

**BOARD OF SUPERVISORS**

**PUBLIC MEETING**

**3 FEBRUARY 2026, 7:00 P.M. – LIMERICK TOWNSHIP MUNICIPAL BUILDING**

**AGENDA**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**OPENING COMMENTS / ANNOUNCEMENTS**

- This meeting is being recorded and live-streamed through the Limerick Township Facebook page: <https://www.facebook.com/LimerickTownshipPA/>
- **Executive Session:**
- **Receive important Township updates & alerts on your smart device:**
  - Click “Notify Me” on the Township website for further instructions
  - Like us on Facebook
- **Office Closure:** In observance of Presidents’ Day, the Twp. Offices & Public Works Dept. will be closed Monday, February 16<sup>th</sup>
- **For more information or to register for upcoming Parks & Rec. events, call Parks & Rec. 610-495-6432 x 1605, or go to: <https://www.limerickpa.org/155/Parks-Recreation>**
  - **Camp information, Counselor & CIT Applications:** Info. available on website and social media
  - **Chair Yoga:** Fridays from Feb. 6<sup>th</sup> - Feb. 27, 11 AM at the Twp. bldg.; cash donation.
  - **Heart Health for Women:** Tuesday, Feb. 17<sup>th</sup> from 6 PM - 7 PM; Tickets \$20 each
  - **Musikgarten Music Class:** Thursday, Feb. 19<sup>th</sup> at 10 AM at the Twp. bldg.; \$10/child
  - **Play Dough Making:** Thursday, March 5<sup>th</sup>; 10 AM; ages 2-5, \$10 each at the Twp. bldg.
  - **Tennis & Pickleball Clinics:** Sundays from March 15<sup>th</sup> - April 19<sup>th</sup> (excluding Easter); ages 7-14, and 18+, at the Limerick Community Park.
  - **Floral Workshop:** Thursday, March 19<sup>th</sup>, 5:30 PM; at Achin’ Back Garden Center, \$45/pp
  - **Coffee Talk:** Philly Home Massage - Legacy Projects; Wednesday, March 25<sup>th</sup> from 9 AM - 10 AM at Arcadia at Limerick Pointe
  - **Easter trunk hop:** Saturday, March 28<sup>th</sup> from Noon - 3 PM; Vendors/\$10 per car
  - **Tai Chi:** Tuesdays from March 31<sup>st</sup> - May 19th, 9 AM - 10 AM at the Twp. bldg.; call Parks & Rec to register; 610-495-6432, ext. 1605
  - **Senior Expo:** Thursday, April 2<sup>nd</sup> from 10 AM - Noon; call Parks & Rec to register

**CONSIDERATION OF MINUTES: 1/20/26**

**PUBLIC COMMENTS ON AGENDA ITEMS**

**SUPERVISOR COMMENTS**

**BILLS LIST:** #3, 1/17/26 through 1/30/26, \$366,948.31

**PUBLIC HEARING**

CU #25-05: W.B. Homes Land Acquisitions, LP – 250 W. Ridge Pike

**NEW BUSINESS**

Authorization to Advertise – Ordinance Amendment to Add Two Members to Planning Commission  
Approval – Authorize agreement with TPD for Ridge Pike Traffic Signal Interconnection Project  
Approval – Service Agreement for Payroll Service Provider  
Discussion – Request for Proposal – Comprehensive Plan Update  
Discussion – Emergency Access  
Resolution – MontCo. 2040 Implementation Grant Submission (Royersford Road Sidewalk)  
Update – PA Game Commission’s Approval – Land Swap of Linfield Game Lands #234

**TRICENTENNIAL UPDATE**

**MANAGER’S REPORT**

**PUBLIC COMMENTS**

**SUPERVISOR COMMENTS**

**ADJOURNMENT**

NEXT AVAILABLE NUMBER & MTG DATE:    ORD. 437    RES. 07    2/17/26
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# **ANNOUNCEMENTS**



