

PLYMOUTH TOWNSHIP

REGULAR MEETING

June 12, 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
Lonnie Manai ----- Woodrow & Associates
John Myrsiades ----- Chief of Police

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

Announcement- 502 Germantown Pike Conditional Use Hearing is continued to July 10, 2023 at 6:00 p.m.

Firefighter Recognitions-

1) **Harmonville Fire Company No. 1-** Ms. Bandish 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. Ms. Bandish read the list of names for those who completed the following: Firefighter I- Dan Azeff, Alex Pileggi, and Savannah Carns; DOH Vehicle Rescue Technician- James Katona, Alex Pileggi, Phillip Weidman, and Savannah Carns; General Requirements for Technical Rescue- David McGuigan; Pump 1- Aaron Voegtli; WRER- Dan Azeff, Alex Pileggi, James Katona, Philip Weidman, David McGuigan, Nicoloi Robinson, Savannah Carns, Dennis Gravinese, James Toth Sr., James Toth Jr., and Aaron Voegtli; National Fire Academy Incident Command and Control- John Hoffman.

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.

2) Plymouth Fire Company No. 1- Ms. Viscio 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. Ms. Viscio read the list of names for those who completed the following: 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. Viscio made a motion to approve the recognition 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.

Commendation of Merit- Mr. Whitney read the commendation of merit recognizing Detective Eric Ponzek and Officer Christopher Kearns. Mr. Whitney made a motion to approve this commendation 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.

ANNOUNCEMENT- Executive Session held June 5, 2023

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

- a. Workshop Meeting ----- May 2, 2023
- b. Regular Meeting ----- May 8, 2023

Mr. Whitney made a motion to approve the minutes. The 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.

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 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 IKEA- Mr. Clarke stated this is a tax assessment appeal stipulation, in which there is an overpayment to Plymouth Township of \$79,580. Ms. Bramblett 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.

b. Stipulation to Settle Ashford Plymouth Meeting, LP- Mr. Clarke stated this is a tax assessment appeal stipulation, in which there is an overpayment to Plymouth Township of \$22,221.50. Ms. Viscio 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.

c. Stipulation to Settle Home Depot- Mr. Clarke stated this is a tax assessment appeal stipulation, in which there is an overpayment to Plymouth Township of \$12,407.91. Ms. Bandish 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.

Mr. Manero asked for public knowledge, with real estate values increasing and economic conditions rebounding, is there a general statement as to why these assessments occur. Mr. Glassman stated due to covid, these cases were sitting for a number of years. Therefore, now we are seeing a lot of movement and settlements on these. The County's assessed value is just a placeholder; many of these properties had significant reductions to what the fair market value is. Mr. Glassman stated they are over assessed; therefore, we are bringing them in line. Mr. Glassman stated he is anticipating a lot more stipulations before the August 1st deadline.

POLICE/PUBLIC SAFETY

a. Emergency Services Board Ordinance- First and Final Consideration- ACTION- Mr. Clarke read the ordinance for the Emergency Services Board. Ms. Viscio 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. Real Estate Tax Rebate for Active Volunteer Firefighters- First Consideration- Mr. Clarke read the ordinance for the real estate tax rebate for active volunteer firefighters. Mr. Manero made some clarifications stating this is another way to recruit and retain firefighters, just like the stipend program. Mr. Manero asked if this is just for the Township's portion. Mr. Clarke stated yes. Mr. Manero asked if this allows them to go to the school district for school tax. Ms. Weiss stated when the fire companies came to them last year; they suggested if Whitemarsh and Conshohocken adopted such an ordinance, they would then go to the School District, and eventually the County.

Ms. Weiss asked if Council wanted the Emergency Services Board or themselves to come up with what criteria a person must meet to qualify. Council agreed for the Emergency Services Board to make a recommendation to Council.

PUBLIC/WORKS/SEWER

a. Whitemarsh Area Sewer Ordinance- First Consideration- Mr. Clarke read the ordinance for the Whitemarsh Area Sewer. Ms. Weiss stated there are six parcels that were created with the recording of the Craft Custom- Powell Subdivision; those tax parcels are not available yet. Once they are assigned, they will bring this back for Council's final consideration.

b. Plymouth-Whitpain Amendment No. 6 & Bill of Sale- Mr. Manero stated this item will be tabled.

