

**PLYMOUTH TOWNSHIP**

**REGULAR MEETING**

**August 14, 2023**

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

---

**Council:** Chris Manero ----- Chairman  
Kathy Bandish  
Lynne Viscio (via phone)  
Nicholas Whitney

**Staff:** Karen Weiss ----- Manager  
Michael 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 7:01 p.m. and Chairman Manero led the Pledge of Allegiance.

**PUBLIC COMMENT-** There was no public comment pertaining to any items advertised on the agenda.

**Announcement-** The Conditional Use Hearing for 502 W. Germantown Pike has been continued to September 11, 2023 at 6:00 p.m.

**Citizen Commendation- Michael Leatherbury-** Ms. Bandish read the commendation recognizing Michael Leatherbury for his heroic actions rescuing a twelve-year-old child, who was drowning in the pool at the Place One Apartments on July 3, 2023. Ms. Bandish made a motion to approve this commendation and was seconded by Mr. Whitney. A roll call vote was taken and the motion passed 4-0 with Ms. Bandish, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor. Ms. Bramblett was absent.

**Swearing In- Michael McGuigan Deputy Fire Marshal-** Mr. Manero presided over the swearing in of Michael McGuigan as Deputy Fire Marshal.

**20 Years of Service Resolution- Christopher Schwartz- ACTION-** Mr. Manero read the resolution recognizing Christopher Schwartz for his generous and outstanding service and contributions rendered while serving in the Police Department since July 14 2003, thereby completing 20 years of service. Council extends its appreciation to Christopher Schwartz who served with commitment and dedication. Plymouth Township Council desires to recognize the diligent and valuable services rendered by Christopher Schwartz. Mr. Manero made a motion to approve this resolution and was seconded by Mr. Whitney. A roll call vote was taken and the motion passed 4-0 with Ms. Bandish, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor. Ms. Bramblett was absent.

**ANNOUNCEMENT-** Executive Session held August 7, 2023

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

- a. Workshop Meeting ----- July 5, 2023
- b. Regular Meeting ----- July 12, 2023

Mr. Whitney made a motion to approve the minutes. The motion was seconded by Ms. Bandish. A roll call vote was taken and the motion passed 4-0 with Ms. Bandish, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor. Ms. Bramblett was absent.

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

---

**ADMINISTRATION**

**a. 2024 Budget Meeting Schedule Announcement-** Ms. Bandish announced the Budget Meeting dates as follows: Monday, October 16 at 6:00 p.m., Monday, October 23 at 6:00 p.m., and Monday, November 20 at 6:00 p.m.

**b. Mutual Release and Settlement Agreement-** Mr. Clarke read the mutual release and settlement agreement. Mr. Whitney made a motion to approve this agreement and was seconded by Ms. Bandish.

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

---

#### **POLICE/PUBLIC SAFETY**

**a. Civil Service Ordinance Amendment- First and Final Consideration- ACTION-** Mr. Clarke summarized the changes made to the civil service ordinance. Mr. Whitney made a motion to approve this and was seconded by Ms. Bandish. A roll call vote was taken and the motion passed 4-0 with Ms. Bandish, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor. Ms. Bramblett was absent.

---

#### **PUBLIC/WORKS/SEWER**

**a. Stop Sign Ordinance- Launfall and Red Rowen Lane- First and Final Consideration- ACTION-** Mr. Clarke read the stop sign ordinance. Ms. Bandish made a motion to approve this and was seconded by Mr. Whitney. A roll call vote was taken and the motion passed 4-0 with Ms. Bandish, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor. Ms. Bramblett was absent.

Ms. Carol Betham asked why that location is receiving a stop sign when her street is difficult to get out of. Mr. Manero stated this issue is on a Township owned street and her street is owned by PENNDOT.

**b. Whitemarsh Area Sewer Ordinance- First and Final Consideration- ACTION-** Mr. Clarke read the Whitemarsh Area Sewer Ordinance. Mr. Whitney made a motion to approve this and was seconded by Ms. Bandish. A roll call vote was taken and the motion passed 4-0 with Ms. Bandish, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor. Ms. Bramblett was absent.

