

PLYMOUTH TOWNSHIP

REGULAR MEETING

June 15, 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
Alex Glassman ----- Solicitor's Office
John Myrsiades ----- Chief of Police
Tim Woodrow ----- 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

Sgt. Bob Heger Retirement Resolution- ACTION- Mr. Gannon read the resolution recognizing the retirement of Sgt. Bob Heger who has diligently served the Plymouth Township Police Department faithfully since February 1, 2000. He led the department with integrity and honor. His retirement date was May 31, 2021. Plymouth Township wants to publicly recognize Sgt. Heger for his 20 years of service in keeping Plymouth Township a safe place to live and work. Sgt. Heger is to be commended for his outstanding leadership and dedication to his department. Mr. Gannon made a motion to approve this resolution 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.

20 Years of Service Resolution - Shawn Mazei- ACTION- Ms. Bramblett read the resolution recognizing Shawn Mazei for his generous and outstanding service and contributions rendered while serving in the Parks and Recreation Department since May 22, 2001, thereby completing 20 years of service. Council extends its appreciation to Shawn Mazei who served with commitment and dedication. Plymouth Township Council desires to recognize the diligent and valuable services rendered by Shawn Mazei. Ms. Bramblett made a motion to approve the 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.

Swearing In Fire Police for Harmonville Fire Co. No. 1

1) **Michael Stockbridge** - Mr. Manero presided over the swearing in of Michael Stockbridge as a new member of Harmonville's Fire Police Unit.

2) **James McGlinchey, Sr.** - Mr. Manero presided over the swearing in of James McGlinchey as a new member of Harmonville's Fire Police Unit.

ANNOUNCEMENT- Executive Session held May 10, 2021
Executive Session held June 7, 2021

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

- a. Workshop Meeting ----- May 3, 2021
- b. Regular Meeting ----- May 10, 2021

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 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. Bandish made a motion to approve the departmental reports and bills. The motion 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.

ADMINISTRATION

a. **Verizon Cable Franchise Ordinance- First and Final Consideration- ACTION-** Mr. Glassman read the ordinance for the first and final consideration. 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.

b. **Tax Settlements- ACTION-**

1) **Metroplex West Associates, LP- 2000 Chemical Road-** Mr. Glassman stated Plymouth Township is due \$192,703.14 from the property owner.

- 2) **JRM Partner's, LP- 532 Township Line Road-** Mr. Glassman stated Plymouth Township will refund the property owner \$673.76.
- 3) **AREP1PM Hotel Owner, LP- 640 Fountain Road-** Mr. Glassman stated Plymouth Township will refund the property owner \$27,060.86.
- 4) **Viking Partners Valley Square, LLC- 512 Township Line Road-** Mr. Glassman stated the net result of five parcels at this address is that Plymouth Township will refund \$11,784.15 to the property owner.
- 5) **220 West Germantown LLC- 220 W. Germantown Pike-** Mr. Glassman stated Plymouth Township will refund the property owner \$4,831.62.
- 6) **PFI VPN Portfolio Fee Owner LLC- 2240/2250 Butler Pike-** Mr. Glassman stated Plymouth Township will refund the property owner \$413.82 & \$1,420.54 for 2240 and 2250 Butler Pike respectively.
- 7) **PFI VPN Portfolio Fee Owner LLC- 2260 Butler Pike-** Mr. Glassman stated Plymouth Township will refund the property owner \$3,283.65.
- 8) **Plymouth Ground Associates LP- 500 W. Germantown Pike-** Mr. Glassman stated Plymouth Township will refund the property owner \$163,350.13.
- 9) **Brixmor Plymouth Square LLC- 202 Ridge Pike-** Mr. Glassman stated Plymouth Township is due \$15,935.42 from the property owner.
- 10) **Exeter 527 Plymouth, LP- 527 Plymouth Road-** Mr. Glassman stated this settlement agreement resulted in an over payment of \$3,299.17 to Plymouth Township.
- 11) **Exeter 527 Plymouth, LP- 525 Plymouth Road-** Mr. Glassman stated this settlement agreement resulted in an over payment of \$3,299.17 to Plymouth Township.
- 12) **PP Montgomery Mills Investors, LLC- 3111- 3154 Regatta Circle-** Mr. Glassman stated Plymouth Township is due \$5,522.00 from the property owner.

