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

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**AUGUST 16, 2011  
7:00 P.M.**

A meeting of the Limerick Township Board of Supervisors was held on Tuesday, August 16, 2011, in the Public Meeting Room of the Limerick Township Municipal Building with Kara Shuler, Vice-Chair, presiding.

**Members Present:** Supervisors D. Elaine DeWan, Thomas J. Neafcy, Jr. (arrived at 7:25 P.M.), Joseph St. Pedro, Kara Shuler, and Kenneth W. Sperring, Jr.

**Others Present:** Joseph J. McGrory, Jr., Esq., Township Solicitor; Khaled R. Hassan, P.E., Township Engineer; Joseph P. Platt, Traffic Engineer; Daniel K. Kerr, Township Manager; Beth F. DiPrete, Asst. Twp. Mgr./Finance Director/Treasurer; William J. Albany, Chief of Police; and Greta Martin Washington, Zoning/Code Enforcement Officer.

**Call To Order:** Ms. Shuler called the meeting to order at 7:05 P.M. Linda Annuncio led the Pledge of Allegiance.

**Opening Comments/Announcements**

**THIS MEETING IS BEING RECORDED.**

Ms. Shuler announced that the Board will meet in Executive Session immediately following the Meeting to discuss Legal Issues.

Montgomery County Household Hazardous Waste & Electronics Collection Program – Drop off location at Spring-Ford High School, Saturday, August 20<sup>th</sup> from 9 AM to 3 PM.

**Consideration of Minutes:** Upon motion made by Mr. St. Pedro and seconded by Mr. Sperring, the August 2, 2011 Board of Supervisors Meeting Minutes were approved 3-0-1, with Ms. Shuler abstaining.

**Public Comments on Agenda Items:** None.

**Bills List:** Upon motion made by Mr. St. Pedro and seconded by Ms. DeWan, Bills List #15 for the period of 7/30/11 through 8/12/11 in the amount of \$271,756.76 was unanimously approved.

**Monthly Reports:** Upon motion made by Ms. DeWan and seconded by Mr. Sperring, the July, 2011 reports of the Treasurer, Zoning/Code Enforcement Office, Public Works Department, Police Department, Parks & Recreation Department, and Sewer Department Superintendent, as well as the June Report for the Parks & Recreation Department, were unanimously accepted.

**Subdivision and Land Development**

**Confirmed Appointment:** Len Blair/Blair & Son, Paoli, PA

Attorney Bob Brant briefly described his client's proposal for 38 homes on 10+- acres of Roberta Lane (Zoned R-2), noting that the property is under agreement between Len Blair and the seller (an estate). Mr. Blair briefly presented an overview of his proposal for The Enclave at Limerick. The proposed units would have a Southern look to them emphasizing porches, with a view out the front of the house instead of just out the back of the house. The size of the proposed units will be in the 2,400 s.f. range, with prices at \$300,000+. He also reviewed a Zoning comparison that was prepared. His PowerPoint presentation included examples of homes that he has built in various communities.

Gene Krasley, 50 Presidential Drive, commented about not having basements in the proposed development, and that many residents in Presidential Estates use their garages for storage. Buffering was discussed briefly. Mr. Krasley said 50% of the residents along Presidential Drive have a water flow problem behind their homes. Mr. Blair said he met with those residents as well as with the Board, and he offered to help the parties take care of their water issues in their back yards by either re-grading or by putting in a storm pipe to help carry the water down to the retention area. He said the water in their back yards is basically generated from their side, not from his side, and he offered the remedies in exchange for getting an easement so he can get to the water line easier. A discussion ensued.

Mr. St. Pedro said that in his opinion, 38 homes are too many.

Ms. DeWan said she would like to see the conceptual drawings to see what it will actually look like. She also agrees with less density.

