

PLYMOUTH TOWNSHIP

REGULAR MEETING

November 13, 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-Chair
Kathy Bandish
Lynne Viscio
Nicholas Whitney

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

Pledge of Allegiance - The Regular Meeting was called to order at 7:04 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.

6:30 P.M. - Liquor License Transfer Hearing- Two Farms Inc. d/b/a Royal Farms

ANNOUNCEMENT- Executive Session held November 8, 2023

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

- a. Workshop Meeting ----- October 2, 2023
- b. Regular Meeting ----- October 10, 2023
- c. Budget Meeting ----- October 16, 2023
- d. Budget Meeting ----- October 23, 2023
- e. Special Meeting ----- October 25, 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. 2024 Budget Meeting Announcement- November 20th at 6:00 p.m. - Mr. Manero announced that there will be a Budget Meeting held on Monday, November 20th commencing at 6:00 p.m.

b. Reorganization Meeting Announcement- Tuesday, January 2, 2024- 7:30 p.m. - Ms. Bramblett announced that Council will hold a Reorganization Meeting on Tuesday, January 2nd commencing at 7:30 p.m.

POLICE/PUBLIC SAFETY

a. Plymouth Interceptor Phase 3 Grant Resolution- ACTION- Ms. Viscio read the resolution. 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.

PUBLIC/WORKS/SEWER

ENGINEERING

SUBDIVISION AND LAND DEVELOPMENT

- a. L.D. 17-2 Conicelli Auto Group/906 Ridge Pike**
- 1) Extension granted to May 20, 2024- **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.

- 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 January 15, 2024
- f. **L.D. 23-1 Plymouth Mtg. KPG III, LLC/502 W. Germantown Pike**
 - 1) Extension granted to February 29, 2024- **ACTION-** 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.
- g. **L.D. 23-2 Outback Steakhouse Rebuild/322 Ridge Pike**
 - 1) Extension grated to December 31, 2023- **ACTION-** Ms. Bandish 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.
- h. **L.D. 23-3 GK Plymouth Realty (Arista Care) 845 Germantown Pike**
 - 1) Expiration date December 12, 2023
- i. **L.D. 23-4 Genesis/1208 Ridge Pike**
 - 1) Extension granted to November 28, 2024- **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.

CONDITIONALLY APPROVED PROJECTS NOT YET RECORDED

a. Extension Request- Royal Farms to January 31, 2024- ACTION- Mr. Whitney 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.

PROJECTS UNDER CONSTRUCTION

a. Escrow Releases- ACTION-

1) **Craft Custom Homes/2622 Butler Pike-** Ms. Viscio stated this communication is from Woodrow & Associates, stating sufficient work has been completed to release \$47,547.50.

Ms. Viscio made a motion to approve this release 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) FWOT/107 Ridge Pike- Ms. Bandish stated this communication is from Woodrow & Associates, stating there is work completed in the amount of \$100,188. The balance that is needed to finish is \$71,043.50. Ms. Bandish made a motion to approve this release 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) Black Horse Woods/Fairfield Road- Mr. Whitney stated this communication is from Woodrow & Associates, stating sufficient work has been completed to release \$14,320. Mr. Whitney made a motion to approve this 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.

4) Maintenance Guaranty/135 Pleasant Road- Mr. Manero stated this communication is from Woodrow & Associates, stating they have no objection to releasing the maintenance bond. Mr. Manero made a motion to approve this release 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. Zoning Hearings- Ms. Bandish announced that the Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, November 20th, 2023 commencing at 7:00 p.m., on the following applications: 1) Gerald H. Miller, Jr, 2) Ryan Petersen (Atlas Realty Solutions, LLC), and 3) James Brent Teal. 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: Craft Your Own Pool Noodle Lightsaber on Friday, November

17; Outdoor Holiday Market on Saturday, November 18, at Colonial Middle School; On Your Own In New York City and The Graham Cracker Work Shop on Saturday, December 2; and Breakfast with Santa on Saturday, December 16. The Holiday Light Contest deadline is December 7th. In addition, holiday t-shirt sale is November 24th thru December 31st; winter brochures will be available Thursday, November 30th; veteran banners are available, the deadline is April 1st; and benches, pavers, and tree memorials are available. For further information, please visit the Greater Plymouth Community Center's website or by calling (610) 277-4312.

b. Holiday Tree Lighting Ceremony Announcement- November 29th at 6:00 p.m. at Service & Devotion Monument- corner of Walton Road & Germantown Pike- Mr. Manero announced that the Holiday Tree Lighting will be held on Wednesday, November 29th beginning at 6:00 p.m.

PLANNING AND DEVELOPMENT

a. Campus Renovation- Six Change Orders- Ms. Bandish read the first three change orders for Rycon Construction, Inc.: 1) roof insulation- \$21,887, 2) ADA vestibule doors- \$45,564, and 3) site grading changes- \$16,076. Ms. Bandish 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, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor.

Ms. Bandish read the remaining three change orders for Wind Gap Electric: 4) moving conduits- \$26,276.40, 5) adding a 4th conduit with a weather head- \$1,971.29, and 6) installing temporary service for office trailers- \$6,980.68. Ms. Bandish made a motion to approve 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. Richard Schickling asked if they have a projected time of when the township offices will be completed. Ms. Weiss stated the contractors are saying the substantial completion date is at the end of December and then the final completion date is sometime in January.

MISCELLANEOUS/OLD BUSINESS

a. Citizen Board Vacancy Announcement- Ms. Viscio 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 Environmental Advisory 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. Environmental Advisory Board Appointment- Ms. Viscio stated she would like to make a motion to appoint Leena Shevade to fill the Environmental Advisory Board 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.

AUDIENCE PARTICIPATION

Mr. Alex Evangelista stated the October meeting minutes are not available on the website. Mr. Manero stated they have to be approved tonight and then they will be made available to the public. In addition, Mr. Evangelista stated the location for these meetings is incorrect on the website; it states the Township Building and not the Greater Plymouth Community Center. Ms. Weiss stated she will look into this.

Mr. Richard Schickling thanked the Police Department for their involvement at AristaCare during an antique car show. In addition, he stated he found a solution to what he believes is a problem at that location. Hallowell Road should have a light that works with the traffic light at Jolly and Germantown. Mr. Manero stated the lights on Germantown Pike are regulated by PENNDOT. Chief Myrsiades stated he would look into it.

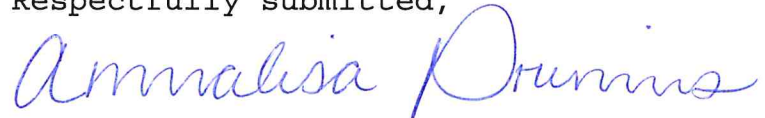
Ms. Ardis Lukens asked if Council heard anything regarding the clear-cutting of trees down at the river in Conshohocken. She is concerned it will happen in Plymouth. Mr. Schickling stated he heard that Septa is using their property for riverfront development. Council stated they have not heard anything regarding this matter. Ms. Weiss stated she is not sure they would even hear anything, since they would not need to okay it. Mr. Woodrow stated if it's vegetation management, they sometimes are concerned about trees overhanging on wires or on the train track.

Ms. Lukens thanked Mr. Manero and Ms. Bandish for their time and effort on Council.

ADJOURNMENT

There being no further business, the Regular Meeting was adjourned at 7:35 p.m.

Respectfully submitted,



Annalisa Primus
Recording Secretary