LIMERICK TOWNSHIP  
**Parks**  
& RECREATION

# Chair *Yoga*

**FRIDAYS@11am**

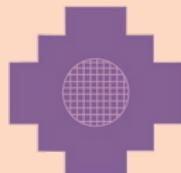
## WINTER SEASON

JAN 9	FEB 13
JAN 23	FEB 20
JAN 30	FEB 27
FEB 6	



**Classes are by  
donation (cash).**

Limerick Township  
646 W Ridge Pike Limerick, PA



**YOGI  
CHOLI**

# Heart Health For Women

Protecting Your Heart Through Menopause

**Tuesday February 17**

**6:00 - 7:00 pm**

Limerick Township Building

**Tickets: \$20**



**Join Menopause Health Coach and StrongHER Together leader**

**Ashley Basilio for an empowering Heart Month talk!**

Learn how menopause affects your heart and discover simple strategies for nutrition, movement, and stress management. Leave inspired with tips to protect your heart and thrive in midlife.

**BROUGHT TO YOU BY:**



**Tell a friend! ❤**

[limerickpa.recdesk.com](http://limerickpa.recdesk.com)



# MUSIC CLASS

(1-6 YEARS OLD)

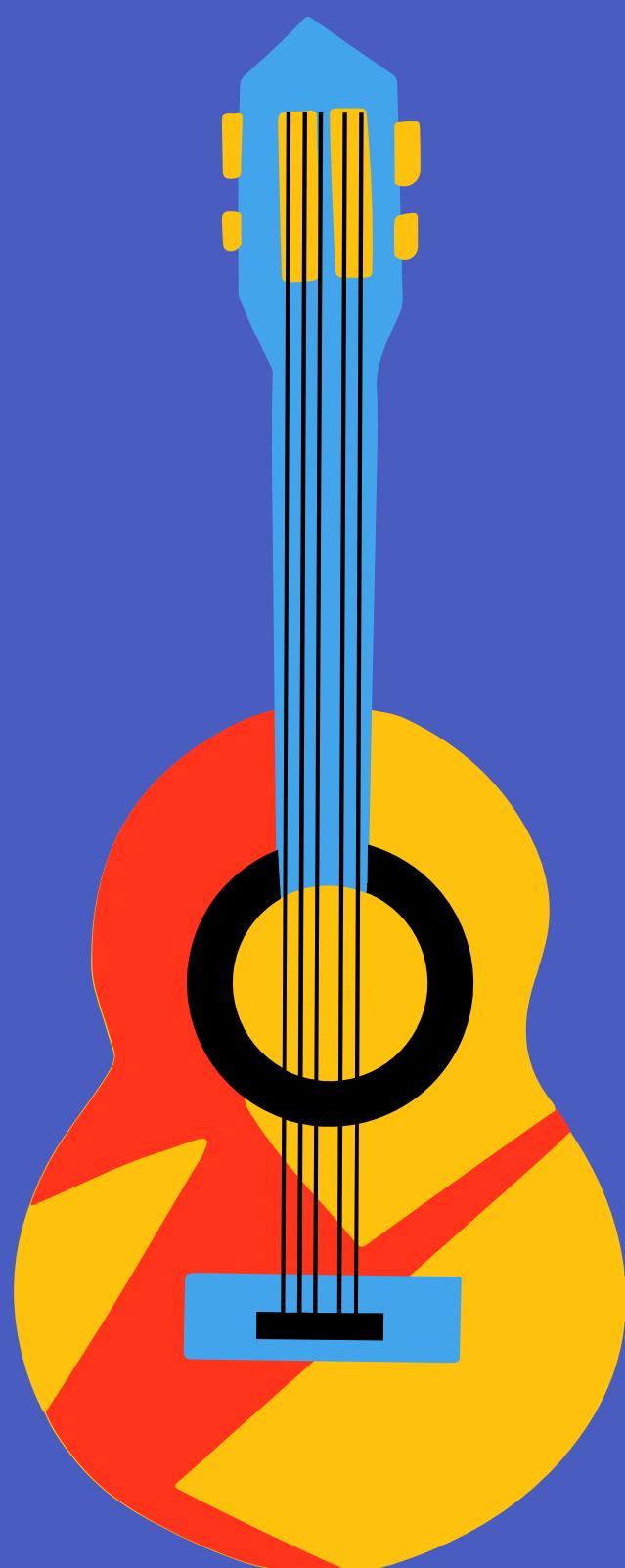
FOR KIDS

FEBRUARY 19TH

10:00AM

LIMERICK  
TOWNSHIP  
BUILDING

FEE:  
**\$10.00**



**PRE-REGISTRATION REQUIRED**

# PLAY DOUGH MAKING



**Date: March 5th**  
**Time: 10:00AM**  
**Ages: 2-5 years old**  
**Location: Limerick  
Township Building**

**\$10.00**



# LIMERICK TENNIS CLINICS



## Saturday Clinics

**Spring 1: March 14th-April 11th**

10:00-11:00a Youth Beginner/Advanced Beginner  
11:00-12:00p Adult All Levels

12:00-1:00p Youth Intermediate/Advanced Intermediate

**Spring 2: April 25th-May 23rd**

9:00-10:00a Youth Beginner/Advanced Beginner  
10:00-11:00p Adult All Levels

11:00-12:00p Youth Intermediate/Advanced Intermediate

## Thursday Clinics

**Spring 1: April 9th-May 7th**

4:30-5:30p Youth Beginner/Advanced Beginner  
5:30-6:30p Youth Intermediate/Advanced Intermediate  
6:30-7:30p Adult All Levels

**Spring 2: May 21st-June 18th**

5:00-6:00p Youth Beginner/Advanced Beginner  
6:00-7:00p Youth Intermediate/Advanced Intermediate  
