

**PLYMOUTH TOWNSHIP**

**REGULAR MEETING**

**December 14, 2009**

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

---

**Council:** Nicholas Salamone ----- Chairman  
Sheldon Simpson ----- Vice-Chairman  
Joe Prestia  
Mary Lou Readinger  
Vince Gillen

**Staff:** Karen Weiss ----- Manager  
Herbert Rubenstein ----- Solicitor  
Tim Creelman ----- Finance Director  
Lonnie Manai ----- Chambers Associates  
Joe Lawrence ----- Chief of Police

---

The Regular Meeting was called to order at 7:30 p.m. by Chairman Salamone and opened with the Pledge of Allegiance.

**Public Comment** - Chairman Salamone 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 November 16, 2009  
Executive Session held December 7, 2009**

Chairman Salamone announced that Council held Executive Sessions on November 16, 2009 and December 7, 2009 to discuss litigation and personnel matters.

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

- a. Workshop Meeting November 4, 2009
- b. Regular Meeting November 9, 2009
- c. Budget Meeting November 16, 2009

Mr. Gillen made a motion to approve the minutes and was seconded by Mr. Simpson. A roll call vote was taken and the motion passed 5-0 with Mr. Gillen, Mr. Simpson, Mr. Salamone, Mr. Prestia and Ms. Readinger in favor.

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

Mr. Simpson made a motion to approve the departmental reports and bills and was seconded by Ms. Readinger. A roll call vote was taken and the motion passed 5-0 with Mr. Simpson, Ms. Readinger, Mr. Salamone, Mr. Gillen and Mr. Prestia in favor.

---

## **ADMINISTRATION**

**a. 2010 Budget Ordinance - First and Final Consideration - ACTION-** Mr. Rubenstein read the Ordinance pursuant to Section 702.D of the Home Rule Charter adopting the Operating and Capital Budgets, Expenditures and Expenses for the fiscal year 2010 and levying a Real Estate Tax on all property within the Township for the Fiscal Year 2010 at the rate of 1.6 mils on each dollar of assessed valuation, or the sum of sixteen (16) cents on each one hundred dollars of assessed valuation. Ms. Readinger made a motion to approve the ordinance and was seconded by Mr. Simpson. A roll call vote was taken and the motion passed 5-0 with Ms. Readinger, Mr. Simpson, Mr. Salamone, Mr. Prestia and Mr. Gillen in favor. Mr. Simpson abstained from the portion of the budget pertaining to the Plymouth Little League appropriation since he is involved with the program.

John Slavish, 10 E. Valley Creek Road asked Council a question pertaining to the Fund Balance which Ms. Weiss answered.

**b. BCA Reconciliation Services Agreement -** Mr. Rubenstein stated that in April, 2005 the Township entered into a consulting agreement with LAM Management Services, Inc. in order to negotiate a compliance with the various contracts with the Borough of Conshohocken Sewer Authority. At that time the scope of the work and contract price was set out in full. It is now approaching 2010 and there have been some changes at the Sewer Authority in Conshohocken. As a result, the scope of the work for our consultant and the contract sum need to be updated. Before Council for action is the first amendment to the consulting services agreement. Ms. Readinger made a motion to approve the first amendment to the agreement. The motion was seconded by Mr. Simpson; a roll call vote was taken and the motion passed 5-0 with Ms. Readinger, Mr. Simpson, Mr. Salamone, Mr. Gillen and Mr. Prestia in favor.

**c. Tax Settlement -** Mr. Rubenstein stated that the Township issued a Mercantile Business Tax assessment to Cooney Brothers, Inc. in October, 2009 in the sum of \$15,526.87 for the years 2006, 2007 and 2008. The taxpayer has paid the taxes due in the amount of \$13,258.00 and is requesting a waiver of the penalty and interest. After consulting with Mr. Creelman, the Township Finance Director a settlement has been reached whereby the Township will waive the penalty in the amount of \$1,325.80 with the taxpayer paying the interest in the amount of \$943.07.

---

## POLICE/PUBLIC SAFETY

**a. Crime Scene Laser Purchase Request** - Mr. Simpson stated that Council is in receipt of a request from Chief Lawrence to purchase a crime scene laser range finder in the amount of \$7,983.25 to assist the police department in crime scene and accident investigations. The company from whom the laser will be purchased is the sole provider, therefore no bidding is required. Mr. Simpson made a motion to approve the purchase and was seconded by Mr. Prestia. A roll call vote was taken and the motion passed 5-0 Mr. Simpson, Mr. Prestia, Mr. Salamone, Ms. Readinger and Mr. Gillen in favor. Ms. Readinger asked about the cost for training for the laser. Chief Lawrence stated that the purchase price includes \$1,600 for two officers to be trained and they will in turn provide training for the other officers.

