

PLYMOUTH TOWNSHIP

REGULAR MEETING

November 9, 2020

Plymouth Township Council held its Regular Meeting via Zoom. The following officials were in attendance:

---

Council:	Chris Manero -----	Chairman
	Karen Bramblett -----	Vice-Chairman
	David Gannon	
	Kathy Bandish	
	Marty Higgins	
Staff:	Karen Weiss -----	Manager
	Michael Clarke -----	Solicitor
	John Myrsiades -----	Chief of Police
	Lonnie Manai -----	Woodrow & Associates

---

Pledge of Allegiance - The Regular Meeting was called to order at 7:01 p.m. and Chairman Manero led the Pledge of Allegiance.

PUBLIC COMMENT

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

- |    |                        |                  |
|----|------------------------|------------------|
| a. | Workshop Meeting ----- | October 5, 2020  |
| b. | Regular Meeting -----  | October 12, 2020 |
| c. | Budget Meeting -----   | October 19, 2020 |
| d. | Budget Meeting -----   | October 26, 2020 |

Ms. Bramblett made a motion to approve the minutes. The motion was seconded by Mr. Gannon.

A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

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

Mr. Higgins made a motion to approve the departmental reports and bills. The motion was seconded by Ms. Bandish.

A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

---

#### ADMINISTRATION

a. 2021 Budget Meeting Announcement- November 16<sup>th</sup>- 6:00 p.m. - Mr. Manero announced that there will be a Budget Meeting held on Monday, November 16<sup>th</sup> commencing at 6:00 p.m.

b. Reorganization Meeting Announcement- Monday, January 4, 2021- 7:30 p.m.- Mr. Manero announced that Council will hold a Reorganization Meeting on Monday, January 4<sup>th</sup>, 2021, commencing at 7:30 p.m.

c. Tax Assessment Appeal- Wells Fargo- ACTION- Mr. Clarke stated this is a proposed stipulation to settle between Wells Fargo and the Montgomery County Board of Assessment Appeals. Wells Fargo has filed an appeal to determine the market value from 2015 through 2021. Mr. Gannon made a motion to approve this settlement and was seconded by Ms. Bramblett. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

---

#### POLICE/PUBLIC SAFETY

a. Promotion to Sergeant- Rocco Wack- Chief Myrsiades recommended Officer Wack to be promoted to Sergeant. Mr. Higgins made a motion to approve this and was seconded by Ms. Bandish. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

b. Retirement Resolution for Tom Longo- ACTION- Mr. Manero read the resolution recognizing the retirement of Tom Longo. Whereas on October 29, 2020, Detective Sergeant Tom Longo retired from the Plymouth Township Police Department. Tom Longo diligently served the Plymouth Township Police Department since August 24, 1987. Plymouth Township wants to publicly recognize Tom Longo for his 33 years of service in keeping Plymouth Township a safe place to live and work. Tom Longo is to be commended for his outstanding leadership and dedication to the department. Mr. Manero made a motion to approve the resolution and was seconded by Ms. Bandish. Council thanked Mr. Longo for all he did for the Township. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

---

#### PUBLIC/WORKS/SEWER

---



---

## ENGINEERING

---

### SUBDIVISION AND LAND DEVELOPMENT

- a. L.D. 17-2 Conicelli Auto Group/906 Ridge Pike
  - 1) Expiration date February 20, 2021
- b. L.D. 18-4 SMG Hotels/201 Plymouth Road
  - 1) Expiration date December 31, 2020
- c. S.D. 19-2 3116 Jolly Road
  - 1) Extension granted to June 1, 2021- ACTION- Mr. Higgins made a motion to accept this extension and was seconded by Ms. Bramblett. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.
- d. L.D. 20-3 Proving Grounds Fields 6-8
  - 1) Extension granted to December 31, 2020- ACTION- Mr. Gannon made a motion to accept this extension and was seconded by Mr. Higgins. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.
- e. S.D. 20-2 Marchese/751 Belvoir Road
  - 1) Time Limit Waived
- f. S.D. 20-3 11 Malvern Road and 3006 Jolly Road/Lot Line
  - 1) Expiration date January 6, 2021

---

### CONDITIONALLY APPROVED PROJECTS NOT YET RECORDED

- a. Extension Requests- ACTION-
  - 1) Lilvin Enterprises LLC until January 31, 2021- Mr. Gannon made a motion to approve the time extension request and was seconded by Ms. Bandish. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.
  - 2) 1103 & 1113 Ridge Pike until February 28, 2021- Mr. Gannon made a motion to approve the time extension request and was seconded by Mr. Higgins. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

