

PLYMOUTH TOWNSHIP

REGULAR MEETING

September 14, 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

Staff: Karen Weiss ----- Manager
Michael Clarke ----- Solicitor
John Myrsiades ----- Chief of Police
Chris Loschiavo ----- Public Works Director
Tim Creelman ----- Director of Finance
Lonnie Manai ----- Woodrow & Associates

Pledge of Allegiance - The Regular Meeting was called to order at 7:00 p.m. and Chairman Manero led the Pledge of Allegiance.

September 14th- Words of Remembrance- Brad Fox's 8th Anniversary- Chief Myrsiades thanked Council for giving him the opportunity to say a few words of remembrance for our fallen hero, Brad Fox. 8 years ago yesterday, Brad Fox was taken from us, surrendering his life in defense of his community. Brad Fox leaves behind his loving wife, Lynsay, his two children, Cadence and Brad Jr., his parents Tom and Kathy, and his brother Jimmy. Chief Myrsiades expressed how much we all miss him and will forever remember his sacrifice.

PUBLIC COMMENT

ANNOUNCEMENT- Executive session held September 8, 2020

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

- a. Workshop Meeting ----- August 3, 2020
- b. Regular Meeting ----- August 10, 2020

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

A roll call vote was taken and the motion passed 4-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, and Mr. Manero in favor. Mr. Higgins was absent.

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

Ms. Bramblett 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 4-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, and Mr. Manero in favor. Mr. Higgins was absent.

ADMINISTRATION

a. Covanta Air Quality Impact Investigation- Council addressed questions they had regarding the air quality impact investigation. Ms. Bandish asked if the repair to the tray where a shortage in the power cable led to power trips was completed. Mr. David Sharp stated this has not been completed because of COVID, but will be completed in October. Ms. Bramblett asked if the new fire suppression foam has been put into place and about the safety of it. Mr. Sharp stated they consulted with a fire consultant, who recommended the use of the foam. All information was submitted to DEP who approved the test. Mr. Sharp stated that this foam does not contain fluorines.

Ms. Bramblett also asked if the baghouse fan stops fugitive emissions even if the fan stops in a power outage. Mr. Sharp stated they have not ruled out the possibility of backup power. Ms. Bramblett asked if Covanta would fund the Trackr system for residents to document their complaints. Mr. Sharp stated the Trackr program is not designed to have residents log complaints. The Covanta hotline is a way to log complaints.

Ms. Bandish asked if there was any attempt to define the health effects on residents from the odors emitted from the facility. Mr. Sharp stated the facility operates within the established regulations. Mr. Mark Freed stated based on the information they had, there has been no acute or chronic health issues.

b. Budget Meeting Dates Announcement- Mr. Manero announced the Budget Meeting dates as follows: October 19th at 6:00 p.m., October 26th at 6:00 p.m., and November 16th at 6:00 p.m.

c. Pension Fund- Minimum Municipal Obligation for 2021- ACTION- Ms. Bramblett reported that this item pertains to the amount that the Township must budget to contribute to the employee pension plans for 2021. The Township actuary has determined the following amounts: 1) Police Pension Fund - \$1,681,730 and 2) Non-Uniformed Employees - \$975,753 for a total of \$2,657,483.

d. Tax Settlement with Storage Partners- Mr. Clarke read the proposed settlement of the real estate tax assessment appeal between Colonial School District and the Montgomery County Board of Assessments. This property is located at 401 Alan Wood Road.

Mr. Clarke stated that the parties have reached a proposed settlement of \$6,000,500. Plymouth Township will be due an under payment of \$28,390.20 if Council approves. Mr. Gannon made a motion and was seconded by Ms. Bramblett. A roll call vote was taken and the motion passed 4-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, and Mr. Manero in favor. Mr. Higgins was absent.

POLICE/PUBLIC SAFETY

a. Harmonville Fire Company ZHB Application Fee Waiver- Ms. Bramblett made a motion to waive the \$1,000 Zoning Hearing Board application fee for a digital sign to be placed outside their facility. This motion was seconded by Ms. Bandish. Ms. Weiss clarified there are two stations, so two application fees will be waived. A roll call vote was taken and the motion passed 4-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, and Mr. Manero in favor. Mr. Higgins was absent.

b. Harmonville Lease Agreement- Ms. Bandish read the agreement for Harmonville Fire Co Station 2 to extend their lease for another 99 years. Ms. Bandish made a motion to approve this lease agreement and was seconded by Ms. Bramblett. A roll call vote was taken and the motion passed 4-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, and Mr. Manero in favor. Mr. Higgins was absent.

c. Towing Contract Bid Award- Mr. Gannon read the memorandum from Chief Myrsiades recommending awarding this bid to EVB Towing. Mr. Gannon made a motion to award this bid as recommended and was seconded by Ms. Bandish. A roll call vote was taken and the motion passed 4-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, and Mr. Manero in favor. Mr. Higgins was absent.

