \$57,432.36 for Norris Sales as recommended by Woodrow & Associates. The motion was seconded by Mr. Trask; a roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Simpson and Mr. Trask in favor. Mr. Higgins was absent.

3) **Cold Point Village II** - Mr. Trask made a motion to approve the escrow release in the amount of \$275,257.62 for Cold Point Village II as recommended by Woodrow & Associates. The motion was seconded by Ms. Bruno; a roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Simpson and Mr. Trask in favor. Mr. Higgins was absent.

**c. License Agreement - Conicelli** - Mr. Eisenberger reported that this license is for an emergency access from Alan Wood Rod to the Township's pump station through the Conicelli property located at 1520 Alan Wood Road. This license agreement will eventually be replaced with an easement agreement. Mr. Eisenberger made a motion to approve the license agreement and was seconded by Ms. Bruno. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Simpson and Mr. Trask in favor. Mr. Higgins was absent.

**d. Metroplex Phase III extension requested to November 30, 2014** - Ms. Bruno made a motion to approve the extension request and was seconded by Mr. Trask. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Simpson and Mr. Trask in favor. Mr. Higgins was absent.



**a. Mosquito Control Announcement** - Mr. Eisenberger announced that the Township is conducting the mosquito spraying program again this year which includes treatments in all Township parks and certain tributaries running through Plymouth Township from June through September. If additional information is needed, residents can contact Mike Estock at 610-277-4100, extension 4229.

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## ZONING

**a. Zoning Hearings** - announced that the Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, June 16, 2014 commencing at 7:00 p.m., in the Plymouth Township Building on the following applications: 1) RONDEAU BROTHERS, LLC, 2) MIKE BONGARD, 3) MR. CHARLES S. FRANZONE, JR. 4) CLEAN ENERGY/MONICA ULTRERAS, AND 5) CIG TOWERS, LLC C/O LEMANOWICZ, LLP. Any citizen of Plymouth Township or interested person may attend the public hearing and have an opportunity to be heard.

### **b. Opposition -**

**1) Rondeau Brothers** - The hearing for Rondeau Brothers has been postponed.

**2) CIG Towers** - Mr. Eisenberger made a motion that the Township send the Township Solicitor to voice Council's opposition to the CIG Towers application and to authorize experts to provide testimony if necessary.

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## PARKS AND RECREATION

### **a. Grant Resolutions**

**1) Greenways, Trails & Recreation** - Mr. Speers stated that this item pertains to the Township applying for a grant for the Greenways, Trails and Recreation for the Harriet Wetherill Park in the amount of \$250,000. Mr. Speers read the resolution which includes authorizing Ms. Weiss to sign all documents on behalf of the Township. Mr. Eisenberger made a motion to approve the resolution and was seconded by Mr. Trask. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Simpson and Mr. Trask in favor. Mr. Higgins was absent.

**2) Montgomery County Cross County Trail** - Mr. Speers stated that this is a second grant application in the amount of \$3 million that would be used to complete a portion of the bike path through the County. Mr. Speers read the resolution which includes authorizing Ms. Weiss to execute all documents on behalf of the Township. 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 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Simpson and Mr. Trask in favor. Mr. Higgins was absent.

**3) Germantown Pike Sidewalks** - Mr. Speers stated that this is a

grant application that would be used to complete sidewalks on Germantown Pike to include Township parks and school district properties in order to provide safe passage for students. Mr. Speers read the resolution which includes authorizing Ms. Weiss to execute documents on behalf of the Township. Mr. Eisenberger made a motion to approve the resolution and was seconded by Mr. Trask. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Simpson and Mr. Trask in favor. Mr. Higgins was absent.

**b. SDM Bricks and Pavers** - Mr. Trask stated that as part of the Service and Devotion Monument, the Township continues to accept donations for bricks and pavers. If anyone is interested, they may contact Karen Franck, the Parks and Recreation Director.

**c. Plymouth Township Day Thank You** - Ms. Bruno thanked all those who contributed to making Plymouth Township Day a huge success.

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## PLANNING AND DEVELOPMENT

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### MISCELLANEOUS/OLD BUSINESS

**a. Building Code Appeals Board Vacancies** - Ms. Bruno announced that there are currently two openings on the Building Code Appeals Board. One requires an electrical background and the other requires a structural background. If anyone is interested in serving on the Board, they may send a letter of interest or a resume to Karen Weiss, the Township Manager.

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## AUDIENCE PARTICIPATION

Rick Schickling, Boulder Road asked a question regarding sidewalks on Butler Pike. There are about six properties that do not have sidewalks and he is concerned about the safety of students who have to walk in the street.

Mr. Schickling asked when the County is going to begin improvements on Ridge Pike from Norristown to the Blue Route.

Mr. Schickling mentioned the construction of new curbing in the area of 107-201 W. Ridge Pike is sticking out into Ridge Pike, it is not in line with the other sidewalks and curbing. Mr. Manai will look into this.

Barbara Thompson, Park Drive mentioned petitions that were previously given to the Township regarding flooding in the neighborhood. Mr. Loschiavo has looked into this and determined that there are no unusual circumstances. Mr. Manai explained the

drainage in this area which includes a natural swale that has been filled in with sheds, garages and fences. After some discussion, Council asked that Mr. Woodrow look into this matter.

Janet Ewing, Brooke Lane mentioned the condition of the private road and that it is in need of paving. Mr. Loschiavo has provided Ms. Ewing with the names of three contractors that could complete the paving.

Linda Stinella, Brooke Lane mentioned that the Township installed a "No Outlet Sign" on Brooke Lane. She believes that it needs to be turned so motorists can see it.

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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*  
Mary Beth Jamison  
Recording Secretary