7:00-8:00p Adult All Levels

**Register at [www.limericktennis.com](http://www.limericktennis.com)**

**Voted One Of The Best Places To Learn Tennis In Philadelphia & Most Approachable By Philadelphia Magazine**

Limited slots available

Adults 18+

Junior 6-14



**CONTACT US:**

484-263-0960

[info@universalrackets.com](mailto:info@universalrackets.com)

# LIMERICK PICKLEBALL CLINICS



## Sunday Weekend Clinics

### Spring 1: March 15th-April 19th

(skip 4/5)

- 9:00-10:00a Junior Level 1
- 10:00-11:30a Adult Advanced Beginner
- 11:30-1:00p Adult Beginner
- 1:00-2:30p Adult Intermediate & Up
- 2:30-3:30p Junior Level 2

### Spring 2: May 5th-May 31st

- 9:00-10:30a Adult Advanced Beginner
- 10:30-12:00p Adult Beginner
- 12:00-1:30p Adult Intermediate & Up
- 1:30-2:30p Junior Level 1
- 2:30-3:30p Level 2

## Monday Evening Clinics

### Spring 1: March 30th-April 27th

- 4:30-6:00p Adult Beginner/Intermediate
- 6:00-7:30p Intermediate Plus

### Spring 2: May 11th-June 15th

(skip 5/25)

- 5:00-6:30p Adult Beginner/Intermediate
- 6:30-8:00p Intermediate Plus

## Thursday Daytime Clinics

### Spring 1: April 9th-May 7th

- 10:00-11:30a Senior 55+
- 11:30-1:00p Beginner
- 1:00-2:30p Advanced Beginner/Intermediate

### Spring 2: May 21st-June 18th

- 8:00-9:30a Senior 55+
- 9:30-11:00a Beginner
- 11:00-22:30p Advanced Beginner/Intermediate

Register at

[www.playpickleballinlimerick.com](http://www.playpickleballinlimerick.com)

Limited slots available

Adults 18+

Junior 6-14



CONTACT US:

484-263-0960

[info@universalrackets.com](mailto:info@universalrackets.com)

# LIMERICK JUNIOR PICKLEBALL ACADEMY



## Universal Rackets

5.0 ★★★★★ 121 Google reviews :



Limited slots available  
Ages 7-14 For Junior Programs

Junior Pickleball: Limerick Community Park  
90 Swamp Pike Limerick, PA 19468

## Sunday Weekend Clinics

Spring 1: March 15th-April 19th

(skip 4/5)