---

#### **ENGINEERING**

---

#### **SUBDIVISION AND LAND DEVELOPMENT**

- a. L.D. 17-2 Conicelli Auto Group/906 Ridge Pike**
  - 1) Expiration date November 20, 2023
- b. L.D. 18-4 SMG Hotels/201 Plymouth Road**
  - 1) Expiration date December 31, 2023

- 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 December 31, 2023
- e. **L.D. 22-1 1508 Sandy Hill Road/Riverview Land Development**
  - 1) Expiration date October 15, 2023
- f. **L.D. 23-1 Plymouth Mtg. KPG III, LLC/502 W. Germantown Pike**
  - 1) Expiration date September 30, 2023
- g. **L.D. 23-2 Outback Steakhouse Rebuild/322 Ridge Pike**
  - 1) Extension granted to September 30, 2023- **ACTION-** Ms. Bandish made a motion to approve this extension request and was seconded by Mr. Whitney. A roll call vote was taken and the motion passed 4-0 with Ms. Bandish, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor. Ms. Bramblett was absent.
- h. **L.D. 23-3 GK Plymouth Realty (Arista Care) 845 Germantown Pike**
  - 1) Extension granted to September 12, 2023- **ACTION-** Mr. Manero made a motion to approve this extension request and was seconded by Mr. Whitney. A roll call vote was taken and the motion passed 4-0 with Ms. Bandish, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor. Ms. Bramblett was absent.

---

**CONDITIONALLY APPROVED PROJECTS NOT YET RECORDED**

---

**PROJECTS UNDER CONSTRUCTION**

**a. Escrow Release- ACTION**

1) **529 Plymouth Road-** Ms. Viscio stated this communication is from Woodrow & Associates, stating sufficient work has been completed to release \$10,651.50. Ms. Viscio made a motion to approve this and was seconded by Ms. Bandish. A roll call vote was taken and the motion passed 4-0 with Ms. Bandish, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor. Ms. Bramblett was absent.

2) **Tamaro/Fairfield Road-** Mr. Whitney stated this communication is from Woodrow & Associates, stating sufficient work has been completed to release \$40,112.90. Mr. Whitney made a motion to approve this and was seconded by Ms. Bandish. A roll call vote was taken and the motion passed 4-0 with Ms. Bandish, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor. Ms. Bramblett was absent.

**b. Waiver Request- 1817 Hallowell Road-** Mr. Manero read the resolution for a waiver request at 1817 Hallowell Road. Mr. Manero made a motion to approve this request and was seconded by Mr. Whitney.

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

---

## CODE ENFORCEMENT

---

### ZONING

**a. Zoning Hearings-** Mr. Whitney announced that the Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, August 21, 2023 commencing at 7:00 p.m., on the following applications: 1) Mark & Alyson Bennett, 2) Colin Becker, and 3) Rachael Ingber (First State Building & Design). 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. Bandish stated the following are upcoming events: Harriet Wetherill Park will be hosting hayrides/campfire on Saturday, October 7; Pool-O-Ween on Friday, October 20; Veterans Day Celebration on Wednesday, November 8; Outdoor Holiday Market on Saturday, November 18; Holiday Tree Lighting Ceremony on Wednesday, November 29; Own Your Own In New York City on Saturday, December 2; and Breakfast with Santa on Saturday, December 16. Ms. Bandish stated new fitness classes will be offered after Labor Day. In addition, the community center is looking for fall sponsorships. For further information, please visit the Greater Plymouth Community Center's website or by calling (610) 277-4312.

---

## MISCELLANEOUS/OLD BUSINESS

**a. Citizen Board Vacancy Announcement-** Mr. Whitney 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 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

Mr. Robert E. Blue, P.E. stated he is representing Mr. and Mrs. Miller regarding their property on Butler Pike. Mr. Blue stated resolution 2023-24, was recently approved to subdivide their lot into two. However, the waivers that were requested such as, widening of the road and putting in sidewalks and curbs, he is asking council to reconsider. Mr. Blue stated there are four major trees in the frontage that would have to be taken down; there are no curbs and sidewalks on their road, which would lead to nowhere if installed. In addition, Montgomery County owns Butler Pike, which was recently repaved. Mr. Blue stated they have provided for a right-of-way. Mr. Manero asked Mr. Clarke what would be needed to reconsider. Mr. Clarke stated Council would have to determine if they want to consider the request. If so, this item would need to be on a future agenda to modify the original resolution. Council agreed to think about this and get back to him.

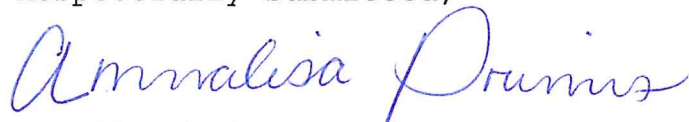
Ms. Carol Betham stated on the last month's agenda an item was bypassed, the firefighters' rebate. Ms. Betham asked if the Township is going to go over this. Ms. Weiss stated yes, a few months ago it was on the agenda. The Emergency Services Board will meet this Thursday; Council asked them to come up with qualifications. If Council is in favor of this, Act 172 allows real estate rebates to active volunteers.

---

### ADJOURNMENT

There being no further business, the Regular Meeting was adjourned at 7:39 p.m.

Respectfully submitted,



Annalisa Primus  
Recording Secretary