

A meeting of the Limerick Township Planning Commission was called to order by Sam Barilla, on Thursday, September 23, 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:** Sam Barilla, Michael McCloskey, Lin Braddick, Marta Pecharo, and Greg Richardson. Ken McLaughlin and Jonathan Traywick were absent.

**Others Present:** Joseph J. McGrory, Esq., Township Solicitor, 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 Ms. Pecharo, to approve the 8/26/2010 minutes with the following corrections: page 2, in the motion for the 430 Linfield Trappe Road, the third sentence should read, “. . . and the agreement to add a ramp at the rear entrance to the hotel as long as no additional ADA parking is required or no regular parking is eliminated.” Also, under Old Business, the last sentence should be added: “Ms. Braddick countered that the applicants give permission at application time and Ms. Roshon concurred.”

**Motion passed 4-0-1 with Mr. Richardson abstaining from the vote.**

**Subdivision and Land Development:**

Linfield Corporate Center Lot 59 & 60 #10-06: Thom Ludgate, Ludgate Engineering Corporation, and Eric Frey, Esquire, were in attendance to present the plan. This project proposes to consolidate three separate tax parcel numbers into one lot, construct a second story on an existing one-story building and expand an existing parking lot area to provide 240 spaces with various site improvements such as curbing and stormwater management practices. The applicant is proposing a medical/dental office use located with the O/LI District with access to and from the site by way of a driveway along Enterprise Drive in the Linfield Corporate Center. Attorney Frey stated that Conditional Use approval was given in June of 2010 and the Zoning approval was given in July of 2010. The review letters were discussed. The Pennoni review letter dated September 10, 2010 lists all of the waivers that were requested with the exception of the waiver from the Traffic, Planning, and Design review letter dated September 8, 2010. It was stated that all of the requested waivers will be on one list and shown on the plans. An extensive discussion ensued regarding pedestrian access in the area, along with dumpster location, and the landscaping plan.

**Motion was made** by Ms. Braddick, seconded by Mr. McCloskey, to recommend Preliminary/ Final Plan approval for Linfield Corporate Center Lot 59 & 60, #10-06, conditional upon all the professional review letters, the addition of the waiver from the

Traffic, Planning, and Design letter dated September 8, 2010 be added to the plan, the removal of one (1) parking spot on the south side where there are more than ten (10) in a row, and to give consideration to porous paving.

Motion passed 5-0.

**Old Business:** None.

**New Business:**

- **CU #10-04:** ZacJacJen, LLC ó 3353 W. Ridge Pike. Attorney McGrory stated that the Board of Supervisors decided to enter their appearance in opposition to this Conditional Use and he will be representing Limerick Township. A special council will be appointed to represent the Board of Supervisors. Ms. Braddick made the comment to the Board of Supervisors to please remember that even though they are one owner now it is not always going to be one owner and must be treated as if they were separate parcels. No action taken.

**Zoning Hearing Board Advisories:**

- **ZHB #10-08:** Application of Alan Whitenight, seeking a variance for a side yard setback. No comment.
- **ZHB #10-09:** Application of Gregg & Mindy Catagnus, seeking a variance for installation and operation of cremation equipment and an interpretation. No comment.

**Planning Commission Comments:** None.

**Public Comments:** None.

**Adjournment:** Under mutual consent, with no further business, the Planning Commission adjourned at 7:43 P.M.

Respectfully submitted,

Martena Roshon  
Director of Community Planning