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

**MAY 3, 2011
7:00 P.M.**

A meeting of the Limerick Township Board of Supervisors was held on Tuesday, May 3, 2011, in the Public Meeting Room of the Limerick Township Municipal Building with Thomas J. Neafcy, 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, Jr., Esq., Township Solicitor; Daniel K. Kerr, Township Manager; Beth F. DiPrete, Asst. Twp. Mgr./Finance Director/Treasurer; and William J. Albany, Chief of Police.

Call To Order: Mr. Neafcy called the meeting to order at 7:15 P.M. The Township's Planner, Peter Simone, led the Pledge of Allegiance.

On a personal note, Mr. Neafcy thanked the Armed Forces and our Navy Seals for the excellent job they did.

Opening Comments/Announcements

THIS MEETING IS BEING RECORDED.

The Board will enter into an Executive Session immediately following this evening's Meeting to discuss Legal issues.

The May 17, 2011 Board of Supervisors Meeting is **CANCELED** and **RESCHEDULED** to May 24, 2011.

Consideration of Minutes: Upon motion made by Mr. Sperring and seconded by Mr. St. Pedro, the April 5, 2011 Board of Supervisors Meeting Minutes and the April 15, 2011 Special Meeting Minutes were unanimously approved.

Public Comments on Agenda Items: None.

Bills List: Upon motion made by Mr. Sperring and seconded by Ms. Shuler, Bills List #8 for the period of 4/02/11 through 4/29/11 in the amount of \$354,026.37 was unanimously approved.

Monthly Reports: Upon motion made by Ms. DeWan and seconded by Ms. Shuler, the March, 2011 Reports of the Treasurer, Zoning/Code Enforcement Office, Public Works Department, Police Department, Parks & Recreation Department, and Sewer Department Superintendent, were unanimously accepted.

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Confirmed Appointments

Mark Klein, Limerick Dining Corp. – 411 Ridge Pike – Kim Kryder, Bursich Associates, was present on behalf of the owner of the property. He described the proposal to build a 6,000 s.f. storage building behind the Limerick Diner to be utilized for food supplies. In a prior meeting with Township Staff, Mr. Klein was advised of the Board's desire to improve the Ridge Pike streetscape, and said he is agreeable to working with the Township to assist in achieving the desired streetscape. A discussion ensued. No action was taken.

Mr. Kerr advised that Emergency Services has a continuing concern regarding the sale of fireworks in Limerick Diner's parking lot with the 4th of July holiday approaching, and he asked Mr. Kryder to relay this ongoing concern to Mr. Klein.

Development Projects:

Pottstown Honda (#10-08) – Adam Brower of Edward B. Walsh & Associates, and Stu Cohen of Gilmore & Associates were present on behalf of the Applicant. Mr. Brower noted the dealership is located at Route 422 and Lewis Road. The proposal is to amend the previously approved Plan to relocate the Northern access driveway out to Lewis Road, and add an additional 780 s.f. addition to the service building. He described the proposal in further detail, and a discussion ensued. The Applicant agrees to comply with all Professional review letters, and the Board recommended that the Applicant remain at the meeting to listen to the Township Planner's presentation with regard to landscaping. **Motion was made** by Mr. Sperring and seconded by Ms. Shuler, to authorize the Township Solicitor to prepare a Resolution for Board consideration granting Preliminary/Final Plan Approval for Pottstown Honda (#10-08). Motion passed unanimously.

New Business

Resolution – Authorizing the Condemnation of Linsenmaier Right-of-Way - **Motion was made** by Mr. Sperring and seconded by Ms. Shuler, to approve Resolution No. 2011-11 Authorizing the Condemnation of the Linsenmaier Right-of-Way. Motion passed unanimously.

Motion – Acceptance and Execution of the Deed in Lieu of Condemnation for the Required Right-of-Way for Linsenmaier Property - **Motion was made** by Mr. Sperring and seconded by Mr. St. Pedro, to Accept and Execute the Deed in Lieu of Condemnation for the Required Right-of-way for Linsenmaier Property. Motion passed unanimously.

