

PLYMOUTH TOWNSHIP

REGULAR MEETING

September 11, 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  
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.

Chairman Manero asked for a moment of silence to recognize and remember the victims of September 11, 2021 and to remember Plymouth Township's Police Officer, Brad Fox.

Mr. Thomas Harkins publicly thanked Frank and Shane, two of our employees in the Public Works Sanitation Bureau, for helping him when he fell.

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

**6:00 p.m. - Continued Conditional Use Hearing/502 W. Germantown Pike**

**Peterson Myrthil, Owen Keogh, Ruben Pagan-Rodriguez, and Jacob Hennessey- Swearing in New Police Officers-** Ms. Viscio made a motion to approve the hiring of Peterson Myrthil, Owen Keogh, Ruben Pagan-Rodriguez, and Jacob Hennessey as police officers for Plymouth Township. Ms. Bramblett seconded the motion.

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. The Honorable Judge Griffis presided over the swearing in of Police Officers.

Chief Myrsiades thanked Council for giving him the opportunity to say a few words of remembrance for our fallen hero, Brad Fox. Eleven years ago, Brad Fox was taken from us, surrendering his life in defense of his community. Brad Fox left behind his loving wife, Lynsay, and his two children; Cadence and Brad Jr. Chief Myrsiades expressed how much we all miss him and will forever remember his sacrifice.

**ANNOUNCEMENT-** Executive Session held September 11, 2023

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

- a. Workshop Meeting ----- August 7, 2023
- b. Regular Meeting ----- August 14, 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. 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 5-0 with Ms. Bramblett, Ms. Bandish, Ms. Viscio, Mr. Whitney, and Mr. Manero in favor.

---

#### **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. October Regular Meeting Change of Date Announcement-** Ms. Bandish stated the date of the Plymouth Township Council Regular Meeting for October, previously advertised for Monday, October 9 at 7:00 p.m. has been changed to Tuesday, October 10 at 7:00 p.m.

**c. Stipulation to Settle Tax Appeal- 651 Fountain Road- ACTION-** Mr. Clarke stated this is a tax assessment appeal stipulation, in which there is an overpayment to Plymouth Township of \$12,226.56. Ms. Viscio made a motion to approve this 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.

---

**POLICE/PUBLIC SAFETY**

---

**PUBLIC/WORKS/SEWER**

---

**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) Extension granted to November 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. 23-2 Outback Steakhouse Rebuild/322 Ridge Pike**
  - 1) Extension granted to November 30, 2023- **ACTION-** Ms. Bandish 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.

- h. L.D. 23-3 GK Plymouth Realty (Arista Care) 845 Germantown Pike**
    - 1) Extension granted to December 12, 2023- **ACTION-** Mr. Manero 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.
  - i. L.D. 23-4 Dominic Conicelli/Genesis Car Dealership/1208 Ridge Pike**
    - 1) Extension date November 28, 2023
- 

**CONDITIONALLY APPROVED PROJECTS NOT YET RECORDED**

**a. Extension Request- ACTION**

1) **Royal Farms to November 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.

**b. Waiver Request- 2516 Butler Pike/Miller Residence-** Mr. Clarke read the resolution. Ms. Viscio made a motion to approve this waiver 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 Release- ACTION**

1) **The Proving Grounds-** Mr. Whitney stated this communication is from Woodrow & Associates, stating sufficient work has been completed to release \$215,818.38. 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 Estate-** Mr. Manero stated this communication is from Woodrow & Associates, stating sufficient work has been completed to release \$128,327.00. 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.

---

## CODE ENFORCEMENT

---

### ZONING

**a. Zoning Hearings-** Ms. Bramblett announced that the Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, September 18, commencing at 7:00 p.m., on the following applications: 1) The 1912 Club (Brain Quin) and 2) RVM Tree Service/ Jenna and Ramon Vasquez-Martinez. 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 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, at Colonial Middle School; Holiday Tree Lighting Ceremony on Wednesday, November 29; Own Your Own In New York City and The Graham Cracker Work Shop on Saturday, December 2; and Breakfast with Santa on Saturday, December 16. 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.

Ms. Weiss stated they received a request from PENNDOT stating they want to pave Plymouth Road, between Johnson Road and Germantown Pike, at night. Ms. Weiss stated this would start tomorrow. Ms. Bandish asked what the hours would be. Ms. Weiss stated 8:00 p.m. to 5:00 a.m. Ms. Bandish asked how much noise would they generate. Ms. Weiss stated there would be truck noise. Mr. Manero stated the alternative, paving during the day, will disrupt the Elementary School. Ms. Bandish asked how many nights this would be. Ms. Weiss stated three nights, Tuesday, Wednesday, and Thursday of this week.

Ms. Viscio asked if they could manage the night hours, so it's not so late, since roadwork in the Township before caused some concern with noise. Ms. Bramblett stated it takes time to set up and break down. She is in favor due to the school. Ms. Bandish asked if there was a way to alert residents. Ms. Weiss stated there is not much time, maybe a message board. Chief Myrsiades stated he could send out a code red. Ms. Weiss apologized since she received this request last minute. Council stated they are in favor of this request.