9:00-10:00a Junior Level 1  
2:30-3:30p Junior Level 2

Spring 2: May 3rd-May 31st

1:30-2:30p Junior Level 1  
2:30-3:30p Junior Level 2

## Friday After School Clinics

Spring 1: April 10th-May 8th

4:30-5:30p Junior Level 1  
5:30-6:30p Junior Level 2

Spring 2: May 22nd-June 19th

4:30-5:30p Junior Level 1  
5:30-6:30p Junior Level 2  
6:30-8:00p Junior Level 3

**Junior Level 1:** Focus on learning the basics of the sport, including rules, scoring, serving, proper strokes & techniques

**Junior Level 2:** Participants should be able to rally at least 8 balls back and forth, land 6 out of 10 serves, and hit both down-the-line and cross-court shots. Match play is introduced at this level.

**Junior Level 3:** This level is intended for tournament-level junior players with a DUPR rating of approximately 3.0 or higher. Emphasis is placed on advanced techniques, competitive drills, and match experience.

Register at  
[www.playpickleballinlimerick.com](http://www.playpickleballinlimerick.com)



CONTACT US:

484-263-0960

[info@universalrackets.com](mailto:info@universalrackets.com)



JOIN LIMERICK TOWNSHIP & ACHIN BACK OF LIMERICK  
FOR A HANDS - ON FLORAL MAKING CLASS.

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**REGISTRATION  
FEE: \$45.00**

**FLORAL WORKSHOP**  
MARCH 19TH, 2026 | 5:30 PM  
**ACHIN' BACK**  
**10 PENN ROAD**

**PRE-REGISTRATION REQUIRED**



# Coffee Talk

9:00AM-10:00AM

Arcadia at Limerick Pointe

March 25th - Philly Home Massage  
(End of Life Doula)- Legacy Projects

April 22nd - Phoenix Physical Therapy  
Low Back Pain

May 27th - Blue Ink Notary  
Ensuring Your Estate Plan is up to Date

June 24th - Limerick is 300!  
Limerick Historical Society & Tricentennial Committee

July 22nd - Catagnus Funeral Home  
Planning for the future

August 26th - Phoenix Physical Therapy  
Falls and how to reduce them

September 23rd - Stop the Clot

October 28th - The Daywalt Group  
Medicare Basics with Dina



\*MUST BE PRE-REGISTERED IN ORDER TO RECEIVE BREAKFAST



# EASTER TRUNK HOP

MARCH 28TH



ARE YOU A LOCAL BUSINESS OR  
ORGANIZATION LOOKING TO BE A VENDOR?

**MARCH 28, 2026 - 12PM - 3PM**

Limerick Community Park  
\$10.00 per car



## TAI CHI FOR ARTHRITIS AND FALLS PREVENTION

**LIMERICK TOWNSHIP BUILDING  
EVERY TUESDAY  
MARCH 31-MAY 19, 2026  
9:00 AM**

### What is Tai Chi for Arthritis and Falls Prevention?

Tai chi for Arthritis and Falls Prevention utilizes the Sun Style for relaxation, balance and ease of movement. Each class is led by a certified instructor and lasts 45 minutes to 1 hour. The movements can be done standing or sitting.

Increase your strength, balance and flexibility while improving your mind, body and spirit!



**TAI CHI FOR ARTHRITIS  
AND FALLS PREVENTION**

**TUESDAYS  
March 31-  
May 19, 2026**

**9:00 am-10:00 am**

**REGISTER  
at 610-495-6432  
Limerick Twp. BLdg.**

**MOVEMENTS CAN BE  
DONE SEATED OR  
STANDING**

**Limerick Twp. Bldg.**

**646 W. Ridge Pike  
Limerick, PA 19468**



**Joe Ciresi**  
State Representative  
146<sup>th</sup> District

# SENIOR EXPO 2026



**APRIL 2<sup>ND</sup> 2026 10:00AM-12:00PM**

400 S. Lewis Rd. Royersford, PA 19468

## Highlights of the Event:

- ✓ Business Expo
- ✓ Basket Raffle
- ✓ Light Refreshments

**Register  
Today!**



Phone Number:  
**610-495-6432**

**Free swag bag to  
first 200 people!**

# **MINUTES**

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

**JANUARY 20, 2026  
7:00 P.M.**

A meeting of the Limerick Township Board of Supervisors was held on Monday, January 20, 2026 in the Public Meeting Room of the Limerick Township Municipal Building, located at 646 W. Ridge Pike, with Connie Lawson, Chairman, presiding. This meeting was advertised in The Mercury on December 30, 2025.

