

**PLYMOUTH TOWNSHIP**

**REGULAR MEETING**

**February 12, 2024**

Plymouth Township Council held its Regular Meeting at the Greater Plymouth Community Center. The following officials were in attendance:

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**Council:** Karen Bramblett ----- Chair  
Lynne Viscio ----- Vice-Chair  
Nicholas Whitney  
Aaron Nelson

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

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**Pledge of Allegiance** - The Regular Meeting was called to order at 7:00 p.m. and Chairwoman Bramblett led the Pledge of Allegiance.

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

**20 Years of Service Resolution- Chad Robinson- ACTION-** Mr. Nelson read the resolution recognizing Chad Robinson for his generous and outstanding service and contributions rendered while serving in the Police Department since February 18, 2004, thereby completing 20 years of service. Council extends its appreciation to Chad Robinson who served with commitment and dedication. Plymouth Township Council desires to recognize the diligent and valuable services rendered by Chad Robinson. Mr. Nelson made a motion to approve the resolution and was seconded by Ms. Viscio. A roll call vote was taken and the motion passed 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent.

**Citizen Board Resolutions- ACTION -**

1) **Ron Trask- Civil Service Commission-** Ms. Bramblett read the resolution recognizing Ron Trask for his generous and outstanding service and contributions rendered while serving on the Civil Service Commission from January 2018 through December 2023.

Council extends its appreciation to Ron Trask who served with commitment and dedication. Ms. Bramblett made a motion to approve the resolution and was seconded by Mr. Whitney. A roll call vote was taken and the motion passed 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent.

**2) Carolyn Nickels- Environmental Advisory Board-** Ms. Viscio read the resolution recognizing Carolyn Nickels for her generous and outstanding service and contributions rendered while serving on the Environmental Advisory Board from January 2020 through September 2023. Council extends its appreciation to Carolyn Nickels who served with commitment and dedication. Ms. Viscio made a motion to approve the resolution and was seconded by Mr. Nelson. A roll call vote was taken and the motion passed 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent.

**3) Bill Sabey- Environmental Advisory Board-** Ms. Viscio read the resolution recognizing Bill Sabey for his generous and outstanding service and contributions rendered while serving on the Environmental Advisory Board from January 2016 through December 2023. Council extends its appreciation to Bill Sabey who served with commitment and dedication. Ms. Viscio made a motion to approve the resolution and was seconded by Mr. Whitney. A roll call vote was taken and the motion passed 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent.

**4) Neil Clark- Park, Recreation & Shade Tree Advisory Board-** Ms. Bramblett read the resolution recognizing Neil Clark for his generous and outstanding service and contributions rendered while serving on the Park, Recreation & Shade Tree Advisory Board from January 2015 through December 2023. Council extends its appreciation to Neil Clark who served with commitment and dedication. Ms. Bramblett made a motion to approve the resolution and was seconded by Ms. Viscio. A roll call vote was taken and the motion passed 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent.

**5) Jason Sugalski- Park, Recreation & Shade Tree Advisory Board-** Ms. Bramblett read the resolution recognizing Jason Sugalski for his generous and outstanding service and contributions rendered while serving on the Park, Recreation & Shade Tree Advisory Board from January 2016 through December 2023. Council extends its appreciation to Jason Sugalski who served with commitment and dedication. Ms. Bramblett made a motion to approve the resolution and was seconded by Mr. Whitney.

A roll call vote was taken and the motion passed 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent.

6) **Amy Lettich- Zoning Hearing Board-** Mr. Whitney read the resolution recognizing Amy Lettich for her generous and outstanding service and contributions rendered while serving on the Zoning Hearing Board from January 2020 through December 2023. Council extends its appreciation to Amy Lettich who served with commitment and dedication. Mr. Whitney made a motion to approve the resolution and was seconded by Mr. Nelson. A roll call vote was taken and the motion passed 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent.

