

PLYMOUTH TOWNSHIP

REGULAR MEETING

July 10, 2023

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
Michael Clarke ----- Solicitor
Alex Glassman ----- Solicitor's Office
Bob Jordan ----- Woodrow & Associates
Jeff O'Brien ----- Lieutenant

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 Germantown Pike has been continued to August 14, 2023 at 6:00 p.m.

Firefighter Recognitions-

1) **Plymouth Fire Company No. 1-** Ms. Bramblett read the Certificate of Recognition commending the following individuals for successfully completing national and state certifications and for the honor, which their dedication brings to the Township: Firefighter 1- Michael Estep, Marlo Kleinschmidt, and Nicholas Gehman; Firefighter II- Matthew Kijak; Fire Officer I- Charles Gallagher; Fire Officer II- Erik DeLapp; Fire Officer III- John J. Heleniak III and Erik DeLapp; Advanced Lines Systems Rescue- Marc Montelius and Erik DeLapp; WRER- Steven Buonomo, Michael Estep, Matthew Kijak, and Marc Montelius; Ice Rescue & Emergency Response- Eric DeLapp, Jonathan Drozd, Michael Estep, Charles Gallagher, Christopher Heleniak, Frank Heleniak, John J. Heleniak III, Steven

Karwoski, Matthew Kijak, Marc Montelius, and Andrew Thomas; Vehicle Rescue Technician- Matthew Kijak. Ms. Bandish made a motion to approve the recognition 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.

30 Years of Service Resolution- David Ciarlo- ACTION- Mr. Manero read the resolution recognizing David Ciarlo for his generous and outstanding service and contributions rendered while serving in the Building and Grounds Department since July 19th 1993, thereby completing 30 years of service. Council extends its appreciation to David Ciarlo who served with commitment and dedication. Plymouth Township Council desires to recognize the diligent and valuable services rendered by David Ciarlo. Mr. Manero made a motion to approve this resolution 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.

Park & Recreation Professionals Day Proclamation- Ms. Bramblett read the proclamation recognizing the Park & Recreation Department. Ms. Bramblett made a motion to approve this proclamation 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.

ANNOUNCEMENT- Executive Session held June 12, 2023
Executive Session held July 5, 2023
Executive Session held July 10, 2023

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

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

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.

Rev. Alex Evangelista, Pastor at the Church On The Mall, asked if the actions in the executive meetings are announced to the public. Mr. Manero stated no, they are mainly personnel or litigation matters. Mr. Clarke stated there were no actions taken in the three meetings Mr. Manero announced.

APPROVAL OF DEPARTMENTAL REPORTS AND BILLS: Chairman Manero called for the approval of the departmental reports and bills.

Ms. Viscio 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, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor.

ADMINISTRATION

a. Stipulation to Settle Plymouth Meeting Hotel Franchisee LLC- Mr. Clarke stated this is a tax assessment appeal stipulation, in which there is an overpayment to Plymouth Township of \$14,811.39. Ms. Bramblett made a motion to accept this stipulation to settle and was seconded by Ms. Bandish. 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.

b. Stipulation to Settle Star 30 LLC and Star 30 MD LLC- Mr. Clarke stated this is a tax assessment appeal stipulation, in which there is an overpayment to Plymouth Township of \$5,660.86. Ms. Viscio made a motion to accept this stipulation to settle 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. Stipulation to Settle Plymouth Meeting KPG III LLC- Mr. Clarke stated this is a tax assessment appeal stipulation, in which there is an overpayment to Plymouth Township of \$23,065.94. Mr. Whitney made a motion to accept this stipulation to settle and was seconded by Ms. Bandish. 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.

d. Ratify Campbell Durrant, P.C. Engagement- Ms. Bramblett read the letter regarding labor and employment legal services to the Township. Ms. Bramblett made a motion to ratify the engagement fee letter agreement. The motion was seconded by Ms. Bandish. 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

a. Police Military Buy Back Time Ordinance- First and Final Consideration- ACTION- Mr. Manero stated this is something that has been in the Police contract, but was not followed up with an ordinance. Mr. Clarke read the ordinance. Ms. Bramblett made a motion to approve this ordinance 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.

