

PLYMOUTH TOWNSHIP

REGULAR MEETING

April 11, 2022

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

Council: Chris Manero ----- Chairman
Karen Bramblett ----- Vice-Chairman
Kathy Bandish
Lynne Viscio
Nicholas Whitney

Staff: Karen Weiss ----- Manager
Mike Clarke ----- Solicitor
Alex Glassman ----- Solicitor's Office
Lonnie Manai ----- Woodrow & Associates
John Myrsiades ----- Chief of Police

Pledge of Allegiance - The Regular Meeting was called to order at 7:03 p.m. and Chairman Manero led the Pledge of Allegiance.

PUBLIC COMMENT-

30 Years of Service Resolution- Philip Brady- ACTION- Mr. Manero read the resolution recognizing G. Philip Brady for his generous and outstanding service and contributions rendered while serving in the Parks and Recreation Department since April 27, 1992, thereby completing 30 years of service. Council extends its appreciation to G. Philip Brady who served with commitment and dedication. Plymouth Township Council desires to recognize the diligent and valuable services rendered by G. Philip Brady. Ms. Bandish made a motion to approve the resolution and was seconded by Ms. Bramblett. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor.

There were an estimated 125 residents from Plymouth Hill Condominiums present this evening, in opposition to the recently adopted ordinance requiring existing high rise buildings to be retrofitted with sprinklers. Chairman Manero thanked everyone for coming this evening, and emphasized that Council wants to hear from the residents.

Danny Voran- Unit 2406- stated the Fire Marshal is trying to be a hero and is not taking into account that residents who live in these apartments are retired and on fixed incomes and therefore, cannot afford the sprinklers.

Also, making them uproot and leave their apartment while this work is being done is a hardship.

Andre Del Valle- Senior Director of Government Affairs for the Pennsylvania Apartment Association- asked Council to reconsider Ordinance 1672. Mr. Del Valle stated residents were not properly briefed on the financial impact, retrofitting an existing building can cost between \$800,000 to \$4 million, which comes to \$12,700 per unit for non-union work, union work is double.

Marlene Chaikin- Unit 2806- stated the safety and security is their utmost priority. Ms. Chaikin stated they have had two fires in the past, and both were contained within the unit because the building consists of concrete and steel, not wood. Ms. Chaikin stated the work required would cause a burden on the residents living there since there is asbestos in the ceilings. Ms. Chaikin stated the Fire Marshal neglected to think of the financial strain this would cause. In addition, other improvements to the building need to be completed. Ms. Chaikin stated they were not notified when this ordinance was adopted.

Jim Martin- Unit 1801- stated the physical limitations would be that there are no drop ceilings. These pipes would have to be exposed. Mr. Martin stated environmental concerns would be the asbestos in the ceiling. He is concerned because each unit would become unlivable during construction. Mr. Martin stated there are several economic impacts, such as vacating the unit, low-income residents, and trouble reselling each unit since they are in violation of the law now. Mr. Martin stated there have been two fires in 50 years with no injury or deaths. He stated they just learned about this last Tuesday.

Linda Platt- Unit 2620- asked Council to revoke the ordinance. She stated they follow all fire safety guidelines. Ms. Platt stated a retrofit to install a sprinkler system would cause panic, fear, and stress in all of the residents. She asked if the Township will assume some of the financial burden on 337 units.

Debbie Goldstein- Unit 1215- stated she is a nurse and is concerned because 40% of the residents are over the age of 75. Ms. Goldstein stated it is too hard for seniors to move; the move alone will kill some of the residents.

Larry Albert- Unit 1421- stated he bought this unit because of the great location and the construction of the building; he felt safe.

Shirley Carey- stated she agrees with what has been said and that if this ordinance goes into effect you will be destroying Plymouth Hill.

Roberta Weiss- Unit 1102- stated her concern is about the asbestos and completely removing it in a safe manner.

Donna Lipkin- Unit 2602- stated she and her parents both live at Plymouth Hill and hopes Council will rescind the ordinance.

Ronda Goldstein- Unit 1110- asked why the Fire Marshal is not at this meeting.

Agna M- Unit 1417- asked who would profit if everyone left Plymouth Hill.