Mr. Sperring said he doesn't have a problem with the project, it is the location. The issues he has with the project are: 1) The Board doesn't want any more HOA's; 2) The amount of traffic on Roberta Lane. The roads are very narrow, and 38 more homes in that area with only one point of entrance/exit would be too demanding on those secondary roads. A discussion ensued. No action was taken.

### **Development Projects:**

Buckman's Enterprises (#11-04): **Motion was made** by Mr. Sperring and seconded by Ms. Shuler, to approve Resolution SLD #11-04 (P/F) Granting Preliminary/Final Plan Approval for Buckman's Enterprises, including waivers. Motion passed unanimously.

### **NEW BUSINESS**

Resolution – Budget Amendment: Mr. Kerr noted that the Township is holding the line on the deficit and holding down expenses. Real Estate Transfer Taxes are a concern, but we are somewhat positive on Earned Income Taxes. **Motion was made** by Mr. Sperring and seconded

by Ms. DeWan, to approve Resolution No. 2011-20 Amending the 2011 Budget. Motion passed unanimously.

Resolution – Dedicate Lewis Road ROW to PennDOT: Mr. Kerr advised that the final request for the HOP is almost ready to be sent to PennDOT, and the Township must now turn over all acquired right-of-way to them because it is a State roadway. **Motion was made** by Ms. DeWan and seconded by Mr. St. Pedro, to approve Resolution No. 2011- 21 for the Submission of Deeds of Dedication for Lewis Road to the Commonwealth of Pennsylvania Department of Transportation. Motion passed unanimously.

Release of Escrow – Giant Fueling Station (#09-04): **Motion was made** by Mr. Sperring and seconded by Ms. DeWan, to approve the release of Escrow funds in the amount of \$68,000.00 for the Giant Fueling Station (#09-04). Motion passed unanimously.

### **ZONING HEARING BOARD ADVISORIES**

ZHB #11-07, Gray Greiner – 259 Royersford Road: The Board decided to remain neutral and let the Zoning Hearing Board handle the Application.

### **PUBLIC HEARING**

Lewis Road Overlay District Ordinance Amendment: Mr. McGrory suspended the Public Meeting and opened the Public Hearing for consideration of an Ordinance to Amend the Limerick Township Zoning Ordinance. He presented five (5) exhibits for incorporation into the record and proceeded with the Public Hearing. At the conclusion of the Hearing, Mr. McGrory opened the floor for Public comment. There being none, he closed the Public Hearing and moved back into the Public Meeting. With the Ordinance having been properly advertised and the Hearing properly conducted, the Ordinance is in position for Board consideration. **Motion was made** by Mr. Sperring and seconded by Ms. DeWan, to approve Ordinance No. 325 Amending the Limerick Township Zoning Ordinance. Motion passed unanimously.

Continuation: CU# 11-02 - RedGo Development, L.P.: Mr. McGrory suspended the Public Meeting and opened the Public Hearing for consideration of the Conditional Use Application of RedGo Development, L.P. (CU #11-02). He presented thirteen (13) exhibits for incorporation into the record, and then turned the hearing over to Ryan Costello, who has entered his appearance on behalf of the Applicant. At the conclusion of the Public Hearing, Mr. McGrory opened the floor for Public comment. Thereafter, he closed the Public Hearing and moved back into the Public Meeting. He noted that the Board has 45 days to make a decision. No action was taken.

**Public Comments:** None.

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**Supervisor Comments**

Ms. DeWan announced the upcoming Blood Drive which will be held in the Township Building on Monday, September 19, 2011 from 1:00 PM to 7:00 PM and asked anyone interested in donating blood to contact Donna Serpiello at 610-495-6432 X 110.

The Board will convene into Executive Session immediately following this evening's meeting to discuss Legal Issues. No action will be taken.

**Adjournment:** There being no further business, **motion was made** by Mr. St. Pedro and seconded by Mr. Sperring to adjourn the meeting at 9:02 P.M.

Respectfully submitted,

Daniel K. Kerr  
Township Manager