PUBLIC/WORKS/SEWER

a. Recycling Consortium Contract Extension Resolution- ACTION- Ms. Bramblett read the resolution to extend this contract with J.P. Mascaro & Sons. The motion was approved by Ms. Bramblett and seconded by Ms. Bandish. A roll call vote was taken and the motion passed 4-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, and Mr. Manero in favor. Mr. Higgins was absent.

b. PADOT Casting Adjustments Agreement & Resolution- ACTION- Ms. Bandish made a motion to approve the five year agreement with PADOT and was seconded by Mr. Gannon. A roll call vote was taken and the motion passed 4-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, and Mr. Manero in favor. Mr. Higgins was absent.

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) Expiration date December 1, 2020
- d. L.D. 20-3 Proving Grounds Fields 6-8**
1) Extension granted to November 30, 2020- **ACTION-** Mr. Gannon made a motion to approve this extension and was seconded by Ms. Bramblett. A roll call vote was taken and the motion passed 4-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, and Mr. Manero in favor. Mr. Higgins was absent.
- e. S.D. 20-1 1103 Ridge Partners, LLC/1103-1113 Ridge Pike**
1) Expiration date October 31, 2020- **ACTION-** Mr. Clarke read the resolution for this subdivision. Mr. Gannon made a motion to approve the resolution and was seconded by Ms. Bramblett. A roll call vote was taken and the motion passed 4-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, and Mr. Manero in favor. Mr. Higgins was absent.
- f. L.D. 20-4 1103 Ridge Partners, LLC/1103-1113 Ridge Pike**
1) Expiration date October 31, 2020- **ACTION-** Mr. Clarke read the resolution for this land development. Mr. Gannon made a motion to approve the resolution and was seconded by Ms. Bramblett. A roll call vote was taken and the motion passed 4-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, and Mr. Manero in favor. Mr. Higgins was absent.
- g. S.D. 20-2 Marchese/751 Belvoir Road**
1) Time Limit Waived- **ACTION-** Mr. Manero read a letter from Mr. Marchese regarding 751 Belvoir Road and made a motion to accept the waiver of this time limit. The motion was seconded by Ms. Bramblett. A roll call vote was taken and the motion passed 4-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, and Mr. Manero in favor. Mr. Higgins was absent.

CONDITIONALLY APPROVED PROJECTS NOT YET RECORDED

a. Extension Requests- ACTION-

1) Cold Point Village Station Land Development until May 31, 2012- Ms. Bramblett made a motion to approve the time extension request and was seconded by Mr. Gannon. A roll call vote was taken and the motion passed 4-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, and Mr. Manero in favor. Mr. Higgins was absent.

2) Cold Point Village Station Subdivision until May 31, 2021- Ms. Bramblett made a motion to approve the time extension request and was seconded by Mr. Gannon. A roll call vote was taken and the motion passed 4-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, and Mr. Manero in favor. Mr. Higgins was absent.

3) Lilvin- 800-820 Brook Road to November 30, 2020- Mr. Gannon made a motion to approve the time extension request and was seconded by Ms. Bramblett.

A roll call vote was taken and the motion passed 4-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, and Mr. Manero in favor. Mr. Higgins was absent.

PROJECTS UNDER CONSTRUCTION

a. Escrow Releases- ACTION-

1) **Arbour Square**- Ms. Bandish stated this communication is from Woodrow & Associates, stating sufficient work has been completed to release \$33,289.25. Ms. Bandish made a motion to approve and was seconded by Mr. Gannon. A roll call vote was taken and the motion passed 4-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, and Mr. Manero in favor. Mr. Higgins was absent.