Joe Verroca- Unit 2408- asked what it would take to grandfather us in and who was involved in this decision? Mr. Manero stated three of the current council members made the decision. The other two Council members' terms expired last December.

Harry Guarino- Unit 2821- agreed with Mr. Verroca in that there should be a "grandfather clause".

Jim Quinn- Unit 2214- asked why it took so long to be notified with this change. Mr. Manero stated he cannot say why, but he has had conversations recently regarding this issue.

James Hoagland- Unit 1017- representing the younger homeowners, said this is his first home. He stated he would have liked to have these discussions before the ordinance was adopted. Mr. Hoagland stated he agreed with the grandfather-in choice. Mr. Hoagland stated he cannot afford this.

Denise Robinson- Unit 2718- stated it took less than two minutes for a decision to pass this ordinance and asked how long will it take to make a decision on whether or not this will be revoked or grandfathered-in.

Ed Silcox- Unit 2615- stated he has been a resident for six years, and read the IFC, which does not mention anything about retrograding. Mr. Silcox stated it would cost just as much to remove the asbestos. Mr. Silcox stated this is a big financial burden.

Ed Kessler- Unit 1821- asked how many people would have voted it in if all of us were at that meeting. Mr. Kessler stated we should have been notified.

Lenore Leon- Unit 1718- asked does the management company, Associa, have any input on this.

Gerardine Narcisi- Unit 1408- asked how this affects the sales and rentals of our units. Ms. Narcisi also asked who is going to pay to relocate all of the residents elsewhere.

Alan Chernick- Unit 2215- stated two fires in 50 years, which were self-contained, says a lot.

Jerilynn Rose- asked which one of Council would take her in while they retrograde. Ms. Rose stated this is unfair.

Chairman Manero sincerely thanked everyone for coming out and said Council will take all these comments into consideration as they move forward. Council will be in touch with Mr. Del Valle and Ms. Chaikin. A five minute recess was taken for those wishing to leave the meeting.

ANNOUNCEMENT- Executive Session held April 4, 2022

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

- a. Workshop Meeting ----- March 7, 2022
- b. Regular Meeting ----- March 14, 2022

Ms. Bramblett made a motion to approve the minutes. The motion was seconded by Mr. Whitney. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Ms. Viscio, Mr. Whitney, 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. Whitney. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor.

ADMINISTRATION

a. **Wind Gap Settlement Release Ratification- ACTION-** Mr. Clarke read the Settlement Release. Ms. Bramblett made a motion to ratify the Release and was seconded by Ms. Viscio. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor.

POLICE/PUBLIC SAFETY

PUBLIC/WORKS/SEWER

a. **Handicap Parking Resolution- 467 Old Elm Street- ACTION-** Mr. Whitney read the resolution. Ms. Bandish made a motion to approve this resolution and was seconded by Mr. Whitney. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor.

ENGINEERING

SUBDIVISION AND LAND DEVELOPMENT

- a. **L.D. 17-2 Conicelli Auto Group/906 Ridge Pike**
 - 1) Expiration date August 20, 2022
- b. **L.D. 18-4 SMG Hotels/201 Plymouth Road**
 - 1) Expiration date June 30, 2022
- c. **S.D. 20-2 Marchese/751 Belvoir Road**
 - 1) Time Limit Waived
- d. **L.D. 21-1 Kelman and Magliari Realty, LLC/2070 Butler Pike**
 - 1) Expiration date June 30, 2022
- e. **L.D. 21-4 Craft Custom Homes, LLC/2622 Butler Pike**
 - 1) Expiration date April 30, 2022- **ACTION-** Mr. Clarke read the resolution to conditionally approve this land development. Ms. Bandish made a motion to approve this resolution and was seconded by Mr. Whitney. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor.
- f. **S.D. 21-3 David Erb, Jr. / 101 North Lane**
 - 1) Expiration date September 30, 2022
- g. **L.D. 22-1 1508 Sandy Hill Road/Riverview Land Development**
 - 1) Extension granted to May 16, 2022- **ACTION-** Mr. Whitney made a motion to approve this extension and was seconded by Ms. Viscio. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor.
- h. **L.D. 22-2 Conicelli Autoplex/128 Ridge Pike/Hyundai**
 - 1) Expiration date June 28, 2022

CONDITIONALLY APPROVED PROJECTS NOT YET RECORDED

- a. **Extension Requests- ACTION-**
 - 1) **Tamaro/Fairfield Road to June 7, 2022-** Mr. Whitney 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, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor.

