
**LIMERICK TOWNSHIP - BOARD OF SUPERVISORS
MEETING MINUTES**

**FEBRUARY 16, 2010
7:00 P.M.**

A meeting of the Limerick Township Board of Supervisors was held on Tuesday, February 16, 2010, in the Public Meeting Room of the Limerick Township Municipal Building with Kenneth W. Sperring, Jr., Chairman, presiding.

Members Present: Supervisors D. Elaine DeWan, Thomas J. Neafcy, Jr., Joseph St. Pedro, Kara Shuler, and Kenneth W. Sperring, Jr.

Others Present: Joseph J. McGrory, Esq., Township Solicitor; Khaled R. Hassan, P.E., Township Engineer; Daniel K. Kerr, Township Manager; Beth F. DiPrete, Asst. Twp. Mgr./Finance Director/Treasurer; and Martena Roshon, Director of Sewer Department and Community Planning.

Call To Order: Mr. Sperring called the meeting to order at 7:04 P.M. John and Ann Tomaselli led the Pledge of Allegiance.

Opening Comments/Announcements

THIS MEETING IS BEING RECORDED.

Yard and Leaf Waste Drop-Off – Monday, March 1, 2010 at Limerick Community Park

Consideration of Minutes: Upon motion made by Ms. DeWan and seconded by Mr. Neafcy, the February 2, 2010 Board of Supervisors Meeting Minutes were unanimously approved.

Public Comments on Agenda Items: None.

Bills List: Upon motion made by Mr. St. Pedro and seconded by Ms. DeWan, Bills List #4 for the period of 1/30/10 through 2/12/10 in the amount of \$238,854.85 was unanimously approved.

Monthly Reports: Upon motion made by Ms. DeWan and seconded by Mr. Neafcy, the January, 2010 reports of the Treasurer, Zoning/Code Enforcement Office, Fire/Code Official, Public Works Department, Police Department, Parks & Recreation Department, Sewer Department Superintendent, and Sewer Engineer, were unanimously accepted.

Subdivision and Land Development

Extensions: Upon motion made by Mr. Neafcy and seconded by Ms. Shuler, the following extensions to the 90-day review period were unanimously accepted:

- a. Tomaselli Land Development (#08-06): Extended to 6/1/10
- b. Spring Valley YMCA (#09-07): Extended to 6/1/10

Development Projects:

Coale Subdivision (#09-09): Justin Tyson with Richard C. Mast Associates, the Project Manager for Coale Subdivision, was present on behalf of the applicants, Richard and Elizabeth Coale. He described the project as a 3-lot subdivision on a 6.6 acre parcel located at 1000 Cemetery Road in the R-1 Zoning District. The Applicants propose to purchase Lot #1 and build a single-family dwelling on this 1.7 acre lot. The current owner of Lots #2 and #3 (the Estate of Margaret Zilinski) will maintain ownership of these two lots which are not intended to be developed in the foreseeable future. All lots will have on-lot septic and sewer service. Lots #2 and #3 cannot be further subdivided in the future.

Ms. DeWan questioned why the lots are shaped so unusually. Mr. Tyson responded that the lot configurations are primarily due to the soil testing for the sewer system.

Mr. Tyson stated that the proposal is to defer stormwater management and engineering design until such time as application is made for Building Permits.

A discussion ensued regarding lot line adjustments and restrictions.

Mr. Tyson reviewed the Waiver Requests for comment by the Board.

Motion was made by Ms. Shuler and seconded by Mr. Neafcy, to authorize the Township Solicitor to prepare a Resolution for Board consideration Granting Preliminary Plan Approval for the Coale Subdivision. Motion passed unanimously.

Evans Tract/Industrial Park (Gambone) (#04-19): Mr. McGrory explained that this Resolution is for an extension of the previous approval. He read the Conditions of the Extension, and the Applicant is in agreement with the terms and conditions as set forth in the Resolution.

Motion was made by Ms. DeWan and seconded by Ms. Shuler, to approve Resolution No. SLD #04-19 (E) for Evans Tract/Industrial Park (Gambone) extending the 5-year time frame of the approved Preliminary Plan. Motion passed unanimously.