CODE ENFORCEMENT

ZONING

a. Zoning Hearings- Ms. Bandish announced that the Zoning Hearing Board of Plymouth Township will hold a meeting via Zoom on Monday, September 21, 2020, commencing at 7:00 p.m., on the following applications: 1) Mark Beaver & Vanessa Macgregor- 206 Sparango Lane, 2) Talarium LLC (Nancy Patterson)- 1234 Butler Pike, 3) Michael Fitzgerald- 963 Belvior Road, 4) Adrienne (Rennie) Cohen- 113 Shasta Road, and 5) Harmonville Fire Company No. 1- 2100 Butler 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 and the Township's Facebook account prior to the hearing.

b. Group Homes Ordinance- First Consideration- Mr. Manero stated currently, Plymouth Township is not in compliance with the law regarding group homes. Several residents had the opportunity to express their concerns:

Erin & Chris Saulino- 1641 Gallagher Ct. - expressed her compassion and concerns about people with disabilities. Some concerns that were expressed were parking, ownership of a group home, services to live independently, and aging in place.

Sharon McGee- 2340 Hickory Rd. - stated she's not looking to discriminate against group homes, however there are other zoning districts that are safer for pedestrians than AA residential.

Sheila Vocht- 206 Township Ln. Rd. - expressed her concerns about safety, such as walking in the street, since there are no sidewalks. She believes that AA residential parcels are detrimental to those individuals living in group homes.

Maria Elias- 100 Donna Dr. - expressed that she would like to see these individuals having the same access to living independently and public transportation as others but in a safe manner.

Gail Momjiam- 2609 Narcissa Rd. - asked who brought it to Council's attention that this ordinance needed to be revised. Mr. Manero stated our Solicitor, Mr. Mike Clarke.

Brian McCracken- 2606 Narcissa Rd. - mentioned if we could postpone this decision. Also, he asked for clarification on the meaning of 'space compatible to the need'. Mr. Clarke stated the need would be referring to parking.

Nicole Marino- 2607 Narcissa Rd. - expressed that she agrees with what Ms. McGee mentioned.

Frank Johnson- 2685 Narcissa Rd. - said he does not think AA is a proper fit for Group Homes.

Kristen Jackowski- 108 Kings Rd. - stated she's here to learn more about this ordinance since she has an autistic daughter. She is concerned for her daughter's future in Plymouth Township.

Linda Lawrence & Jennifer Glosketi- 15 & 18 Fox Hunt Cir. - stated they support this ordinance, however they believe it should be in another zoning district.

Jeff Pustizzi- 101 Woodlyn Ln. - stated he is strongly opposed to this ordinance and doesn't understand why AA residential was chosen since it's the most restricted use.

Gary Jonas- 305 Julian Ct. - stated he agrees with Mr. Pustizzi and believes this zoning use is unsafe for pedestrians.

Megan Penrice- 408 Township Ln. Rd. - had concerns about recovery homes, more specifically, how they were licensed and owned. Mr. Clarke will look into this.

Matt Craft- 309 Anthony Dr. - asked if Council had any applications for group homes currently. Mr. Manero stated no.

Mark Beaver- 206 Sparango Ln. - stated the issue he sees is that AA zoning districts have more expensive properties than other zones, which he feels makes it discriminatory.

Council will take these comments under advisement and discuss this ordinance further at the October meeting.

PARKS AND RECREATION

a. SDM Bricks and Pavers Announcement- Ms. Bandish 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. East Plymouth Valley Concession Stand Bid Award- Mr. Gannon read the memorandum from Mr. Carbo recommending awarding this bid to A. K. Petershein Builders, LLC.

Mr. Gannon made a motion to award this bid as recommended and was seconded by Ms. Bramblett. Mr. Manero mentioned that this is partially being funded by a \$50,000 grant. A roll call vote was taken and the motion passed 4-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, and Mr. Manero in favor. Mr. Higgins was absent.

MISCELLANEOUS/OLD BUSINESS

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

AUDIENCE PARTICIPATION

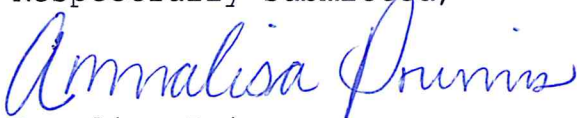
Mr. Bill Sabey from the Environmental Board Advisory discussed options for the new building's mechanical system. Mr. Sabey stated the geothermal option in Towamencin Township had a better payback but there hasn't been enough time to calculate the savings. He stated he will continue to research this and send information to Ms. Weiss.

Benjamin Gibbons- 3018 Sheffield Dr. - stated since he had some concerns about the building renovation, he wanted to know when the next public meeting was. Mr. Manero stated October.

ADJOURNMENT

There being no further business, the Workshop Meeting was adjourned at 10:25 p.m.

Respectfully submitted,



Annalisa Primus
Recording Secretary