---

### PROJECTS UNDER CONSTRUCTION

- a. Escrow Release- ACTION-

1) **Woodspring Suites- Final-** Mr. Higgins stated this memorandum is from Mr. David Conroy, stating sufficient work has been completed to release \$1,267,201.98. Mr. Higgins made a motion to approve and was seconded by Mr. Gannon. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

2) **135 Pleasant Road-** Ms. Bramblett stated this communication is from Woodrow & Associates, stating sufficient work has been completed to release \$16,700. Ms. Bramblett made a motion to approve and was seconded by Mr. Gannon. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

---

#### CODE ENFORCEMENT

a. **Request to Waive Permit Fee- Harmonville Fire Co. -** Ms. Bramblett read a letter from Mr. Jim Wallace requesting to waive the permit fee of \$40.00 for Harmonville Fire Company's bunk room. Ms. Bramblett made a motion to grant this fee waiver request and was seconded by Mr. Gannon. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

---

#### ZONING

a. **Zoning Hearings-** Ms. Bandish announced that the Zoning Hearing Board of Plymouth Township will hold a meeting via Zoom on Monday, November 16, 2020, commencing at 7:00 p.m., on the following applications: 1) Kathleen Ramsey- 257 Isabella Street, 2) Pennsylvania Real Estate Investment Trust- Germantown Pike and Hickory Road (a reminder that Council will be sending the Solicitor in opposition to this application), 3) Andrew Moletsky- 809 Clover Lane, 4) Forman Sign Co (Conshohocken Operating Company LLC- Bluepearl Veterinary Partners) - 625 Ridge Pike. Any citizen of Plymouth Township or interested party may attend the public hearing and have an opportunity to be heard. Login details will be available at [www.plymouthtownship.org](http://www.plymouthtownship.org) and the Township's Facebook account prior to the hearing.

b. **Zoning Hearing Board Members Resolution- ACTION-** Mr. Gannon read the resolution to confirm the previous appointment of members to the board: Michael Mattioni, Dom Aprile, Dave Raimondo, Brian Daly, and Denise Pygatt. Mr. Gannon made a motion to approve this resolution and was seconded by Mr. Higgins. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

---



---

## PARKS AND RECREATION

a. **SDM Bricks and Pavers Announcement-** Mr. Higgins announced that there are currently bricks and pavers available for purchase for those who want to honor a loved one who has served in the armed forces or emergency services.

b. **Holiday Tree Lighting Announcement-** Wednesday, December 2<sup>nd</sup>- 6:00 p.m. (Masks are required for this event) - Mr. Manero announced that the annual Holiday Tree Lighting Ceremony will take place on Wednesday, December 2<sup>nd</sup> at 6:00 p.m. All are welcome to attend.

---

## MISCELLANEOUS/OLD BUSINESS

a. **Citizen Board Vacancy Announcement-** Ms. Bandish stated the following citizen board positions are open: two positions on the Property Maintenance Code Appeals Board.

---

## AUDIENCE PARTICIPATION

Andy Katronick- EAB- asked if Bill's email was sent to the architects and HVAC engineer regarding the Township Building renovation. He is looking for the responses to update his work. Ms. Weiss stated letters were sent to four companies that perform the test wells; the engineer believes they will be below the bidding threshold. Ms. Weiss stated once Council authorizes the lowest bidder, then we can proceed with the test well. If successful Ms. Weiss states, then that will be the first well dug. Ms. Weiss stated the architect, who is also doing the new Middle School project, mentioned that there is a lot of rock on the property next to the Township Building. Ms. Weiss stated if that's the same as over here, then it will be a good fit for the geothermal system. Ms. Weiss stated she would like to move ahead with this first to see if it's a possibility.

Jessica Ram- Conshohocken Resident- wanted to remind Council of Covanta's violations since last November. She would like Council to look into alternatives for waste management.

Bill Sabey- EAB- stated he would like Council to consider creating a more efficient building, with new windows and doors to better insulate the building. He also asked to save space on the roof for solar panels.

Dawn Fazio- 817 Belvior Road- stated her concern regarding an incident that happened on her property with her neighbor. She stated her neighbor removed her fence after being told from Code Enforcement not to. Mr. Manero stated he will look into this.

---

#### ADJOURNMENT

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

Respectfully submitted,

A handwritten signature in blue ink that reads "Annalisa Primus". The signature is written in a cursive style with a large, stylized "P".

Annalisa Primus  
Recording Secretary