**b. Handgun Bid Award** - Mr. Prestia stated that a bid opening was held on November 30, 2009 for the sale of thirty-two handguns that can no longer be used in the police department. One bid was received from Firing Lines, Inc. and Chief Lawrence has recommended that the bid be awarded to them in the amount of \$8,000. Mr. Prestia made a motion to approve the award and was seconded by Mr. Gillen. A roll call vote was taken and the motion passed 5-0 with Mr. Prestia, Mr. Gillen, Mr. Salamone, Ms. Readinger and Mr. Simpson in favor.

---

## PUBLIC WORKS/SEWERS

**a. Walton Road Sewer Project** - Mr. Gillen stated that a bid opening was held on April 10, 2009 pertaining to the Walton Road project. Chris Loschiavo, the Public Works Director has recommended that the bid be awarded to Ply-Mar Construction, the low bidder in the amount of \$54,648.00. Mr. Gillen made a motion to approve the bid award and was seconded by Mr. Prestia. A roll call vote was taken and the motion passed 5-0 with Mr. Gillen, Mr. Prestia, Mr. Salamone, Mr. Simpson and Ms. Readinger in favor.

**b. Sanitary Sewer Agreement** - Mr. Rubenstein stated that this item pertains to an agreement with Donald and Linda Tuckmantel and the Township. Mr. and Mrs. Tuckmantel have submitted the necessary fee in the amount of \$30,000 in order to be part of the Walton Road Sewer Project. Mr. Gillen made a motion to approve the agreement and was seconded by Ms. Readinger. A roll call vote was taken and the motion passed 5-0 with Mr. Gillen, Ms. Readinger, Mr. Salamone, Mr. Prestia and Mr. Simpson in favor.

**c. AFSCME Contract** - Mr. Simpson stated that the Township is ready to ratify the tentative agreement reached with the AFSCME workers, who have themselves ratified the tentative agreement. Mr. Simpson made a motion to approve the contract and was seconded by Ms. Readinger. A comment from the audience on the motion was made by Dan Gallagher, 527 Old Elm Street, a resident and employee who thanked Staff, Ms. Readinger and Mr. Simpson, Council liaisons to

the negotiations for all their time spent. A roll call vote was taken and the motion passed 5-0 with Mr. Simpson, Ms. Readinger, Mr. Salamone, Mr. Prestia and Mr. Gillen in favor.

---

## ENGINEERING

---

### SUBDIVISION AND LAND DEVELOPMENT

**a. S.D. 08-3 Iannuzzi/2750 Narcissa Road**

**1. Expiration date January 31, 2010**

**b. L.D. 09-4 Roizman & Co/830 & 832 Germantown Pike**

**1. Extension granted to January 31, 2010 - ACTION -** Mr. Gillen made a motion to accept the extension and was seconded by Ms. Readinger. A roll call vote was taken and the motion passed 5-0 with Mr. Gillen, Ms. Readinger, Mr. Salamone, Mr. Simpson and Mr. Prestia in favor.

**c. L.D. 09-5 Antioch Church**

**1. Extension granted to February 28, 2010 - ACTION -** Ms. Readinger made a motion to accept the extension and was seconded by Mr. Gillen. A roll call vote was taken and the motion passed 5-0 with Ms. Readinger, Mr. Gillen, Mr. Salamone, Mr. Prestia and Mr. Simpson in favor.

**d. S.D. 09-1 Kennedy Real Estate Assoc./100 Carland Road**

**1. Expiration date January 31, 2010 - ACTION -** Mr. Rubenstein read the resolution granting conditional approval for the subdivision plan prepared by Kennedy Real Estate Associates, owner/developer, subdivision application 09-1 pertaining to a lot consolidation in accordance with said plan. Mr. Simpson made a motion to approve the resolution and was seconded by Ms. Readinger. A roll call vote was taken and the motion passed 5-0 with Mr. Simpson, Ms. Readinger, Mr. Salamone, Mr. Gillen and Mr. Prestia in favor.

**e. S.D. 09-2 Domino Salvage/101 Industrial Way**

**1. Expiration date January 31, 2010 - ACTION -** Mr. Rubenstein read the resolution granting conditional approval for the subdivision plan prepared by Domino Salvage, owner/developer, subdivision application 09-2 in accordance with said plan and under and subject to the conditions read. Mr. Simpson made a motion to approve the resolution and was seconded by Mr. Gillen. A roll call vote was taken and the motion passed 5-0 with Mr. Simpson, Mr. Gillen, Mr. Salamone, Ms. Readinger and Mr. Prestia in favor.