---

#### AUDIENCE PARTICIPATION

Ms. Ardis Lukens stated she would like an update regarding the crosswalk on Conshohocken Road. PENNDOT cannot put a stop sign; however, they can permit a crosswalk. PENNDOT would need information from the Township. Ms. Lukens stated two weeks ago; a resident was hit on Conshohocken Road. Mr. Manero asked what information would they need. Ms. Weiss stated she needs Council's authorization for Woodrow Associates to create a plan. Two utility poles need to be relocated, and the corners must be handicap compliant. Council authorized this request to the Township Engineer. Ms. Lukens asked if she could have in writing, what needs to be done and what the timeframe would be. Ms. Lukens stated she would like to know what PENNDOT promised regarding the sidewalk under the Blue Route bridge and extending up to the stop sign. Mr. Manero stated he cannot give her a definite date; this is the first step however. Ms. Weiss stated another study would need to be performed for the sidewalk since it is not Plymouth's road. Ms. Weiss stated a Right to Know Request would have to be filed with PENNDOT. Mr. Manero stated the Township could request that information. Ms. Lukens stated a resident that lives on Conshohocken Road is in need of a handicap sign. Chief Myrsiades stated he has to know who owns that parcel before moving forward. However, he will come look at it tomorrow morning.

Mr. Greg Piotrowski stated he brought this issue up of construction trucks coming in and out of Old Elm Street creating dust and noise in a previous meeting. In addition, there is an unpaved section on his street. Mr. Piotrowski stated Mr. Tornetta said it was going to be paved this summer. Chief Myrsiades stated he and Code Enforcement have been in contact with Mr. Tornetta. Chief Myrsiades relayed that the Code Enforcement Officer said, what Mr. Tornetta has done, is it. He filled in a divot, so the noise is better. The dust is a problem. Ms. Bramblett asked if we have ordinances we could enforce. Mr. Manero asked if we could revisit this with Mr. Tornetta.

Ms. Eileen Brewick stated she is here to support the sidewalk and crosswalk down at Conshohocken Road. Ms. Brewick voiced her concerns and feels as though her neighborhood is neglected and not heard.

Mr. Dan Gallagher stated the Township maintains a park in Connaughtown, Alan Wood Park, which was before the Blue Route was built. Mr. Gallagher stated he is unsure as to why a sidewalk was not put in then. Mr. Gallagher stated the neighborhood is growing; therefore, something has to be done. He thanked Council for attempting to do the best they can.

Ms. Jaime Martino stated she drives to Alan Wood Park because she does not feel comfortable with the traffic. In addition, there is a large complex building under construction in Conshohocken, so she is concerned about an increase in traffic.

Mr. Gerald Richie stated he echoes everything that has been said, for his street, Johnson Road. He stated Johnson Road has a frequent speeder. He also stated he would like to be informed about what is happening in the Township, because there is no consistency in what is posted. In addition, there is a missing stop sign at the intersection of Johnson and Plymouth Road. Mr. Richie stated he would like a flashing sign. Chief Myrsiades stated he would talk to him regarding the frequent speeder.

Ms. Carol Betham asked who put the stop sign on Conshohocken Road years ago, because PENNDOT did not. She is not against this, just wants to know who placed the sign there. Ms. Weiss stated the Township cannot put a stop sign on a state road.

Mr. Matt Silva, Old Elm Street, stated he believes there should be a stop sign on New Elm Street.

Mr. Alvaro Ronderos, 155 Plymouth Road, stated there is a big hole in the ground at 139 Plymouth Road because of a demolished home. Mr. Ronderos stated there is a dispute about the sewer with their neighbor. This affects him because he has an interest in hooking up to public sewer someday. However, the plan is only for his neighbor at 137 Plymouth Road. He believes if someone wants to hook up to public sewer, then they should be able to. Ms. Bramblett asked if he has septic and if it needs to be replaced now. Mr. Ronderos stated yes and does not believe it needs to be replaced yet. Ms. Bandish asked if he spoke to any of his neighbors. Mr. Ronderos stated yes. Mr. Ronderos asked if there was any movement regarding the land development application, SMG Hotels/201 Plymouth Road.

Ms. Weiss stated it is currently under review, but there is no movement on it.

Ms. Catherine Venezia, 143 Plymouth Road, asked when there is movement on the application for SMG Hotels/201 Plymouth Road, would she receive a letter. Mr. Manero asked if someone could provide Ms. Venezia on how this process works. Ms. Weiss provided that to her. Mr. Clarke stated a land development plan like this one does not require a notice to be mailed to the homeowners. Council urged her to look at the agenda each month.

Mr. Jason Catania explained that he is the one with the ongoing septic situation on Plymouth Road. Mr. Catania stated he was trying to avoid taking this situation to this point. He gave easement papers to his neighbor from Cold Point. Residents could tie into it down the road. Mr. Catania stated he has had meetings with the Township Manager, Public Works Director, and Zoning Officer. If his neighbor gets this easement, he can block everyone from tying into it. Ms. Bandish asked if he spoke to the Cold Point HOA making the right-of-way non-exclusive. Mr. Catania stated no. Mr. Manero stated the Township has possible avenues they can go through, but he is not sure from a legal standpoint what he can discuss. Mr. Clarke stated the Township is reviewing this. Mr. Manero stated Council is aware of this issue.

Mr. Harold Kresge stated he would be knocking down a home and rebuilding. However, his builder stated there is a sidewalk rule in effect that would affect his neighbors. Mr. Manero stated the Township is revisiting the sidewalk ordinance; however, he can request a waiver.

Mr. Richard Schickling, Boulder Road, wished the residents in Connaughtown well because he is familiar with petitioning for stop signs.

---

#### ADJOURNMENT

There being no further business, the Regular Meeting was adjourned at 8:58 p.m.

Respectfully submitted,



Annalisa Primus

Recording Secretary