**Members Present:** Supervisors Kara Shuler, Linda Irwin, Patrick M. Morroney, Connie Lawson, and Dr. Cheryl Walraven

**Members Absent:** None.

**Others Present:** Rebecca Geiser, Esq., Township Solicitor; Khaled R. Hassan, P.E.; Daniel K. Kerr, Township Manager; Greta Martin Washington, Director of Community Planning; Robert J. Matalavage, Chief of Police; Patrick Roche, Lieutenant; Timothy Haas, Director of Administration; Glenn Dickerson, Chief Financial Officer

**Call to Order:** Ms. Lawson called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.

Ms. Lawson announced that the meeting is being recorded and live-streamed. He continued by stating the Board met prior to the meeting for matters regarding real estate and personnel, and read the following announcements:

- **Receive important Township updates & alerts on your smart device:**
  - Click "Notify Me" on the Township website for further instructions
  - Like us on Facebook and Instagram
- **Zoning Hearing Board Reorganizational Meeting:** Wednesday, January 28<sup>th</sup> at 6:30 PM
- **Christmas Tree Drop-Off:** Limerick Community Park until January 31<sup>st</sup>
- **Check the Twp. website and P&R FB Page for info. on upcoming Parks & Rec. events:**
  - **Camp information, Counselor & CIT Applications:** Info. available on website and social media
  - **Red Cross Babysitters Clinic:** Sunday, Feb. 1<sup>st</sup> from 10 AM - 4 PM; ages 11-15, \$80 each
  - **Chair Yoga:** Fridays from Feb. 6<sup>th</sup> - Feb. 27, 11 AM at the Twp. bldg.; cash donation.
  - **Heart Health for Women:** Tuesday, Feb. 17<sup>th</sup> from 6 PM - 7 PM; Tickets \$20 each
  - **Musikgarten Music Class:** Thursday, Feb. 19<sup>th</sup> at 10 AM at the Twp. bldg.; \$10/child
  - **Play Dough Making:** Thursday, March 5<sup>th</sup>; 10 AM; ages 2-5, \$10 each at the Twp. bldg.
  - **Tennis & Pickleball Clinics:** Sundays from March 15<sup>th</sup> - April 19<sup>th</sup> (excluding Easter); ages 7-14, and 18+, at the LCP. Register at [www.limericktennis.com](http://www.limericktennis.com) and [www.playpickleballinlimerick.com](http://www.playpickleballinlimerick.com)
  - **Floral Workshop:** Thursday, March 19<sup>th</sup>, 5:30 PM; at Achin' Back Garden Center, \$45/pp
  - **Coffee Talk:** Philly Home Massage - Legacy Projects; Wednesday, March 25<sup>th</sup> from 9 AM - 10 AM at Arcadia at Limerick Pointe
  - **Easter trunk hop:** Saturday, March 28<sup>th</sup> from Noon - 3 PM; Vendors/\$10 per car
  - **Tai Chi:** Tuesdays from March 31<sup>st</sup> - May 19th, 9 AM - 10 AM at the Twp. bldg.; call Parks & Rec register; 610-495-6432, ext. 1605
  - **Senior Expo:** Thursday, April 2<sup>nd</sup> from 10 AM - Noon; call Parks & Rec to register

Board of Supervisors  
January 20, 2026  
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**CONSIDERATION OF MINUTES:** 1/5/26

**Motion was made** by Mr. Morroney, and seconded by Ms. Irwin to approve the Minutes of the January 5, 2026 Board of Supervisors Meeting. Motion passed unanimously.

**PUBLIC COMMENTS ON AGENDA ITEMS:** None.

**BILLS LIST:** #2, 1/3/26 through 1/16/26, \$1,146,739.99

**Motion was made** by Mr. Morroney, and seconded by Dr. Walraven to approve Bills List #2 in the amount of \$1,146,739.99. Motion passed unanimously.