Confirmed Appointments

Dr. Bruder – Linfield-Trappe Road: Mr. Kerr advised that Dr. Bruder requested the Board table this discussion.

Jason Griggs - Lightcap Road Zoning Amendment: Jason Griggs, 25 Heffner Road, requested that the Board consider a text amendment to the dimensional standards in the Office/Light

Industrial District (Section 184-157, D), to strike building setbacks from the lot boundary abutting land used or zoned for Residential or Institutional use. A lengthy discussion ensued.

Motion was made by Ms. Shuler and seconded by Ms. DeWan, to authorize the advertisement of a Public Hearing to consider an Amendment to the Ordinance. Motion passed unanimously.

New Business

Discussion - Ordinance Amendment - Minor Additions: Mr. McGrory explained the proposed Ordinance to correct a discrepancy concerning the Minor Addition Provision in the Subdivision and Land Development Ordinance, under Chapter 155, Section 11.1. A discussion ensued.

Motion was made by Mr. St. Pedro and seconded by Ms. DeWan, to authorize the advertisement of a Public Hearing to consider an Amendment to the Ordinance. Motion passed unanimously.

TPD Proposal - Stanley Tool Site: Mr. Kerr explained that RedGo Development, the owners of the former Stanley Tool building on Lewis Road, wishes to submit a Preliminary design to PennDOT to ascertain the level of improvements needed for their project. To submit a conceptual plan, a Traffic Study is needed and they have asked if TPD can prepare that study on their behalf. A Professional Services Agreement would be required with RedGo Development to cover all the costs. A brief discussion ensued.

Motion was made by Ms. DeWan and seconded by Ms. Shuler, to approve the TPD proposal for Transportation Impact Study/Conceptual Roadway Improvements Plan for 508 Lewis Road. Motion passed unanimously.

Release of Contingency Escrow – Blessed Teresa of Calcutta (#07-16): Mr. Kerr noted that all construction improvements have been completed in accordance with the approved plans and Township specifications. Blessed Teresa has agreed to sign an 18 month Traffic Signal Maintenance Agreement in the amount of \$2,500, as well as the Stormwater Operations and Maintenance Agreement.

Motion was made by Mr. Neafcy and seconded by Ms. DeWan, to approve the release of Contingency Escrow funds in the amount of \$228,000.95 for Blessed Teresa of Calcutta (#07-16) contingent upon receipt of the Traffic Signal Maintenance Agreement and the Stormwater Operations and Maintenance Agreement. Motion passed unanimously.

Approval – Furniture Contract/Codes & Administration Building: Mr. Kerr presented an update on the next Phase of the Renovation Project. **Motion was made** by Ms. DeWan and seconded

by Mr. Neafcy, to approve the Furniture Contract in the amount of \$61,844.83 for the Codes & Administration Building. Motion passed unanimously.

Federal Transportation/Infrastructure Grants – Sanatoga Interchange: Mr. Kerr explained that every year the Federal government considers all the elected officials for appropriations money. Limerick Township has submitted a request through Delta Development for appropriation monies for the Sanatoga Project, and we visited with Senator Specter, Senator Casey, and Congressman Gerlach. Last year the Board considered a request from O’Neill Properties (developer for the Sanatoga Springs Project) for a letter of support for their appropriation request, and they are again requesting the Township’s support. A brief discussion ensued.

Motion was made by Ms. Shuler and seconded by Mr. Neafcy, to direct the Township Manager to offer a letter of support on a co-grant basis for infrastructure improvements for sanitary sewer, storm sewer, water utilities, and landscaping, as proposed by O’Neill Development. Motion passed unanimously.

Public Comments: None.

Mr. Sperring announced that the Board will adjourn into Executive Session to discuss legal matters.

Adjournment: There being no further business, **motion was made** by Mr. St. Pedro and seconded by Ms. Shuler, to adjourn the meeting at 8:13 P.M.

Respectfully submitted,

Daniel K. Kerr
Township Manager