b. Handgun Bid Award- Mr. Whitney read the memorandum from Chief Myrsiades recommending Firing Line Inc, be awarded the bid for 60 Heckler & Koch handguns with a trade-in of current weapons for a combined bid total of \$60,762.20. Mr. Whitney made a motion to approve this bid award 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.

c. Towing Contract Extension- Mr. Manero made a motion to extend the contract with EVB Towing for one additional year. The motion 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.

d. County Hazard Mitigation Plan Resolution- ACTION- Ms. Viscio read the resolution and made a motion to adopt this plan. The motion was seconded by Ms. Bandish. 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.

PUBLIC/WORKS/SEWER

a. Plymouth-Whitpain Transportation Agreement and Bill of Sale- Mr. Clarke read the agreement and bill of sale. Ms. Viscio made a motion to approve the agreement 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. Mr. Whitney made a motion to approve the bill of sale 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.

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) Extension granted to October 15, 2023- **ACTION-** 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.
- f. **S.D. 23-1 The Miller Residence/2516 Butler Pike**
 - 1) Expiration date August 30, 2023- **ACTION-** Mr. Clarke read the resolution for the subdivision plan at 2516 Butler Pike. Mr. Manero made a motion to grant waivers a, e, and deny waivers b, c, and d. The motion was seconded by Ms. Bandish. 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.
- g. **L.D. 23-1 Plymouth Mtg. KPG III, LLC/502 W. Germantown Pike**
 - 1) Extension granted to September 30, 2023- **ACTION-** Ms. Viscio made a motion to approve this extension request 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.
- h. **L.D. 23-2 Outback Steakhouse Rebuild/322 Ridge Pike**
 - 1) Extension granted to August 31, 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 5-0 with Ms. Bramblett, Ms. Bandish, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor.
- i. **L.D. 23-3 GK Plymouth Realty (Arista Care) 845 Germantown Pike**
 - 1) Extension granted to September 8, 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 5-0 with Ms. Bramblett, Ms. Bandish, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor.

CONDITIONALLY APPROVED PROJECTS NOT YET RECORDED

a. Extension Requests- ACTION-

1) **Exeter 527 Plymouth, LP to August 11, 2024-** Ms. Viscio made a motion to approve this 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, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor.

2) **Danella- 2290 Butler Pike to July 1, 2024-** Ms. Viscio 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. Mr. Paul Barents from Danella asked if construction is not completed by July 1st, 2024, do they have to request another extension. Mr. Clarke stated if they are substantially completed, then no.

3) **Royal Farms to September 28, 2023-** Mr. Whitney made a motion to approve this extension request 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.

PROJECTS UNDER CONSTRUCTION

a. Escrow Release- ACTION

1) **Fairfield Road Subdivision/Tammaro-** Mr. Whitney stated this communication is from Woodrow & Associates, stating sufficient work has been completed to release \$50,789.50. Mr. Whitney 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, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor.

2) **Andries Estates-** Mr. Manero stated this communication is from Woodrow & Associates, stating sufficient work has been completed to release \$245,901.00. Mr. Manero made a motion 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.

3) **Craft Custom Homes-** Ms. Viscio stated this communication is from Woodrow & Associates, stating sufficient work has been completed to release \$103,867.50. Ms. Viscio made a motion 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.

CODE ENFORCEMENT

ZONING

a. **PREIT- Continued Hearing on July 17, 2023-** Ms. Bandish stated there will be a continued hearing for PREIT on July 17th, 2023.

PARKS AND RECREATION

a. **Upcoming Events-** Mr. Whitney stated official Plymouth Township t-shirts are now on sale and the Book Mobile returns on Mondays from 3:00 p.m. to 6:00 p.m. Mr. Whitney stated the following are upcoming events: Outdoor Movie: Lightyear Wednesday, July 12th; Concert: Barefoot Bobby & The Breakers Wednesday, July 19th; Outdoor Movie: Puss in Boots Wednesday, July 26th; National Night Out Tuesday, August 1st; Fall program registration begins on Thursday, August 3rd; and the GPCC shutdown week will be from August 28th to September 1st.