**MONTHLY REPORTS: DECEMBER**

Treasurer's Office  
Emergency Services Department  
Code Services Department  
Public Works Department  
Police Department  
Parks & Recreation Department

**Motion was made** by Mr. Morroney, and seconded by Ms. Irwin to accept the monthly reports for December, 2025. Motion passed unanimously.

**PUBLIC HEARING**

CU #25-06: Piazza Realty Company, Inc. – 3373 Ridge Pike, 3387 Ridge Pike, W. Ridge Pike (TPN 37-00-03745-46-3), & Montella Circle (TPN 37-00-03745-45-4)

Ms. Geiser suspended the public meeting to proceed into a public hearing and entered 9 exhibits into the hearing. A Court Reporter was present, and the Notes of Testimony will be available at the Township Building for review. Comments were heard from the Board and the public. Ms. Geiser stated she would prepare an Opinion and Order for the Board's review within the 45 days allowed by law, and then proceeded back into the public meeting.

**SUBDIVISION AND LAND DEVELOPMENT**

**Confirmed Appointments:**

Alyson Zarro (Mixed Use Development – SLD #23-10 Emerald Crossing) – 142 W. Ridge Pike

Attorney Alyson Zarro and Engineer, Nick Feola, summarized their updated land development plan which has now been revised to show the alignment of their development entrance with Royersford Road. Ms. Lawson asked about waivers which have already been granted. Discussion ensued regarding driveways, snow removal, and possible number of children occupants. Vince Mazzamuto had concerns regarding the entrance along his property.

## **NEW BUSINESS**

### Discussion – Public Meeting Rules

Dan summarized the current meeting rules. Ms. Lawson and Dr. Walraven stated they would like to allow non-residents who are impacted by a project the right to speak. Ms. Geiser stated the Chair has discretion to waive the rules per meeting as she sees fit. The current rules will remain in effect.

### Discussion – PA Game Commission – Land Swap of Linfield Game Lands #234

On Saturday, January 24th, the PA Game Commission will be holding a meeting to vote on a land swap proposal with the owners of the Publicker site in Linfield. Ms. Lawson opened up the public comment to allow anyone who is a resident of Pennsylvania the opportunity to speak.

Mr. Kerr summarized the proposal. He stated as of 5 PM, there were 109 residents and 21 non-residents against the proposal. He stated there was 1 non-resident in favor of the proposal. He also stated the Township has not received any application for a data center on the Publicker site and requested any comments from the public be limited to the land swap only. Ms. Lawson reminded the public they would be allowed to speak regarding any concerns at the end of the meeting during Public Comment.

52 people spoke in opposition to the proposal. One person spoke in favor of the proposal.

Ms. Irwin left the meeting at 9 PM.

**Motion was made** by Mr. Morroney, and seconded by Dr. Walraven, to submit a formal letter in opposition of the land swap to the Game Commission ahead of the meeting on the 24<sup>th</sup>. Motion passed 3-1; Ms. Shuler was neutral.

Mr. Morroney requested the letter be posted on the website and Facebook page. Ms. Lawson stated State Senator Tracy Pennychuick and Representative Joe Ciresi have also sent a letter to the Game Commission to postpone any vote at the scheduled meeting.

### Discussion – Capital Project Review

Mr. Kerr and Mr. Dickerson summarized projects discussed during the 2026 budget, both approved and not approved, and their costs. Discussion ensued.

**Motion was made** by Mr. Morroney, seconded by Dr. Walraven, for the purchase of (3) new police vehicles to be added to the 2026 budget. Motion passed 3-1; Kara opposed.

Rick Fidler - Inquired about the Ridge Pike Sewer Project.

Preston Luitweiler - Inquired about the budget numbers.

Abbey Dierdorf - Inquired about the deficit in the budget.

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Approval – Request for Bid – Electronic Sign (Limerick Community Park)

Mr. Haas and Mr. Kerr summarized the proposal to replace the existing static sign at the Limerick Community Park with an electronic sign. The projected cost of the project is \$60,000. The Spring-Ford Rotary has offered to donate \$20K and are hoping to add another \$20K through a grant. This project was approved in the 2026 budget.