**ANNOUNCEMENT-** Executive Session held February 5, 2024  
Executive Session held February 12, 2024

**APPROVAL OF MINUTES:** Chairwoman Bramblett called for the approval of the minutes.

- a. Reorganization Meeting ----- January 2, 2024
- b. Workshop Meeting ----- January 3, 2024
- c. Regular Meeting ----- January 8, 2024

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 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent.

**APPROVAL OF DEPARTMENTAL REPORTS AND BILLS:** Chairwoman Bramblett called for the approval of the departmental reports and bills.

Mr. Nelson 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 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent.

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#### **ADMINISTRATION**

a. **Township Building Renovation Change Orders- ACTION-** Mr. Whitney stated there are two change orders 1) in the amount of \$1,359.44 to Wind Gap Inc. Mr. Whitney made a motion to approve this change order and was seconded by Mr. Viscio. A roll call vote was taken and the motion passed 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent.

The second change order is the difference of \$2,694.03 for a previous item that was approved to Myco Mechanical. Mr. Whitney made a motion to approve this change order and was seconded by Mr. Nelson. A roll call vote was taken and the motion passed 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent.

**b. Stipulation to Settle- 110 Industrial Way Partners LLC- ACTION-** Mr. Glassman stated this is a tax assessment appeal stipulation, in which there is an underpayment to Plymouth Township of \$1,916.76. 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 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent.

**c. Communication Advisory Committee Resolution- ACTION-** Ms. Viscio read the resolution establishing a new committee and made a motion to approve this resolution. The motion was seconded by Mr. Whitney. A roll call vote was taken and the motion passed 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent.

**d. Alexander Drive & Sebastian Lane Dedication Ordinance- First and Final Consideration- ACTION-** Mr. Glassman read the ordinance. Ms. Viscio made a motion to approve this ordinance and was seconded by Mr. Nelson. A roll call vote was taken and the motion passed 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent.

Mr. Justin Thomas asked if this ordinance would have any structural impact or signage on Plymouth Road outside of Plymouth Elementary. Mr. Glassman stated the Township would now be responsible for salting, paving, and maintaining it. Mr. Manai stated there would be no impact to Plymouth Road.

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#### **POLICE/PUBLIC SAFETY**

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#### **PUBLIC/WORKS/SEWER**

**a. Snow Announcement-** Mr. Nelson reminded residents that the Township Snow Policy is in effect and then read the official policy.

**b. Borough of Conshohocken Authority- Metering Amendment Resolution- ACTION-** Ms. Bramblett read the resolution. Mr. Whitney made a motion to approve the metering amendment resolution.

The motion was seconded by Mr. Nelson. A roll call vote was taken and the motion passed 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent.

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## ENGINEERING

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### SUBDIVISION AND LAND DEVELOPMENT

- a. **L.D. 17-2 Conicelli Auto Group/906 Ridge Pike**
  - 1) Expiration date May 20, 2024
- b. **L.D. 18-4 SMG Hotels/201 Plymouth Road**
  - 1) Expiration date December 31, 2024
- 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, 2024
- e. **L.D. 22-1 1508 Sandy Hill Road/Riverview Land Development**
  - 1) Expiration date April 5, 2024
- f. **L.D. 23-1 Plymouth Mtg. KPG III, LLC/502 W. Germantown Pike**
  - 1) Extension granted to May 31, 2024- **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 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent.
- g. **L.D. 23-2 Outback Steakhouse Rebuild/322 Ridge Pike**
  - 1) Extension grated to April 30, 2024- **ACTION-** Mr. Nelson made a motion to approve this extension and was seconded by Ms. Viscio. A roll call vote was taken and the motion passed 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent.
- h. **L.D. 23-3 GK Plymouth Realty (Arista Care) 845 Germantown Pike**
  - 1) Expiration date February 12, 2024- **ACTION-** Mr. Glassman read the resolution for the land development plan at 845 Germantown Pike. Mr. Nelson made a motion to adopt this resolution and was seconded by Mr. Whitney. A roll call vote was taken and the motion passed 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent. Mr. Rich Schickling asked if the parking lot is in front of the building by Germantown Pike. Mr. Manai stated no, it is on Hollowell Road. Mr. Schickling asked if there would be an entrance/exit on Hollowell Road to alleviate cars going onto Germantown Pike. Mr. Manai stated yes. Mr. Schickling asked why they do not need to install curbs. Mr. Manai stated the applicant is requesting a waiver for the sidewalk.

