PLYMOUTH TOWNSHIP

REGULAR MEETING

March 14, 2016

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

Council:  Dean Eisenberger ------- Chairman  
Lenore Bruno ------------- Vice-Chairwoman  
Chris Manero  
Ron Trask  

Staff:  Karen Weiss -------------- Manager  
Tom Speers -------------- Solicitor  
Joe Lawrence ---------- Police Chief  
Tim Creelman ---------- Finance Director  
Lonnie Manai ----------- Woodrow Associates

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

March 14th - Swearing in - Mr. Eisenberger presided over the swearing in of the following who are new members of the Harmonville Fire Police.
1) Julianna Naylor - Harmonville Fire Police  
2) Dennis Gravinese Jr. - Harmonville Fire Police

Mr. Eisenberger stated that their volunteerism is truly supported by the Township and Council.

PUBLIC COMMENT- Mr. Eisenberger asked if there was any public comment pertaining to any of the items advertised on the agenda and there was none.

ANNOUNCEMENT - Executive Session held February 22, 2016  
Executive Session held March 7, 2016

Chairman Eisenberger announced that Executive Sessions were held on February 22, and March 7, 2016 in order to discuss litigation and personnel matters.

APPROVAL OF MINUTES: Chairman Eisenberger called for the approval of the minutes.
Ms. Bruno made a motion to approve the minutes without the necessity of reading. The motion was seconded by Mr. Trask; a roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Manero and Mr. Trask in favor. Mr. Higgins was absent.

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

Ms. Bruno made a motion to approve the departmental reports and bills and was seconded by Mr. Manero. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Manero and Mr. Trask in favor. Mr. Higgins was absent.

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**ADMINISTRATION**

**a. Go Green Award – Maple Acres Farm** – Ms. Bruno read the resolution which states that Maple Acres Farm is the 2016 recipient of the annual Go Green Award. The award recognizes organizations or businesses in Plymouth Township that show a personal commitment to protecting the environment. Maple Acres Farm has been serving the residents of Plymouth Township and local residents since 1916. Plymouth Township expresses its appreciation to Maple Acres Farm for its environmental stewardship and partnership with Plymouth Township. Ms. Bruno made a motion to approve the resolution and was seconded by Mr. Trask. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Manero and Mr. Trask in favor. Mr. Higgins was absent.

Mr. Gary McKeown accepted the award on behalf of Maple Acres Farm.

Mr. Eisenberger thanked Mr. McKeown for all he does for the Township.

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**POLICE/PUBLIC SAFETY**

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**PUBLIC WORKS/SEWER**

a. **Handicapped Parking Space Resolution – 345 Jefferson Street – ACTION** – Mr. Trask made a motion to approve the resolution designating a handicapped parking space at 345 Jefferson Street and establishing fines for violation. The motion was seconded by Mr. Manero; a roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Manero and Mr. Trask in favor. Mr.
Higgins was absent.

**ENGINEERING**

**SUBDIVISION AND LAND DEVELOPMENT**

a. S.D. 15-1 Driscoll Tract/Plymouth Road at Johnson Road  
   1) Expiration date June 30, 2016

b. S.D. 15-2 Lynda Drive Subdivision  
   1) Expiration date April 27, 2016

c. L.D. 15-2 MONTCO Dept. of Assets & Infrastructure  
   1) Expiration date April 30, 2016

d. S.D. 15-5 Cold Point Village Pharmacy/CVS  
   1) Expiration date June 30, 2016

e. S.D. 15-6 601 W. Germantown Pike  
   1) Expiration date July 8, 2016

f. L.D. 16-1 Plymouth Hospitality, LLC  
   1) Expiration date April 24, 2016

g. Escrow Release - ACTION  
   1) Parc Apts. - 134 Plymouth Road - Mr. Manero stated that the Township is in receipt of correspondence from Woodrow & Associates recommending the release of escrow in the amount of $69,000 for Parc Apartments located at 134 Plymouth Road. The remaining balance is in the amount of $425,266.81. Mr. Manero made a motion to approve the escrow release and was seconded by Mr. Trask. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Manero and Mr. Trask in favor. Mr. Higgins was absent.

2) 1406 Colwell Lane - Ms. Bruno stated that the Township is in receipt of correspondence from Woodrow & Associates recommending the release of escrow in the amount of $800 for 1406 Colwell Lane. This completes the total amount of the financial security. Ms. Bruno made a motion to approve the escrow release and was seconded by Mr. Trask. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Manero and Mr. Trask in favor. Mr. Higgins was absent.

h. Hickory Vet Text Amendment - Mr. Eisenberger stated that this item pertains to a request from Dr. Nancy Brown for a text amendment to change the Township ordinance pertaining to zoning uses for the AA residential zoning district. Ms. Bruno made a motion to table at this time. The motion was seconded by Mr. Trask.

David Stevenson - 13 Fox Hunt Circle asked if Dr. Brown would still be able to go before the Zoning Hearing Board with her request. Mr. Eisenberger stated that she could. Mr. Stevenson does not want to see the ordinance changed. He believes that commercial development is beginning to creep into the "AA" residential district. He asked that Council deny the request due to the following reasons. It is a
detriment to the neighborhood, there is an increased risk of flooding, stormwater run-off and increased noise.

Charles Campbell – 301 Jocelyn Drive asked that Council not vote on Dr. Brown’s request. He has the same concerns as Mr. Stevenson. He stated that the noise is already a nuisance and it is loud in the Summer.

