

A meeting of the Limerick Township Planning Commission was called to order by Michael McCloskey, on Thursday, March 4, 2010 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:** Michael McCloskey, Ken McLaughlin, Lin Braddick, Jonathan Traywick, and Marta Pecharo. Sam Barilla and Greg Richardson were absent.

**Others Present:** Joseph J. McGrory, Esq., Township Solicitor, Theodore Dmytryk, P.E. - Township Engineer, Martena Roshon, Director of Community Planning, and Kara Shuler, Board of Supervisors Liaison.

**Consideration of Minutes:** Motion was made by Ms. Braddick, seconded by Mr. McLaughlin, to approve the 1/28/2010 meeting minutes as written.

**Motion passed 5-0.**

**Old Business:**

**17 Faust Road Planning Module:** Paul Newlin, Donald Nacarelli, the property owner, and Joe Valentine, Del Val Soils, were in attendance to explain the system that is being projected for the project. Mr. Newlin stated that the project received preliminary approval and the applicant wishes to convert the proposed sewage system to an alternate System. Mr. Valentine discussed the types of systems including the A/B System, Micro Mound, and Spray Irrigation. The applicant would like to proceed with the planning module with the understanding that spray irrigation has to be used to go through with the planning process but they commit to the fact that they will not go for a spray permit once the planning module and the subdivision has been approved, and then proceed for a permit for a micro mound. Discussion ensued regarding the micro mound system.

Mr. Kingsepp, the neighboring property owner, agreed that the system being proposed, the micro mound, would be an acceptable system. Mr. Nacarelli stated that there will be an agreement between himself and Mr. Kingsepp by the next Board of Supervisors meeting.

**Motion was made** by Ms. Braddick, seconded by Mr. McLaughlin, to authorize the Chairman of the Planning Commission to execute the Planning Module for 17 Faust Road.

Motion passed 5-0.

**Subdivision and Land Development:**

**Iron Mountain Parking Expansion #09-10:** Ron Klos, Bohler Engineering, and Attorney Mark Jonas, were in attendance to present the plan. The project proposes a parking lot expansion on a 21 acre site located at 1101 Enterprise Drive. There is an existing warehouse/office facility at this site. The project is proposing to expand the existing parking lots to the southeast and southwest and to construct various site improvements, such as stormwater management facilities, lighting and landscaping in coordination with the parking lot expansions. The professional review letters were discussed along with the waiver requests. Items in the reviews letters will be complied with. Per the Gilmore Associates review letter, Mr. Klos indicated that they are in the process of researching the title of the sanitary sewer easement and will provide that information

with the subsequent plan submission. Ms. Pecharo stated that she would like to see more native species planted.

**Motion was made** by Ms. Braddick, seconded by Mr. Traywick, to recommend Preliminary/Final Plan approval for Iron Mountain Parking Expansion #09-10, conditional upon all professional review letters, and the addition of bollards in the area of the handicap parking, where Traffic, Planning & Design recommended wheel stops.

Motion passed 5-0.

Spring Valley YMCA #09-07: Jay Schaeffer, YMCA, and Kim Kryder, Bursich Associates, were in attendance to present the plan. The project proposes a one-story 15,026 square foot building footprint addition onto an existing 92,000 gross square foot building. The professional review letters were discussed with Mr. Kryder stating that everything will be complied with.

**Motion was made** by Mr. McLaughlin to recommend Preliminary/Final approval for Spring Valley YMCA #09-07 conditional upon the professional review letters. Ms. Braddick expressed the desire for discussion on the project. Mr. McLaughlin withdrew his motion.

Public Comment:

Paul Foley – 59 W. Linfield-Trappe Road – stated that he had an issue with water coming down Linfield-Trappe Road and it is tearing up his driveway. He has spoken to PennDOT and the Township in regards to the road. He stated that the basin is not doing its job. He is concerned for his children when waiting for the bus with this water problem and the 45 mph speed limit on Linfield-Trappe Road.

Carmen Italia – 49 W. Linfield-Trappe Road – stated that he has concerns with the water runoff which is on the front and back side. He would like the YMCA to check the residual top soil pile and check the elevations with the original plan. There is building debris behind his property and the unsightliness in the back.

Glen Ebling – 63 W. Linfield-Trappe Road – stated that there is an issue with the basin and that it doesn't hold any water back from the front of the road. The runoff from the field from the construction pile is a problem for other property owners.

Attorney McGrory suggested that the Township Engineer, Pennoni Associates, go out and check the property during a storm event, and the code enforcement officer check out property maintenance items.

Ms. Braddick would like Traffic, Planning & Design to see if it is feasible to put in a run around lane, if not by the YMCA during the construction phase, then by the Township with the money that is collected.

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**Motion was made** by Mr. McLaughlin, seconded by Mr. Traywick, to recommend tabling the plan for Spring Valley YMCA #09-07 with the recommendation that the Township Engineer meet with the residents and the applicants to try and resolve the issues.

Motion passed 5-0.

**New Business:** Ms. Braddick and Ms. Pecharo will volunteer, on behalf of the Planning Commission, for the Pottstown Area Health & Wellness Foundation Study.

**Zoning Hearing Board Advisories:** None.

**Planning Commission Comments:** Ms. Braddick thanked the new planning commission members for doing a good job.

**Public Comments:** None.

**Adjournment:** Under mutual consent, with no further business, the Planning Commission adjourned at 8:05 P.M.

Respectfully submitted,

Martena Roshon  
Director of Community Planning