Mr. Glassman stated the net result of these tax settlements is \$5,256.31. Mr. Gannon made a motion to approve these tax settlements 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.

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

d. **Appointment to the Human Relations Commission-** Mr. Gannon made a motion to appoint Ms. Tiffany Washington to the Human Relations Commission. This motion 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

PUBLIC/WORKS/SEWER

ENGINEERING

SUBDIVISION AND LAND DEVELOPMENT

- a. **L.D. 17-2 Conicelli Auto Group/906 Ridge Pike**
 - 1) Expiration date August 20, 2021
- b. **L.D. 18-4 SMG Hotels/201 Plymouth Road**
 - 1) Expiration date July 30, 2021
- c. **S.D. 20-2 Marchese/751 Belvoir Road**
 - 1) Time Limit Waived
- d. **S.D. James Piacitelli/1817 Hallowell Road/Andries Estate**
 - 1) Extension granted to September 30, 2021- **ACTION-** Mr. Manero 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. **L.D. 21-1 Kelman and Magliari Realty, LLC/2070 Butler Pike**
 - 1) Extension granted to August 30, 2021- **ACTION-** Ms. Bandish made a motion to approve this 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.
- f. **L.D. 21-2 Todd Samms/317 W. Ridge Pike**
 - 1) Expiration date July 4, 2021- **ACTION-** Rick Schickling- 111 Boulder Road- asked what is being torn down. Mr. Manero stated the former Kay Lighting building. Joe McTamney- 1812 Harmon Road- concerned about the ATM drive-through, and wanted to know why it is so far away from the building. Mr. Fran Greene from, Corestates Group, stated the drive-through ATM is placed there because of the steepness of the front of the property. Therefore, the back of the building is the only option to have access of a turning radius for the ATM. Ms. Bramblett asked if traffic will be entering and exiting on the residential roadway. Mr. Greene stated there are two driveways on Harmon Road.

Ms. Bramblett asked if they expect more traffic with an ATM. Mr. Eric Ostimchuk, P.E., from Traffic Planning and Design, stated a traffic impact study has been submitted, and traffic generation would increase slightly.

Ms. Bramblett asked if you will be forcing traffic to make a turn down Harmon Road to Ridge Pike. Mr. Ostimchuk stated there is no left or right hand turn purposed, but in the previous meeting there was a mention of directing traffic to Ridge Pike, but not restricting it.

Ms. Bandish asked if the exit will be across from Keys Street. Mr. Ostimchuk stated there are two driveways, one behind the proposed building directly, and then one further towards the neighborhood that would have an 'exit only' for the ATM. Mr. Woodrow asked for an explanation of buffering between the ATM and the residential homes. Mr. Greene stated there is 50 ft. of landscape buffering, plus a 6 ft. fence. Mr. Gannon asked Mr. McTamney what his main concern is. Mr. McTamney stated the biggest concern is the cut-through of traffic already and the safety of the children.

Mr. Schickling asked why is the bank so setback from the road. Mr. Greene stated there are certain setbacks within zoning that we have to comply with. Mr. McTamney asked if there will be temporary fencing while construction is taking place. Mr. Greene stated yes.

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 4-1 with Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor. Ms. Bramblett was opposed.

- g. S.D 21-2 Talarium LLC/1234 Butler Pike
 - 1) Expiration date September 7, 2021

CONDITIONALLY APPROVED PROJECTS NOT YET RECORDED

a. Extension Requests- ACTION-

1) Wawa Parking Lot to September 9, 2021- Mr. Gannon made a motion to approve this 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.

2) Exeter 527 Plymouth to August 11, 2022- Mr. Higgins made a motion to approve this 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) **1103-1113 Ridge Pike-** Mr. Gannon stated sufficient work has been completed to release \$1,672,712.75. Mr. Gannon made a motion to approve 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) **135 Pleasant Road-** Mr. Manero stated sufficient work has been completed to release \$4,576.15. Mr. Manero 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.