Mike Heinley – 306 Jocelyn Drive stated that this is a site specific use amendment and that he doesn’t see this in the Township Code. He doesn’t believe that the request should be permitted since this is not in the best interest of the residents. Mr. Heinley asked if the Township could include all Plymouth Hunt neighbors on any future Zoning Hearing Board notices in addition to Hickory Road.

Marie Robb – 17 Fox Hunt Circle stated that she is the original owner of the property and she is not in favor of the request. The Turnpike has already been expanded and trees were removed.

A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins, and Mr. Manero in favor. Mr. Higgins was absent.

CODE ENFORCEMENT/HEALTH

ZONING

a.Zoning Hearings – Ms. Bruno reported that the Zoning Hearing Board of Plymouth Township will hold public hearings at the Plymouth Township Building, 700 Belvoir Road commencing at 7:00 p.m., on the following applications.

Monday, March 21, 2016 – 1) PAUL KRASSEN – 503 ANTHONY DRIVE, 2) 1202 E. RIDGE PIKE LLC (EARL WALLS) AND 3) PLYMOUTH MEETING, PA. LLC. – 601 WEST GERMANTOWN PIKE.

Monday, March 28, 2016 – 1) KELMAN & MAGLIARI REALTY, LLC – 1790 BUTLER PIKE AND 2) SHARON M. JENSEN – 2340 HICKORY ROAD.

Any citizen of Plymouth Township or interested party may attend the public hearing and have an opportunity to be heard.

b.Opposition – 1790 Butler Pike – Ms. Bruno made a motion that Council ask the Solicitor to attend the Zoning Hearing Board Meeting on March 28th to voice its opposition to the Kelman & Magliari Realty, LLC – 1790 Butler Pike application. The motion was seconded by Mr. Trask; a roll call vote was taken and the
motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins, and Mr. Manero in favor. Mr. Higgins was absent.

Mr. Speers stated that there are some questions pertaining to the signage request for Plymouth Meeting, PA. LLC located at 601 West Germantown Pike. This will be postponed until next month after the applicant has had an opportunity to discuss this with Council.

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**PARKS AND RECREATION**

**a. SDM Bricks and Pavers** - Mr. Manero announced that there are currently bricks and pavers available for purchase for those who want to honor a loved one who has served in the armed forces. In addition, the Parks and Recreation Department is still seeking monetary donations from businesses.

**b. Plymouth Township Day Announcement** - Saturday, June 4, 2016 - 11:00 a.m. - 3:00 p.m. - Mr. Trask announced that Plymouth Township Day will be held on Saturday, June 4, 2016 from 11:00 a.m. until 3:00 p.m. This is the 25th anniversary of the celebration. The festivities will include a craft fair, pony rides, food trucks, rock wall, adult tailgate, and games. All are welcome to attend.

**c. HWP Bid Award** - Mr. Manero stated that there are four separate bid awards for the Harriet Wetherill Park Project as follows:
- General Construction - McKenken, Inc. - $213,200
- HVAC - Thermal Logistics, Inc. - $44,700
- Electric - AJM Electric - $78,600
- Plumbing - Chris Wolfe Plumbing, Inc. - $47,800

Mr. Manero made a motion to approve the bid award and was seconded by Mr. Trask. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins, and Mr. Manero in favor. Mr. Higgins was absent.

Mr. Eisenberger stated that the project is partially being funded through grant funding.

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**PLANNING AND DEVELOPMENT**

**MISCELLANEOUS/OLD BUSINESS**

Mr. Eisenberger stated that although nothing has been scheduled yet, Dr. Nancy Brown can still move forward with her request for
the Hickory Veterinary Hospital to the Zoning Hearing Board. Mr. Eisenberger urged residents who are opposed to the zoning request to attend any meeting that may be scheduled in order to voice their concerns.

Mike Heinly – 306 Jocelyn Drive asked what residents receive the notifications for an appeal to the Zoning Hearing Board and why some residents are not notified. Ms. Weiss explained how the Township determines which residents receive the notification and stated that the Plymouth Hunt Development and Hickory Road property owners will be included if Hickory Veterinary Hospital files an appeal to the Zoning Hearing Board. Residents can also place their name on a list this evening or notify David Conroy, the Township Zoning Officer.

Amy Kokolus – 10 Mill Creek Road mentioned that vehicles are still speeding on that road as well as Jolly Road. She suggested that additional stop signs be installed particularly since there are no sidewalks on Mill Creek Road. Mr. Eisenberger stated that Council has received the Traffic Calming Report for Jolly Road and this will be discussed at the Council Meeting on April 4th.

Mr. Eisenberger stated that he will ask the Highway Safety Unit to increase its enforcement and to determine if additional stop signs are warranted on Mill Creek Road. He stated that Council wants sidewalks installed in all new developments in the Township and the Township has applied for sidewalk grants for the installation of sidewalks in certain locations.

Paul Quinn – 1806 Harmon Road stated that there continues to be a problem with vehicles using Harmon Road as a cut through. He would like a sign installed that would prevent this. Mr. Quinn would also like to have speed bumps installed.

Mr. Eisenberger suggested that the Police Department look into this for enforcement.

Ms. Bruno stated that she thought that a study was done on Harmon Road previously and it was suggested that a portion of it be made one-way and that the residents were opposed.

Charles Berkowitz from Daylin Leach’s office, who is the Director of Constituents Services, introduced himself. He stated that he is available at the state level for residents who may be in need of his assistance.

AUDIENCE PARTICIPATION

ADJOURNMENT
There being no further business, the Regular Meeting was adjourned at 7:55 p.m.

 Respectfully submitted,

 Mary Beth Jamison
 Recording Secretary