PROJECTS UNDER CONSTRUCTION

CODE ENFORCEMENT

- a. **Harmonville Fire Co. Building Permit Fee Waiver-** Mr. Manero made a motion to waive the building permit fee for Harmonville Fire Co. This motion was seconded by Ms. Viscio. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor.

ZONING

a. **Zoning Hearings-** Ms. Bandish announced that the Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, April 18, 2022 commencing at 7:00 p.m., on the following applications: 1) Two Farms Inc./Conicelli Alan Wood Road LP, 2) Freedom Fence/Ellis Geer, 3) Freedom Fence/Kerri Heckert, 4) Freedom Fence/Erik Olmo, 5) Freedom Fence/Sallie Haas, 6) Lisa Marie Fitzpatrick, 7) Stephen and Heather Lash, and 8) Matthew Laviola. Any citizen of Plymouth Township or interested party may attend the public hearing and have an opportunity to be heard.

PARKS AND RECREATION

a. **Upcoming Events-** Ms. Viscio stated the following are the upcoming events: over spring break there will be a variety of basketball, science, and activity camps- Monday, April 11th to 15th, GPCC Health Fair with the Roxboro School of Nursing- Friday, April 22nd, Brad Fox Memorial Fishing Derby- Saturday, May 7th, Events at Harriet Wetherill Park- Goat yoga, archery, and bird walks- various dates, Montgomery County Senior Games- Monday, May 9th to 13th, Summer day camp and specialty camps- registration currently taking place, Outdoor Market at the Montgomery County Community College- Sunday, May 22nd, Plymouth Township Day- Saturday, June 4th, and National Night Out- Tuesday, August 2nd. Ms. Viscio 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-** Ms. Bramblett stated the following citizen board positions are open: three positions on the Property Maintenance Code Appeals Board, one on the Historical Architectural Review Board, and one on the East Norriton-Plymouth-Whitpain Joint Sewer Authority Board. Anyone interested in serving on one of these boards can submit a resume or letter of interest to Karen Weiss, the Township Manager.

b. **ENPWJSA Board Appointment-** Ms. Bandish stated she would like to make a motion to appoint Joe Salvia to fill the Sewer Authority position and was seconded by Mr. Whitney. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor.

c. **Plymouth Township Plastics Study Announcement-** Ms. Viscio stated The Plymouth Township Environmental Advisory Board is investigating ways to reduce the use of single-use plastics in the township. The announcement reads: Why should you care about single use plastics? Did you know that many plastics are not recyclable. They do not biodegrade but instead break up into microplastics that enter our water, food, and air. Recent survey data shows microplastics in waterways across Pennsylvania. 40% of the plastic consumed globally is plastic packaging that is used just once and then thrown away.

The national average number of single-use plastic bags used per person is 365 bags per year. This means in 2020 that added up to more than 6.6 MILLION bags for the 18,256 Plymouth Township residents in 2020 alone!

Most recycling machinery cannot handle plastic bags, it is difficult to get usable material from the bags, and there is little market for post-consumer plastic as new material is cheaper. As a result nearly all plastic bags end up as litter, water or air pollution, or sit for hundreds of years in landfills[1]. [1] Sources, (UC Berkeley, McArthur /World Economic Forum, RecyclingToday report, State Impact Pa., NPR, PennEnvironment).

We can all do our part to eliminate single-use plastics use in the township and start improving our environment as a result. We are interested in your input on this issue. Please submit your ideas and questions at <https://tinyurl.com/PlymTwpPlasticsStudy>. Even if you do not have comments at this time, please submit your email to be informed of updates on our progress.

AUDIENCE PARTICIPATION

ADJOURNMENT

There being no further business, the Regular Meeting was adjourned at 8:43 p.m.

Respectfully submitted,



Annalisa Primus
Recording Secretary