**f. L.D. 09-6 Bhavi Motel LLC/Homewood Suites Lot 3**

**1. Expiration date February 8, 2010**

**g. L.D. 09-7 Cold Point Village**

**1. Expiration date March 7, 2010**

**h. Escrow Release**

**1. Hickory Veterinary -** Mr. Gillen made a motion to approve the release of the financial security under the improvement agreement under and subject to the conditions read for Hickory Veterinary Hospital in the amount of \$971.98 all to the satisfaction and approval of the Township Zoning Officer. The

motion was seconded by Ms. Readinger; a roll call vote was taken and the motion passed 5-0 with Mr. Gillen, Ms. Readinger, Mr. Salamone, Mr. Simpson and Mr. Prestia in favor.

**2. Kilduff Development** - Ms. Readinger reported that the Township is in receipt of correspondence from Kilduff Development requesting an escrow release. Ms. Readinger made a motion to approve the escrow release in the amount of \$20,300 as recommended by Chambers Associates. The motion was seconded by Mr. Simpson; a roll call vote was taken and the motion passed 5-0 with Ms. Readinger, Mr. Simpson, Mr. Salamone, Mr. Prestia and Mr. Gillen in favor.

**i. Release of Maintenance Bond**

**1. Extended Stay America** - Mr. Rubenstein stated that Extended Stay America has requested a release of the financial security in the amount of \$4,544.25 pertaining to the construction of a 142 room hotel located at 400 Plymouth Road and 437 Irwins Lane. Chambers Associates has informed the Township that all items of work outstanding have been completed in accordance with said plan and recommend the final acceptance of the project and the release of the maintenance bond. Mr. Rubenstein read the resolution approving the release of the financial security. Mr. Gillen made a motion to approve the release and was seconded by Ms. Readinger. A roll call vote was taken and the motion passed 5-0 with Mr. Gillen, Ms. Readinger, Mr. Salamone, Mr. Prestia and Mr. Simpson in favor.

**j. Extension Requests - ACTION -**

**1. Erb/101 North Lane to November 15, 2010** - Ms. Readinger made a motion to approve the extension and was seconded by Mr. Gillen. A roll call vote was taken and the motion passed 5-0 with Ms. Readinger, Mr. Gillen, Mr. Salamone, Mr. Simpson and Mr. Prestia in favor.

**2. Brierdale to March 31, 1010** - Mr. Gillen made a motion to approve the extension and was seconded by Ms. Readinger. A roll call vote was taken and the motion passed 5-0 with Mr. Gillen, Ms. Readinger, Mr. Prestia, Mr. Salamone and Mr. Simpson in favor.

---

**CODE ENFORCEMENT/HEALTH**

**a. BCO Resolution** - Mr. Rubenstein read the resolution whereas Plymouth Township had adopted the PA Uniform Construction Code pursuant to the PA Construction Code and whereas the Township has elected by ordinance to administer and enforce the provisions of the Code. Plymouth Township Council does hereby approve Bureau Veritas North America as the Township third party agency and its employee, Todd Meltsch as the Township Building Code Official effective November 16, 2009 for an indefinite term at the sole discretion of Plymouth Township Council under and subject to the terms of the written contract approved by the Township Solicitor. Ms. Readinger made a motion to approve the resolution and was seconded by Mr. Gillen. A roll call vote was taken and the motion failed 3-2 with Mr. Simpson, Mr. Prestia and Mr. Salamone opposed and Ms. Readinger and Mr. Gillen in favor.

**b. Certificates of Appropriateness** - Ms. Readinger stated that Plymouth Township Council does hereby issue a Certificate of Appropriateness to 120 W. Germantown Pike granting permission to

replace a number of rotted wooden windows following the recommendation of the Historical Architectural Review Board. Ms. Readinger made a motion to approve the Certificate of Appropriateness. The motion was seconded by Mr. Simpson. A roll call vote was taken and the motion passed 5-0 with Ms. Readinger, Mr. Simpson, Mr. Salamone, Mr. Gillen and Mr. Prestia in favor.

2. Ms. Readinger stated that Plymouth Township Council does hereby issue a Certificate of Appropriateness to 2191 Chemical Road for a building permit for improvements to the building following the recommendation of the Historical Architectural Review Board. Ms. Readinger made a motion to approve the Certificate of Appropriateness and was seconded by Mr. Gillen. A roll call vote was taken and the motion passed 5-0 with Ms. Readinger, Mr. Gillen, Mr. Salamone, Mr. Simpson and Mr. Prestia in favor.

---

## ZONING

**a. Zoning Hearings** - Mr. Simpson announced that the Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, December 21, 2009, commencing at 7:00 p.m. in the Plymouth Township Building, 700 Belvoir Road, on the following applications: 1) JEFF JUPENA, 2) JOSEPH & SANDRA NATALE, AND 3) URBAN AND MARCELLA DIPASWUALE. Any citizen of Plymouth Township or interested person may attend the public hearing and have an opportunity to be heard.