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 July 15, 2023
- f. **S.D. 23-1 The Miller Residence/2516 Butler Pike**
 - 1) Extension granted to August 30, 2023- **ACTION**- Ms. Viscio made a motion to approve this extension 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.
- g. **L.D. 23-1 Plymouth Mtg. KPG III, LLC/502 W. Germantown Pike**
 - 1) Expiration date July 31, 2023
- h. **L.D. 23-2 Outback Steakhouse Rebuild/322 Ridge Pike**
 - 1) Expiration date July 27, 2023
- i. **L.D. 23-3 GK Plymouth Realty (Arista Care) 845 Germantown Pike**
 - 1) Expiration date August 10, 2023

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 \$48,840. Ms. Viscio 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, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor.

2) **Dunkin Donuts**- Ms. Viscio stated this communication is from Woodrow & Associates, stating sufficient work has been completed to release \$149,670.52. Ms. Viscio 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.

3) **Plymouthtowne**- Mr. Whitney stated this communication is from Woodrow & Associates, stating sufficient work has been completed to release \$952,085.03.

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.

4) **Craft Custom Homes-** Ms. Viscio stated this communication is from Woodrow & Associates, stating sufficient work has been completed to release \$28,462.50. Ms. Viscio 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, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor.

CODE ENFORCEMENT

ZONING

a. **Zoning Hearings-** Ms. Bandish announced that the Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, June 19, 2023 commencing at 7:00 p.m., on the following applications: 1) Harold & Kristen Kresge, 2) Nicholas Colangelo/Elisa Colangelo, 3) Mike & Tess Clatterbuck, and 4) Dominic Piazza. 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. Bramblett stated the following are upcoming events: Outdoor Movie: The Bad Guys Wednesday, June 14th; Concert: FuseBox Wednesday, June 21st; Outdoor Movie: Sonic the Hedgehog 2 Wednesday, June 28th; Concert: Big Baby Wednesday, July 5th; Outdoor Movie: Lightyear Wednesday, July 12th; Concert: Barefoot Bobby & The Breakers Wednesday, July 19th; Outdoor Movie: Puss in Boots Wednesday, July 26th; and National Night Out Tuesday, August 1st. Ms. Bramblett stated the GPCC will be shut down for a week to perform maintenance on Monday, August 28th through Friday, September 1st. In addition, fall program registration will begin at a date in August to be announced.

b. **Foul Ball Netting Award-** Ms. Bramblett made a motion to reject the foul ball netting award due to the significant price increase and the fact that there was only one bidder. The 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.

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, one on the Human Relations Commission, and one on the Civil Service Commission. Anyone interested in serving on one of these boards can submit a resume or letter of interest to Karen Weiss, the Township Manager.

b. **Appointment-** Mr. Manero made a motion to appoint Ardis Lukens to the Civil Service Commission. 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.

AUDIENCE PARTICIPATION

Carol Betham- asked if it was just a rumor that they are going to build little houses for seniors in Plymouth Township. Council stated they have not heard this rumor. Ms. Betham stated the street between Conshohocken Road and Brook Road there have been several new stop signs put up. Ms. Betham asked if you could put up your own signs on a private road? Chief Myrsiades stated he believes she is talking about Tornetta's private road. Council stated it is his private road and he can put up stop signs. Ms. Betham asked who stated they could not have a stop sign on her street. Ms. Lukens stated PENNDOT. Ms. Betham expressed how difficult it is to get out of her street. Mr. Manero stated the Township does not have the legal authority to put up a stop sign there. Ms. Betham stated there is a woman who lives on New Elm Street that needs a handicap parking space. Ms. Betham stated someone painted a handicap space for himself or herself. Mr. Manero stated you cannot specify your own handicap spot in Plymouth Township; Conshohocken Borough has a different ordinance.

ADJOURNMENT

There being no further business, the Regular Meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Annalisa Primus

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Recording Secretary