

A meeting of the Limerick Township Planning Commission was called to order by Michele Chrisman, on Thursday, June 4, 2009 at 7:00 P.M. in the Public Meeting Room of the Limerick Township Municipal Building and opened with the Pledge of Allegiance to the Flag.

Members Present: Michele Chrisman, Sam Barilla, Lin Braddick, Ken McLaughlin, Michael McCloskey, and Tim O’Connell. Greg Richardson was absent.

Others Present: Joseph J. McGrory, Esq., Township Solicitor, and Khaled R. Hassan, P.E. - Township Engineer, and Martena Roshon, Director of Community Planning.

Consideration of Minutes: Motion was made by Ms. Braddick, seconded by Mr. McLaughlin, to approve the 5/7/2009 meeting minutes with the following amendment: **Second paragraph in the motion for Heritage Crossing, “. . . contingent upon all of the professional review letters and the addition of the details for the fence to the plan.” Motion passed 5-0-2.**

Subdivision and Land Development:

CU# 09-01 – Linfield Corporate Center Lot #51 : Tom Ludgate, Ludgate Engineering, was in attendance to present the Conditional Use plan. Mr. Ludgate stated that the plan was in front of the Planning Commission early in the year for the first conditional use. An issue that came up was an additional buffer to the western side of the site that required the lot to shift to the east by approximately fifteen (15) feet which increased the lot to 4.23 acres from 4.1 acres. The change required a new conditional use to be reviewed.

Motion was made by Ms. Braddick, seconded by Mr. O’Connell, to recommend Conditional Use #09-01 – Linfield Corporate Center Lot #51 to the Board of Supervisors.

Motion passed 6-0.

Linfield Corporate Center Lot #51 (#09-01): Tom Ludgate, Ludgate Engineering, and Ted Kochen, Gambone, were in attendance to present the plan. The applicant is requesting preliminary/final recommendation to construct a specialty hospital located on Enterprise Drive in the Linfield Corporate Center. The professional review letters were discussed and will all be complied with. The biggest change is the full buffer along the western property line. Ms. Braddick questioned the residue of Lot 50. It was stated that Lot 50 will be combined with Lot 49. Ms. Chrisman questioned a sewage planning module for the property. Mr. Ludgate explained that Linfield Corporate Center has overall plan approval from 1994 and this project still fits in the parameters of that. Mr. McGrory stated that deeds of consolidation will have to be filed for the annexation and the residual piece. The six waiver requests were discussed.

Motion was made by Mr. O’Connell, seconded Mr. McCloskey, to recommend Preliminary/Final Plan approval for Linfield Corporate Center Lot #51 #09-01, contingent upon all professional review letters, the waiver requests, and including the following: adding details of the fence, the addition of foot candles to the property line, the addition of sidewalk on Enterprise Drive to the entrance, and replacing the azalea with deer resistant species.

Motion passed 6-0.

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Old Business:

Ms. Chrisman announced that the summer meeting dates for the Planning Commission are July 9, 2009 and August 13, 2009.

New Business:

The June 18, 2009 Planning Commission meeting is cancelled.

Ms. Chrisman announced a Delaware Valley Regional Planning Commission meeting on Wednesday, June 24, 2009, at Spring Ford High School, regarding the 422 Corridor Master Plan recommendation.

Zoning Hearing Board Advisories:

- ZHB #09-12: Application of John D. Keohane, seeking a variance and/or interpretation or special exception from Section 184-70 of the Limerick Township Zoning Ordinance to permit the continued use of the property as three (3) dwelling units. No comment.

Planning Commission Comments:

Public Comments:

Adjournment: Under mutual consent, with no further business, the Planning Commission adjourned at 7:32 P.M.

Respectfully submitted,

Martena Roshon
Director of Community Planning