Approval - Award of Sewer Dept. Peroxide Bid – **Motion was made** by Mr. St. Pedro and seconded by Ms. DeWan, to award the contract for Sewer Dept. Project #2011-S01 for Hydrogen

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Peroxide 50% Solution to Siemens Industry, Inc. for a term of three (3) years at the price of \$3.493 per gallon. Motion passed unanimously.

Approval – Traffic Signal Agreement – **Motion was made** by Ms. DeWan and seconded by Mr. St. Pedro, to approve the Traffic Signal Agreement. Motion passed unanimously.

Zoning Hearing Board Advisories

ZHB #11-05, Tim Hansberry & Michelle Bergman – 231 N. Limerick Road – **Motion was made** by Ms. DeWan and seconded by Mr. St. Pedro, to send the Township Solicitor in opposition to the Zoning Hearing for ZHB #11-05 Application of Tim Hansberry & Michelle Bergman. Motion passed unanimously.

Mr. Kerr presented two requests for use of the Township's Fire Police: 1) Borough of Phoenixville is requesting assistance for their annual Dogwood Festival and Parade on Saturday, May 21, 2011 per their correspondence dated April 15, 2011; and 2) Borough of Trappe is requesting assistance for their Memorial Day Parade per their correspondence dated April 26, 2011. **Motion was made** by Mr. Sperring and seconded by Mr. Neafcy to approve the requests of the Borough of Phoenixville and the Borough of Trappe for the assistance of Limerick Township's Fire Police for the events as stated in their correspondence. Motion passed unanimously.

Discussion Items:

Streetscape and Buffering Committee Project – Peter M. Simone - Several members of the Committee were in attendance. Peter Simone explained that the Committee's focus over the past several months has been on Ridge Pike, and he noted there are varying right-of-way conditions along the corridor. He said the Committee also desires to begin to study other areas of the Township, and they will review the particulars of that effort as well. This overview will help to show how the aesthetics can be enhanced as redevelopment happens and new development happens, while promoting more growth. Mr. Simone offered a PowerPoint presentation, and then noted that the purpose of this discussion is to ensure that the Board is in agreement to proceed with the first priority items before moving forward with the Committee. A discussion ensued among the Board. Mr. Kerr said the Administration needs to work with Mr. Simone, Mr. Platt, and the Township Zoning Officer in order to fine tune the desires of the Committee and the scope of the project, prior to moving forward with the costs of any Ordinance revisions that may be required. The Board was in agreement with Administration moving forward to work on pricing out the various options. No action was taken.

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Lewis Square Project – Jim Reading: Ryan Costello, attorney for the project, and Fred Goebert of RedGo Development Partners were present, along with the developer, Jim Reading, who briefly described the architectural design for the development project on Lewis Road. The subject property was the former Stanley Tool site, and consists of approximately 18 acres. He described the site facilities which encompass a Continuing Care Retirement Community with independent living, assisted living, skilled nursing and dementia. Two architectural firms are being used: RLPS Architects located in Lancaster, and R. J. Holloway from Chester County. The project will go through the approval process based on the new Overlay Ordinance No. 319, and it is anticipated that a Conditional Use Application will be filed within the next few days. Mr. McGrory recommended that the developer garner informal Board feedback prior to submitting the Conditional Use Application. Craig Wolten, a partner with RLPS Architects, spoke briefly about his firm and its qualifications to design senior housing for the project. He shared a PowerPoint presentation on the architectural character of the Lewis Square Project. A discussion ensued. No action was taken.

Providence Oaks Development (#09-11) – 393 N. Lewis Road:

An issue has arisen concerning the landscaping requirements for the new dental office at the corner of Lewis and King Roads. The developer is having difficulty placing nine trees. Mr. Hassan offered an alternate design for the planting of approximately 60 plants/trees, which would eliminate two trees and replace four with Japanese Maples. The Applicant agrees to donate any plants not installed in the landscaping to the Township's parks. Mr. McGrory said this change does not require approval by Resolution, only a notation in the property file. No action was taken.

Public Comments: None.

Supervisor Comments: None.

Mr. Kerr announced that the Board will be convening into Executive Session to discuss legal issues. No action will be taken.

Adjournment: There being no further business, **motion was made** by Mr. Sperring and seconded by Ms. DeWan, to adjourn the meeting at 8:55 P.M.

Respectfully submitted,


Daniel K. Kerr
Township Manager