**Motion was made** by Mr. Morroney, and seconded by Ms. Lawson, to request a formal bid for an electronic sign to replace the existing static sign at the Limerick Community Park. Motion passed 3-1; Dr. Walraven opposed.

Resolution - 2026 Fee Schedule

**Motion was made** by Mr. Morroney, and seconded by Dr. Walraven, to approve Resolution 2026-06, setting the 2026 Fee Schedule for Limerick Township. Motion passed unanimously.

Appointment – Conflict Solicitor

Ms. Geiser and Mr. Kerr summarized why a conflict solicitor is needed.

**Motion was made** by Mr. Morroney, and seconded by Dr. Walraven, to appoint Wendy McKenna as Conflict Solicitor per the engagement letter dated December 18, 2025. Motion passed unanimously.

**TRICENTENNIAL UPDATE**

Mr. Kerr provided an update regarding the Tricentennial.

**MANAGER'S REPORT**

Mr. Kerr stated the Spring-Ford School District has asked all local municipalities to send in their topics of interest which will be included on the agenda at their next meeting on February 4<sup>th</sup>.

**PUBLIC COMMENTS**

Abby Dierdorf - Expressed concerns regarding pending projects, political issues, data centers, taxes, and transparency.

Jen Wolfe - Inquired about Ms. McKenna and hopes she'll represent the community well. Ms. Geiser summarized the role of a conflict solicitor. She also asked about the data centers.

Mr. Kerr summarized how data centers were introduced to the Township and the steps taken to protect the community.

Abby Dierdorf - Inquired about the notice given to a property owner within of 400 FT from a proposed data center. Ms. Geiser clarified the law of granting party status.

Senator Katie Muth - Inquired about party status. Ms. Geiser clarified the laws regulating party status.

Paul Wolf - Expressed that the residents feel powerless and are looking for their local government to guide them. Mr. Kerr summarized the obligation of zoning usage in townships.

Allie Sasek - Inquired the electronic sign, hype regarding AI, the Linfield master plan, and thanked everyone for coming out, and said no to data centers.

Steve (East Vincent Twp.) asked if one data center was built, could the Township say no to another? Mr. Kerr stated any such proposal will need to meet adopted zoning requirements in order to be approved.

Sukie - expressed her opposition to the data center and the multiple reasons why.

Tim Norwood - inquired if the data center ordinance is available to view online. Mr. Kerr stated it is.

Donna Holiday - inquired if the proposed data center near the outlets was approved. Mr. Kerr stated it was not.

Dr. Walraven questioned if the plan for the proposed data center near the outlets was online. Mr. Kerr stated it is and can be found under Conditional Use Hearings.

#### **SUPERVISOR COMMENTS**

Mr. Morroney stressed that the new Board is focused on listening to the people, Planning Commission meetings are now being recorded live, concerns are being heard, zoning regulations have to be followed, and please give them a chance.

(Someone) questioned what the height of the data center is. Ms. Geiser directed them to speak with Staff.

Mr. Morroney stated he also is concerned about parking alongside S. Limerick Road in front of the Ironwood Development. This could become an issue with visibility at night and would like it to be posted as no parking.

Dr. Walraven requested Staff to include links where possible on the agenda.

Ms. Lawson thanked everyone for coming out. She would also like to look at parking concerns. She explained that Ms. Irwin had to leave the meeting at 9 PM to take care of her mother.

Board of Supervisors  
January 20, 2026  
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**Motion was made** by Mr. Morroney, and seconded by Ms. Lawson to adjourn the meeting at 11:25 P.M.

Respectfully submitted,

Daniel K. Kerr  
Township Manager

# **PUBLIC COMMENTS ON AGENDA ITEMS**

# **SUPERVISOR COMMENTS**

# **BILLS LIST**

# Memo



646 W. Ridge Pike, Limerick, PA 19468

(610) 495-6432

[www.LimerickPA.org](http://www.LimerickPA.org)

Date: January 29, 2026  
To: Board of Supervisors  
cc: Daniel K. Kerr, Manager  
From: Glenn Dickerson, Chief Finance Officer  
RE: Bills List 3 – February 3, 2026

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Attached is the Bills List totaling **\$366,948.31**.

