

**PLYMOUTH TOWNSHIP**

**REGULAR MEETING**

**August 9, 2021**

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

---

**Council:** Chris Manero ----- Chairman  
Karen Bramblett ----- Vice-Chairman  
David Gannon  
Kathy Bandish  
Marty Higgins

**Staff:** Karen Weiss ----- Manager  
Lauren Gallagher ----- Solicitor's Office  
John Myrsiades ----- Chief of Police  
Lonnie Manai ----- Woodrow & Associates

---

**Pledge of Allegiance** - The Regular Meeting was called to order at 7:58 p.m. and Chairman Manero led the Pledge of Allegiance.

**Plymouthtowne II Rezoning Hearing- 6:30 p.m.**

**PUBLIC COMMENT**

**Plymouth Fire Company Recognition-** Ms. Bandish read the following recognition: Whereas, on Wednesday, June 9, 2021 heavy rainfall/storms impacted the area causing quick and severe roadway flooding. Whereas, Plymouth Fire Company No. 1 was dispatched to 1250 Conshohocken Road under the railroad bridge for a water rescue of an occupant trapped in a vehicle with water up to the windows and rising rapidly to engulf the entire car, and whereas, the following individuals from Plymouth Fire Co. No. 1, Conshohocken Fire Dept., Marine and Rescue 43 and Marine 55 worked swiftly and effectively in rescuing the trapped occupant: Plymouth Fire Co., No 1- Charles Gallagher, Mark O'Neill, Steven Karwoski; Conshohocken Fire Co.- David Murphy, Drew Ingvertsen; Marine 43- John Papalitskas, Matthew Kijak; Rescue 43- Andrew Thomas, Steven Buonomo, Marc Montelius; Marine 55 - Tim Gunning, Daniel Costello, Chris Dixon, Steve Young, Gary Davis, Mike Yuengling. Now, therefore, be it resolved that Plymouth Township Council publicly commends these individuals for working quickly and selflessly for the successful rescue of a trapped occupant from flooding waters and sincerely thanks them as well as all members of Plymouth Fire Company No. 1, Conshohocken Fire Co., Marine and Rescue 43 and Marine 55 for their dedication and noble commitment to the

residents of Plymouth Township and beyond. Ms. Bandish made a motion to approve this recognition 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.

**ANNOUNCEMENT-** Executive Session held August 9, 2021

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

- a. Workshop Meeting ----- July 6, 2021
- b. Regular Meeting ----- July 12, 2021

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. Gannon 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. **Records Disposition Resolution- ACTION-** Mr. Higgins made a motion to approve this resolution 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.

b. **2022 Budget Meeting Schedule Announcement-** Mr. Manero announced the Budget Meeting dates as follows: October 18<sup>th</sup> at 6:00 p.m., October 25<sup>th</sup> at 6:00 p.m., and November 15<sup>th</sup> at 6:00 pm.

---

#### POLICE/PUBLIC SAFETY

---

#### PUBLIC/WORKS/SEWER

a. **Recycling Contract 6-month extension-** Ms. Bramblett made a motion to approve this 6-month extension of the recycling contract with J.P. Mascaro & Sons. 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.

---

---

**ENGINEERING**

---

**SUBDIVISION AND LAND DEVELOPMENT**

- a. **L.D. 17-2 Conicelli Auto Group/906 Ridge Pike**
  - 1) Extension granted to February 20, 2022- **ACTION-** Mr. Gannon made a motion to approve this extension 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. **L.D. 18-4 SMG Hotels/201 Plymouth Road**
  - 1) Expiration date October 30, 2021
- c. **S.D. 20-2 Marchese/751 Belvoir Road**
  - 1) Time Limit Waived
- d. **S.D. 21-1 James Piacitelli/1817 Hallowell Road/Andries Estate**
  - 1) Expiration date September 30, 2021
- e. **L.D. 21-1 Kelman and Magliari Realty, LLC/2070 Butler Pike**
  - 1) Extension granted to October 30, 2021- **ACTION-** Ms. Bandish made a motion to approve 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.
- f. **S.D. 21-2 Talarium LLC/1234 Butler Pike**
  - 1) Expiration date September 7, 2021- **ACTION-** Ms. Gallagher read the Conditional/ Final land development approval resolution. Ms. Bandish 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.
- g. **L.D. 21-4 Craft Custom Homes, LLC/2622 Butler Pike**
  - 1) Extension granted to November 30, 2021- **ACTION-** Mr. Higgins made a motion to approve this extension 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.