However, in-lieu of a waiver, they are installing a structurally sound asphalt trail, so mature trees can be preserved.

- i. **L.D. 23-4 Genesis/1208 Ridge Pike**
  - 1) Expiration date November 28, 2024

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**CONDITIONALLY APPROVED PROJECTS NOT YET RECORDED**

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**PROJECTS UNDER CONSTRUCTION**

**a. Escrow Releases- ACTION-**

1) **Black Horse Woods-** Mr. Whitney stated this communication is from Woodrow & Associates, stating sufficient work has been completed to release \$15,280. Mr. Whitney made a motion to approve this escrow release and was seconded by Ms. Viscio. A roll call vote was taken and the motion passed 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent.

2) **Driscoll Tract- Phase 1A-** Ms. Viscio stated this communication is from Woodrow & Associates, stating sufficient work has been completed to release \$29,255.20. Ms. Viscio made a motion to approve this escrow release and was seconded by Mr. Nelson. A roll call vote was taken and the motion passed 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent.

3) **Driscoll Tract- Phase 1B-** Ms. Viscio stated this communication is from Woodrow & Associates, stating sufficient work has been completed to release \$199,825.09. Ms. Viscio made a motion to approve this escrow release and was seconded by Mr. Nelson. A roll call vote was taken and the motion passed 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent.

4) **Driscoll Tract- Phase II-** Ms. Viscio stated this communication is from Woodrow & Associates, stating sufficient work has been completed to release \$15,486.75. Ms. Viscio made a motion to approve this escrow release and was seconded by Mr. Whitney. A roll call vote was taken and the motion passed 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent.

5) **Driscoll Tract Maintenance Guaranty-** Ms. Viscio stated this communication is from Woodrow & Associates, stating the maintenance bond amount is \$275,000. This amount will be held for 18 months to guarantee the structural integrity of the public improvements. Ms. Viscio made a motion to approve this Guaranty and was seconded by Mr. Whitney. A roll call vote was taken and the motion passed 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent.

6) **Andries Estate-** Ms. Bramblett stated this communication is from Woodrow & Associates, stating sufficient work has been completed to release \$12,360. Ms. Bramblett made a motion to approve this escrow release and was seconded by Mr. Whitney. A roll call vote was taken and the motion passed 4-0 with Ms. Viscio, Mr. Whitney, Mr. Nelson, and Ms. Bramblett in favor. Ms. Leonard was absent.

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#### CODE ENFORCEMENT

a. **Plymouth Little League- Building Permit Fee Waiver Request-ACTION-** Ms. Bramblett stated this item is tabled, and can be put on next month's agenda.

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#### ZONING

a. **Zoning Hearings-** Ms. Viscio announced that the Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, February 19, 2024 commencing at 7:00 p.m., on the following application: 1) Michael Albert Brown, Jr. Any citizen of Plymouth Township or interested party may attend the public hearing and have an opportunity to be heard.

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#### PARKS AND RECREATION

a. **Upcoming Events-** Ms. Bramblett stated the following are upcoming events: Schools Out Activity Days on Friday, February 16<sup>th</sup> and Monday, February 19<sup>th</sup>; Inflatable Float Day on Friday, February 16<sup>th</sup>; Resident Camp Registration opens Tuesday, February 13<sup>th</sup>; Black Heritage Day on Saturday, February 24<sup>th</sup>; Lifeguard training begins on Saturday, March 2<sup>nd</sup>; and Family Bingo on Friday, March 8<sup>th</sup>. Ms. Bramblett stated Save the Date for Plymouth Township Day on Saturday, June 1<sup>st</sup>. Splash and slide family swim passes are now available. Ms. Bramblett stated spaces are limited for camp due to construction.