**b. Epiphany Fee Waiver Request** - Mr. Gillen reported that the Township is in receipt of correspondence from the Principal of the Epiphany School mentioning that the school has received the 2009 National Blue Ribbon School of Excellence Award and the school would like to install a banner. She is asking that Council waive the fees for their application to the Zoning Hearing Board in order to put up the banner. Mr. Gillen made a motion to approve the request and was seconded by Ms. Readinger. A roll call vote was taken and the motion passed 5-0 with Mr. Gillen, Ms. Readinger, Mr. Salamone, Mr. Prestia and Mr. Simpson in favor.

**c. Plymouth Valley Community Church Waiver Request** - Mr. Simpson stated that the Township is in receipt of a request from the Plymouth Valley Community Church for a waiver of the sign fees in order to install a sign for the church. Mr. Simpson made a motion to approve the request and was seconded by Ms. Readinger. A roll call vote was taken and the motion passed 5-0 with Mr. Simpson, Ms. Readinger, Mr. Salamone, Mr. Gillen and Mr. Prestia in favor.

---

## PARKS AND RECREATION

**a. PECO Grant Resolution** - Ms. Readinger read the resolution pertaining to the Harriet Wetherill Park. Plymouth Township Council desires to apply for the PECO Green Region Grant in order to continue improvements to the Harriet Wetherill Park. Ms. Readinger made a motion to approve the resolution and was

seconded by Mr. Simpson. A roll call vote was taken and the motion passed 5-0 with Ms. Readinger, Mr. Simpson, Mr. Salamone, Mr. Gillen and Mr. Prestia in favor.

**b. Announcement - Harriet Wetherill Park Mtg - January 12<sup>th</sup> - 7:00 p.m. - GPCC** - Ms. Readinger announced that the next public meeting pertaining to Harriet Wetherill Park will be held on January 12, 2010 at the Greater Plymouth Community Center commencing at 7:00 p.m.

**c. Montgomery Hospital Treadmill Purchase Announcement** - Ms. Weiss mentioned that there is a treadmill at the Community Center that can no longer be used and the staff has estimated its value at \$900.00. Montgomery Hospital is interested in purchasing it from the Township and the ordinance states that the Township must announce the purchase and have it sit for thirty days, after that the transaction can be concluded.

---

## PLANNING AND DEVELOPMENT

---

### MISCELLANEOUS/OLD BUSINESS

**a. Snow Announcement** - Mr. Gillen reminded residents of the Snow Control Policy for the Township and then read the official policy.

**b. Citizen Board Vacancy** - Ms. Readinger announced that beginning January 1, 2010 there will be one vacancy on each of the following citizen boards: East Norriton-Plymouth-Whitpain Joint Sewer Authority, Property Maintenance Code Appeals Board and the Zoning Hearing Board. Interested residents should send a letter or resume to the Township Manager.

**c. January Meeting Dates** - Ms. Weiss announced the following dates that Council will meet in January: Reorganization Meeting - Monday, January 4<sup>th</sup> commencing at 7:30 p.m., Workshop Meeting - Tuesday, January 5<sup>th</sup> commencing at 7:00 p.m. and Regular Meeting - January 11<sup>th</sup> commencing at 7:30 p.m., following a hearing and meeting at 7:00 p.m.

---

## AUDIENCE PARTICIPATION

Mr. Simpson read a list of all of the accomplishments that have occurred in the Township over the last eight years. Mr. Simpson thanked Mr. Salamone and Mr. Prestia for their years of dedicated service to the Township and wished them well in their future endeavors.

Mr. Salamone thanked the Township Manager, department directors, Mr. Rubenstein, Chief Lawrence and Chambers Associates for having the opportunity to work with them. Mr. Salamone mentioned that he has lived in the Township his whole life and he has always tried to keep the best interest of the residents first and any decisions that were made were done with the good of the Township

in mind.

Mary Shorley, Sandy Hill Road thanked Mr. Prestia and Mr. Salamone, who will no longer be serving the Township, for all of the work that they have done during their tenure.

Joe Prestia stated that he was happy to have had the opportunity to serve the residents in the Township during his tenure on Council. He mentioned that he believed the Township staff to be second to none and that he is confident that Dean Eisenberger, the new councilman will serve the Council well.

John Slavish, 10 E. Valley Creek Road stated that he believes that the current department heads in the Township are doing a great job and he hopes that the new administration will retain the same staff and he implores all to ask questions when needed.

---

### **ADJOURNMENT**

There being no further business, the Regular Meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Mary Beth Jamison  
Recording Secretary