---

**CONDITIONALLY APPROVED PROJECTS NOT YET RECORDED**

- a. **Extension Requests- ACTION-**
  - 1) Wawa Parking Lot to October 31, 2021- Mr. Gannon made a motion to approve the extension request 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.

---

**PROJECTS UNDER CONSTRUCTION**

- a. **Escrow Releases- ACTION-**

1) **Amazon- 1103-1113 Ridge Pike-** Mr. Gannon stated this communication is from Woodrow & Associates, stating sufficient work has been completed to release \$2,002,843.80.

Mr. Gannon made a motion 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.

2) **Parc Apartments- 134 Plymouth Road-** Mr. Higgins stated this communication is from Woodrow & Associates, stating sufficient work has been completed to release \$425,266.81. Mr. Higgins made a motion 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.

3) **Safestore Self-Storage- 100 Lee Drive-** Ms. Bandish stated this communication is from Woodrow & Associates, stating sufficient work has been completed to release \$447,326. Ms. Bandish made a motion 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

---

#### ZONING

a. **Zoning Hearings-** Ms. Bramblett announced that the Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, August 16, 2021, commencing at 7:00 p.m., on the following applications: 1) PMDI SIGNS, INC. (Brandywine operating partnership L.P.), 2) Eric G. Flaxman, Craig Flaxman, Brian Flaxman and Karen L. Poe, 3) Charles and Andrea Swan, 4) Philip M. Mandrack, and 5) Mary Ann S. Pietro Coupe. Any citizen of Plymouth Township or interested party may attend the public hearing and have an opportunity to be heard.

---

#### PARKS AND RECREATION

---

#### PLANNING AND DEVELOPMENT

a. **Campus Renovation Notice of Intent to Award-** Mr. Manero read off the intent to award on the following bids: General construction by L.J. Paolella Construction, Inc. for \$7,900,000. Mr. Higgins made a motion 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. Mechanical construction by Myco Mechanical, Inc. for \$3,118,000. Ms. Bramblett made a motion 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. Electrical construction by US Solutions for \$2,579,000. Ms. Bandish made a motion 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. Plumbing construction by Myco Mechanical, Inc. for \$886,000. Mr. Higgins made a motion 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. Ms. Gallagher stated Plymouth Township has the right to reject the bids during the 30-day review period if in the best interest of the Township.

---

**MISCELLANEOUS/OLD BUSINESS**

a. **Citizen Board Vacancy Announcement-** Mr. Higgins stated the following citizen board positions are open: three positions on the Property Maintenance Code Appeals Board, one on the Historical Architectural Review Board, one on the Environmental Advisory Board, and one on the Human Relations Commission. Anyone interested in serving on one of these boards can submit a resume or letter of interest to Karen Weiss, the Township Manager.

---

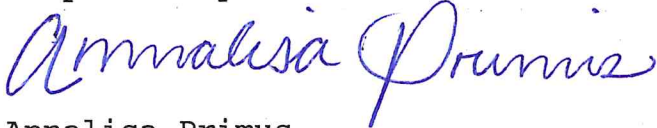
**AUDIENCE PARTICIPATION**

---

**ADJOURNMENT**

There being no further business, the Regular Meeting was adjourned at 8:33 p.m.

Respectfully submitted,



Annalisa Primus  
Recording Secretary