

PLYMOUTH TOWNSHIP

SPECIAL MEETING

October 25, 2023

Plymouth Township Council held a Special Meeting this evening at the Greater Plymouth Community Center. The following officials were in attendance:

Council: Chris Manero ----- Chairman
Karen Bramblett ----- Vice Chairwoman
Kathy Bandish
Lynne Viscio
Nicholas Whitney

Staff: Karen Weiss ----- Manager
Mike Clarke ----- Solicitor
Alex Glassman ----- Solicitor's Office

Pledge of Allegiance - The Meeting was called to order at 7:00 p.m. and Chairman Manero led the pledge of Allegiance.

1) **Plymouth Meeting Mall**- Mr. Chris Mrozinski, Mr. Seth Shapiro, and Mr. Joe Coradino from Pennsylvania Real Estate Investment Trust (PREIT) presented their ideas on the redevelopment of the Plymouth Meeting Mall. Mr. Mrozinski stated PREIT owns most of the mall. Keystone Property Group owns the office building located in the rear of the property. Mr. Mrozinski stated this location has been 20 years in the making. PREIT purchased this property back in 2003 and put \$170 million into what we call the Plymouth Meeting Mall today. Mr. Mrozinski stated they have been collaborating with the Township as well as traffic engineers, to bring vitality back to the mall, while ensuring a smoother flow of traffic.

Mr. Mrozinski stated some of the phases of this project include, developing 300 residential units, adding more of a demand inside the mall such as pickleball courts and a spa, connectivity for pedestrians and vehicles, and facilitating the ingress and egress of the mall. PREIT believes that in doing this it will increase tax revenue for Plymouth Township and the School District. Council invited the audience to participate by asking questions, giving comments, and sharing ideas they had.

Q: What is the projected tax revenue?

A: Mr. Mrozinski stated \$850,000 of a net benefit to the School District and Plymouth Township.

Q: How would the traffic be handled for an even flow in an already congested area?

A: Mr. Mrozinski stated there are five areas that would need traffic improvement: 1) Hickory Road- traffic backs up onto the ring road of the mall. Adding a left turn green arrow would allow cars to egress before the cars come across the street. 2) The Germantown Pike entrance- traffic backs up- making all vehicles turn right as they enter the mall and block the left movement. 3) Lukoil entrance- widening this entrance will allow people to enter the mall more smoothly. 4) Make an easy transition driving towards the old IKEA building and Whole Foods garage. 5) This improvement would take into account the new apartment building. Remove the dead end with a concrete barrier and install a four-way stop sign.

Q: When would they like to see these changes take place?

A: Mr. Mrozinski stated as soon as possible.

Ms. Viscio asked if the changes will take place as fast inside the mall. Mr. Mrozinski stated the tenants can move at their own pace.

Q: Where does the church feature in these plans?

A: Mr. Mrozinski stated there would be no changes to the Church on the Mall.

Q: Is there thought of keeping the new redeveloped stores outside of the mall, tearing down the interior, and replacing it with open air shopping?

A: Mr. Mrozinski stated many paths have been explored, but that option is not a current path they would like to pursue.

Q: Can you elaborate on the office space parking and traffic generated.

A: Mr. Gottlieb from Keystone stated they would require less than half of the existing parking.

Q: Discuss the impact on infrastructure regarding sewer, electric, water, and storm water run-off.

A: Mr. Mrozinski stated there are no issues with electric and water. However, sewer and storm water run-off are two issues that need to be addressed in the Land Development process.

Q: How would your plan help with traffic congestion?

A: Mr. Mrozinski stated there has been significant testimony from the traffic engineers that residential traffic is less than office building traffic at peak hours.

Q: Is pedestrian safety a concern on Germantown Pike?

A: Mr. Mrozinski stated they would work with PENNDOT and the Township to improve the crosswalk at Launfall Road.

Q: How will the apartments, co-located with shopping, potentially reduce the traffic?

A: Mr. Mrozinski said the studies show a reduction in traffic outside the mall because people who live in the apartments would walk to and from the shopping area.

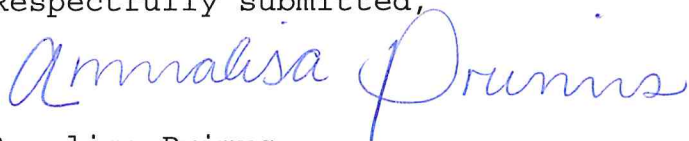
Q: The parking garage is under-utilized, how would that be affected?

A: Mr. Mrozinski stated there would be additional wayfinding signage along with lighting to encourage people to use the parking garage.

Mr. Manero stated our goal as a Township is to evolve and thrive; in doing so we need to make Plymouth Township a desirable town that serves the needs of our residents. On behalf of Council, Mr. Manero thanked everyone for coming out and asking really great questions.

Adjournment- The Meeting was adjourned at 8:26 p.m.

Respectfully submitted,



Annalisa Primus
Recording Secretary