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 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. John Roberts asked why there are not pickle ball courts at East Plymouth Valley Park. Mr. Manero stated this sport is expanding, but he will discuss it with our Parks Department.

Ms. Cynthia Capaci stated they travel to other Townships to play pickle ball since Plymouth does not have any outside courts. Ms. Bandish stated she received a letter asking for pickle ball courts as well. Ms. Bandish stated she would be happy to explore this request. Ms. Bramblett stated she would bring this up at the next meeting of the Parks & Recreation Board. Ms. Jessica Klipphahn asked what the date would be for the next Parks & Recreation Board. Ms. Bramblett stated Tuesday, July 25th at 6:30 p.m. at the Harriet Wetherill Park. Ms. Klipphahn stated other locations get crowded, so it would be nice to have these courts in the Township. Ms. Viscio asked the residents if they are asking if the courts could be lined so they can serve both tennis and pickle ball. The residents stated yes.

Ms. Jessica Klipphahn stated she lives in the Valley and is here to discuss the sidewalk requirement in the 2040 plan. Ms. Klipphahn believes it would create more drainage issues since there are no storm drains on her street. She also asked how it would look aesthetically with random sidewalks and how they would be accessed. Ms. Klipphahn stated there are other issues in the Valley to focus on.

Ms. Amanda Marshal stated she too lives in the Valley, they are rebuilding their home and it has been brought to her attention that they will need to install sidewalks after living there for 10 years. Ms. Marshal stated it would be an added expense because there is a large tree in the area of where the sidewalk would be. She stated the sidewalk would not connect to anything. Ms. Marshal also feels as though it would be a safety hazard rather than an improvement for the safety of pedestrians.

Tory Stevenson also stated that a large tree would have to be removed in the area of where the sidewalk would go.

Mr. Manero stated Council discussed this matter extensively about a year ago. Council felt that several years from now, much of the neighborhood would change. As a result of this, it would be the right opportunity to have sidewalks even though it might look odd to begin with. Mr. Manero stated if we do not install them now as they are redeveloped, then we would not meet that goal. Mr. Manero stated the Township had the opportunity to install sidewalks on just Valley Road through a grant. Mr. Manero stated the neighbors did not want them, so Council honored their wishes.

Ms. Bramblett stated there are areas in the Township where sidewalks were required for newer homes. She stated she is unaware how a waiver would be possible. We would be undoing our ordinance.

Ms. Bandish stated she lives off Butler Pike; there are sporadic sidewalks in that area, she is grateful when she can walk her dog on the sidewalks, since it is dangerous to walk in the street.

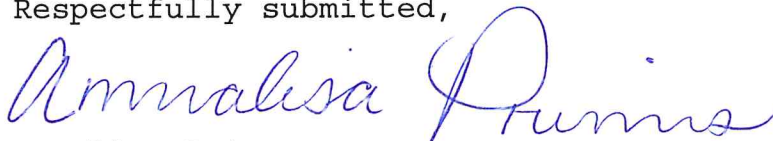
Mr. Rick Laird stated they are also building in the Valley. He stated he does not mind installing sidewalks, but he believes it will look silly without everyone having sidewalks.

Rev. Alex Evangelista, Pastor at Church On The Mall, asked if the Code Enforcement/Zoning meeting is open to the public. Ms. Weiss stated there are no Code Enforcement meetings, but the Zoning Hearing Board meeting is open to the public. Mr. Evangelista asked where that would be held. Ms. Weiss stated it is next Monday in this room. Rev. Evangelista asked if the amendments or circulations are available online. Ms. Bramblett stated that is a good idea and something we can work on.

ADJOURNMENT

There being no further business, the Regular Meeting was adjourned at 8:44 p.m.

Respectfully submitted,



Annalisa Primus
Recording Secretary