3) **Proving Grounds-** Mr. Gannon stated sufficient work has been completed to release \$722,417.48. Mr. Gannon made a motion to approve 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.

CODE ENFORCEMENT

a. **Rental License Late Fees Resolution-** Ms. Bramblett read the resolution regarding the rental license late fees, stating \$45.00 initial fee, \$50.00 late fee, an additional \$50.00 late fee, and a minimum of \$500.00 citation fee for any open inspections or failure to submit applications after May 31st. Ms. Bramblett 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.

ZONING

a. **Zoning Hearings-** Ms. Bandish announced that the Zoning Hearing Board of Plymouth Township will hold a meeting via Zoom on Monday, June 21, 2021 commencing at 7:00 p.m., on the following applications: 1) Matthew Cooney- 2904 Sheffield Drive and 2) 1103 Ridge Partners, LLC C/O E Kahn Development- 1103-1113 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 and the Township's Facebook account prior to the hearing.

PARKS AND RECREATION

a. **Movies and Concerts in the Park-** Ms. Bramblett listed the 2021 performances in the park beginning with the June 30th Movie: Frozen 2, July 7th Concert: Shot of Southern, July 14th Movie: Toy Story 4, July 21st Concert: Kate Says, July 28th Movie:

The Croods, and August 4th Concert: The Beat Tells. Concerts start at 7:00 p.m. and movies start at dusk.

MISCELLANEOUS/OLD BUSINESS

a. **Citizen Board Vacancy Announcement-** Ms. Bandish stated the following citizen board positions are open: three positions on the Property Maintenance Code Appeals Board and one on the Historical Architectural Review 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

Carol Betham- 519 Old Elm Street- asked why there are seven stop signs on Colwell Lane. Ms. Betham stated she spoke to PENNDOT and that Colwell Lane is a Township road. Ms. Betham also stated the two stop signs on Overhill and Sandwood Road could be eliminated due to little traffic. Ms. Betham stated she doesn't understand why a stop sign can't be placed at New Elm and Light Street since she can't get out of her street. Mr. Manero asked why Ms. Betham is opposed to the stop signs due to the fact that residents usually want stop signs.

Chief Myrsiades stated PENNDOT does determine the placement of stop signs. However, Chief Myrsiades stated at New Elm and Light Street, it does not meet the criteria, there needs to be sufficient amount of volume and accidents to take place. Ms. Bandish stated there is a slight obstruction when turning left, is it possible for the street parking to be moved back from the intersection. Chief Myrsiades stated we can look into it.

Rick Schickling- 111 Boulder Road- stated he is concerned with the graduation yard signs since a child's picture and name is posted for anyone to see. Mr. Schickling also mentioned the traffic on Sierra Road where the cut through is happening; he suggested placing a 'do not enter' sign at Yellowstone Road, which would direct the cars to go down Blue Ridge Road. Ms. Bandish stated residents were opposed to that years ago. Lastly, Mr. Schickling wanted to know if it's possible to have a walkable Butler Pike.

Greg Piotrowski- 511 Old Elm Street- stated at Old Elm and Light Streets, Mr. Paul Tornetta is leasing land for commercial use. In doing so, Mr. Piotrowski stated it is creating dust everywhere. Ms. Weiss stated this is a private road, therefore is owned by abutting property owners. Mr. Gannon asked if there is anything we can do.

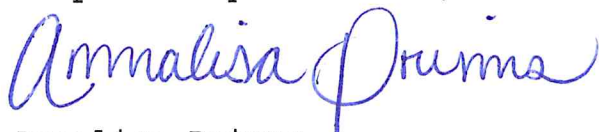
Chief Myrsiades stated we will look into it tomorrow and bring Code Enforcement to see what can be done.

Bob De La Cour- 905 Whites Road- currently owns a 12x12 shed and would like to know if the Township could change the code to a shed size of 12x24 for lot sizes greater than 20,000 sq. ft. Council stated they will look into it.

ADJOURNMENT

There being no further business, the Regular Meeting was adjourned at 8:30 p.m.

Respectfully submitted,



Annalisa Primus
Recording Secretary