

PLYMOUTH TOWNSHIP

REGULAR MEETING

January 11, 2021

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 7:00 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 ----- December 7, 2020
- b. Regular Meeting ----- December 14, 2020

Mr. Gannon made a motion to approve the minutes. 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.

**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 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.

---

---

## ADMINISTRATION

a. **Tax Settlement- AEKI Plymouth L.P. - ACTION-** Mr. Clarke read the proposed settlement of the real estate tax assessment appeal filed by Colonial School District to the Montgomery County Board of Assessments. This property is located at 498 W. Germantown Pike. Mr. Clarke stated that the parties have reached a proposed settlement of the assessment at \$8,300,081. Plymouth Township will be due an under-payment of \$25,715.99 if Council approves. 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.

b. **Tax Settlement- PECO an ESS PRISA LLC- ACTION-** Mr. Clarke read the proposed settlement of the real estate tax assessment appeal filed by Colonial School District to the Montgomery County Board of Assessments. This property is located at 1198 Belvoir Road. Mr. Clarke stated this property has two different parcels. Mr. Clarke stated that the parties have reached a proposed settlement of the assessment at \$6,500,066 for one parcel and \$0.00 for the other parcel. Plymouth Township will be due an under-payment of \$33,772.63 if Council approves. Mr. Gannon 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.

c. **Tax Settlement- Lukoil- ACTION-** Mr. Clarke read the proposed settlement of the real estate tax assessment appeal filed by Colonial School District and the Montgomery County Board of Assessments. This property is located at 199 W. Germantown Pike. Mr. Clarke stated that the parties have reached a proposed settlement to decrease the assessment to \$384,290. Plymouth Township will refund the over-payment of \$1,731.91 if Council approves. Ms. Bramblett 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.

---

## POLICE/PUBLIC SAFETY

a. **Marijuana Ordinance- ACTION-** Chief Myrsiades stated this ordinance gives officers an alternative to arresting someone with a small amount of marijuana. Mr. Clarke read the Marijuana ordinance. Ms. Bramblett 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.

b. **Commendation- Officer Watts and K-9 Major- ACTION-** Ms. Bramblett read the commendation for Officer Michael Watts and K-9 Major. On December 13, 2020, Officer Michael Watts and K-9 Major observed video surveillance of two subjects acting suspiciously in an industrial area off of Conshohocken Road where recent burglaries have taken place. Officer Michael Watts and K-9 Major, along with other Plymouth Township Police Officers immediately responded to the area to initiate a K-9 track in an effort to locate and investigate the suspicious subjects.

Officer Michael Watts and K-9 Major located the two males committing a burglary on the property of 1060 Conshohocken Road. The males began to flee the scene of the burglary while ignoring commands to stop. Officer Michael Watts released K-9 Major and was able to apprehend one of the male subjects.

Officer Watts and K-9 Major are commended for their intelligent and valuable police service. Ms. Bandish 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.

c. **Retirement Resolution- K-9 Major- ACTION-** Ms. Bandish read the resolution recognizing the retirement of K-9 Major. On January 1, 2021 K-9 Major retired from the Plymouth Township Police Department with 11 years of service after joining the department in January of 2010. Best wishes are extended to K-9 Major for a well-deserved and happy retirement. Ms. Bandish 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.

d. **Bill of Sale for K-9 Major- ACTION-** Mr. Gannon made a motion to approve the Bill of Sale for \$1.00 for the sale of retired K-9 Major to Officer Michael Watts. The Bill of Sale releases and discharges the Township from any and all claims.

---

**PUBLIC/WORKS/SEWER**

a. **Snow Announcement-** Mr. Higgins reminded residents that the Township Snow Policy is in effect and then read the official policy.

b. **Liquid Fuels Authorized Expenditure Resolution- ACTION-** Ms. Bramblett made a motion to approve the resolution listing the authorized expenditures of liquid fuel tax money 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.

---

## 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 April 30, 2021
- c. S.D. 19-2 3116 Jolly Road
  - 1) Expiration date June 1, 2021
- d. L.D. 20-3 Proving Grounds Fields 6-8
  - 1) Extension granted to February 28, 2021- 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 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. 21-1 James Piacitelli/1877 Hallowell Road
  - 1) Expiration date March 31, 2021

---

### CONDITIONALLY APPROVED PROJECTS NOT YET RECORDED

- a. Extension Requests- ACTION-
  - 1) Lilvin/800-820 Brook Road to February 28, 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.

---

### PROJECTS UNDER CONSTRUCTION

---

#### REQUEST FOR GRADING PERMITS IN ADVANCE OF RECORDATION

- a. The Proving Grounds- ACTION- Mr. Gannon made a motion to approve the 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.
- b. 1103 Ridge Partners, LLC- ACTION- Ms. Bramblett made a motion to approve the 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.

**Waiver Request- 529 Plymouth Road- ACTION-** Mr. Higgins made a motion to approve the 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.

---

#### CODE ENFORCEMENT

---

#### ZONING

a. **Zoning Hearings-** Mr. Higgins announced that the Zoning Hearing Board of Plymouth Township will hold a meeting via Zoom on Monday, January 18, 2021, commencing at 6:00 p.m., on the following application: 1) Timothy O'Brien- 117 Valley Creek Road. 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.

---

#### PARKS AND RECREATION

a. **Service and Devotion Monument Bricks and Pavers-** 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.

---

#### 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, one position on the Historical Architectural Review Board, one position on the Humans Relations Commission Board, and one position on the Environmental Advisory Board. 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

Mr. Sheldon Simpson- 722 Clover Lane- asked the status update on the Ridge Pike project. Ms. Weiss stated they are planned to be under construction in 2022, although they had a difficult time completing their appraisals.

Ms. Weiss stated a lot of work has been ongoing. Also, Mr. Simpson asked the status of the Verizon cell tower at the Township. Ms. Weiss stated the Township signed their record plans and now it is up to them when they start.

---

**ADJOURNMENT**

There being no further business, the Workshop Meeting was adjourned at 7:53 p.m.

Respectfully submitted,



Annalisa Primus  
Recording Secretary