For further information, please visit the Greater Plymouth Community Center's website or by calling (610) 277-4312.

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#### PLANNING AND DEVELOPMENT

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#### MISCELLANEOUS/OLD BUSINESS

a. **Citizen Board Vacancy Announcement-** Mr. Nelson 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, one alternate position on the Zoning Hearing Board, two positions on the Park, Recreation, and Shade Tree Advisory Board, and several on the Communication Advisory Committee. Anyone interested in serving on one of these boards can submit a resume or letter of interest to Karen Weiss, the Township Manager.

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#### AUDIENCE PARTICIPATION

Ms. Jane Dougherty voiced her concern regarding a sign that was removed from the right-of-way by Code Enforcement. Ms. Dougherty stated she believes she is being harassed and would like her contractor's sign back. In addition, she stated that every time it snows, she shovels out the ADA ramps on her street; however, Public Works keeps plowing that area back in.

Mr. Vince Mignogna stated a drunk driver hit his house last week. He is concerned with the speeding on his street and the safety of his family. Mr. Mignogna is asking Council if a guardrail or concrete barrier can be installed. Ms. Bramblett stated they are doing everything that they can do considering it is a PENNDOT road. Chief Myrsiades stated he would bring this to PENNDOT's attention and if not, then look at placing something on his property directly.

Ms. Jamie Martino stated there has been an increase in accidents on New Elm Street. She stated she has attended the meetings before about this issue. Ms. Martino stated the flashing lights and neon signs have helped, but the installation of a stop sign at Light Street and Conshohocken Road would be beneficial for vehicles to slow down. Ms. Bramblett stated they have reached out to PENNDOT regarding a stop sign, but did not meet the criteria. Ms. Martino asked what the criteria entails.



Chief Myrsiades stated even though accidents have increased, they do not meet those criteria, which would have to be related to someone trying to get out of that road and be hit at a 90-degree angle.

Ms. Ardis Lukens stated she has been in front of Council several times regarding Conshohocken Road. She would like to know the status of the crosswalk and sidewalk. Ms. Weiss stated PENNDOT has not approved the permit yet. Chief Myrsiades stated he was in touch with them today; they call at least every week. Ms. Lukens stated she did her own research regarding the sidewalk such as, measuring and pricing. She stated if the guardrail were moved, then there would be enough room for a sidewalk. Mr. Manai stated he believes it is more complicated than meets the surface. Ms. Lukens expressed her frustration on this matter.

Mr. Dan Gallagher asked if anyone has asked Cleveland Cliffs for permission to install a sidewalk. Ms. Bramblett stated no, not yet. Ms. Weiss stated they have walked up and down this road, the Township Engineer stated the most feasible solution would be an additional crosswalk. However, PENNDOT declined the idea of a second crosswalk. Ms. Bramblett stated she would contact Cleveland Cliffs.

Mr. Justin Thomas stated he is advocating for improvements to the crosswalk across Plymouth Road coming from Alexander Drive. Mr. Thomas stated it's only two white lines, no reflective paint, and minimal signage. He stated several children use this crosswalk to get to Plymouth Elementary. Mr. Thomas stated he would like to see a high visible crosswalk, which includes signs in the street, reflective paint, and flashing beacons. Ms. Weiss stated we take care of the paint on the road; however, this is a PENNDOT road. Chief Myrsiades stated he would talk to PENNDOT to see what they are willing to do.

Mr. Rich Schickling suggested using a jersey barrier on either side of the sidewalks at Conshohocken Road.

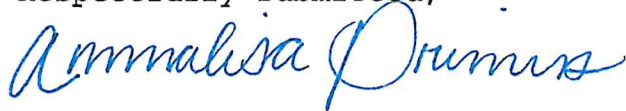
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**ADJOURNMENT**

There being no further business, the Regular Meeting was adjourned at 8:42 p.m.

Respectfully submitted,



Annalisa Primus  
Recording Secretary

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