**01-407-750 – Non-depreciable Equipment**

\$24,482.82: Ridge Support Technologies – HPE ProLiant DL 380 Gen 11 2U Rack Server

**01-410-750 – Non-depreciable Equipment**

\$4,699.00: MC: Faraday Defense – forensic power locker/mini lab

**36-454-522 – Repairs to Public Parks**

\$14,636.92: Harmony Hill Nursey LLC – various trees – PECO Green Region award

**37-454-534 – LCP – Master Plan – Phase 1**

\$58,285.00: H&K Group, Inc. – Job #04884-417: LTP Cold Milling Wearing Course

## Limerick Township Bill's List #3

2/3/2026

		<u>Total Fund Expense</u>
<b>General Fund</b> operating expenses		
1-16-26 to 1-29-26	Fund 01	245,228.84
 <b>Fire Protection Fund</b>		
	Fund 03	1,000.00
 <b>Road Improvement Fund</b>		
	Fund 04	-
 <b>Emergency Services Fund</b>		
	Fund 05	383.22
 <b>Fire Hydrant Fund</b>		
	Fund 14	-
 <b>Capital Equipment Fund</b>		
	Fund 30	1,537.00
 <b>Capital Reserve Fund</b>		
	Fund 32	-
 <b>Liquid Fuels Fund</b>		
	Fund 35	-
 <b>Park and Recreation Fund</b>		
	Fund 36	35,964.56
 <b>Park Capital Fund</b>		
	Fund 37	59,204.19
 <b>Developers Escrow</b>		
	Fund 95	23,630.50
 <b>Grand Total</b>		<u>366,948.31</u>

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
<b>GENERAL FUND</b>					
<b>01-362-411 Building Permits-\$4.50 Fee</b>					
MasterCard	MC GD 122925	UNIFORM CONSTRUCTION Code - 4th Qtr 2025 permits (D	12/29/2025	436.50	436.50
				436.50	436.50
				436.50	436.50
<b>Total 01-362-411 Building Permits-\$4.50 Fee:</b>					
<b>01-400-156 Health Insurance</b>					
DVHT	30950	Insurance - BOS	02/01/2026	1,071.13	.00
				1,071.13	.00
<b>Total 01-400-156 Health Insurance:</b>					
<b>01-400-460 Seminars/Meetings/Conferences</b>					
Costco	COSTCO 0119	Magerks Pub & Grill - Rotary Christmas Part - reimbursed	01/19/2026	230.89	230.89
MasterCard	MC DK 122925	PSATS - conference registration: C. Lawson/C. Walraven	12/29/2025	398.00	398.00
MasterCard	MC GD 122925	LUCIANOS PIZZERIA - food for staff meeting	12/29/2025	221.22	221.22
MasterCard	MC GD 122925	RESTAURANT DEPOT - items for Staff Christmas Luncheon	12/29/2025	300.50	300.50
MasterCard	MC GD 122925	WAWA - food for BOS	12/29/2025	62.93	62.93
MasterCard	MC GD 122925	CORPOLESE ITALIAN BA - food for BOS	12/29/2025	6.15	6.15
MasterCard	MC GD 122925	TURTLECREEKGOLF - Waltz Golf Farm gift card: Ken Sperr	12/29/2025	50.00	50.00
MasterCard	MC GD 122925	GIANT - food for BOS	12/29/2025	17.99	17.99
Luciano's Pizzeria	251202-02-111	food for Employee Holiday Luncheon	12/18/2025	2,090.50	2,090.50
				3,378.18	3,378.18
<b>Total 01-400-460 Seminars/Meetings/Conferences:</b>					
<b>01-400-470 Tri-Centennial Committee</b>					
MasterCard	MC GD 122925	CVS/PHARMACY #02690 LIMERICK PA TRICENT	12/29/2025	10.49	10.49
MasterCard	MC GD 122925	PHILLY PRETZEL FACTORY - TRICENTENNIAL MTG	12/29/2025	15.00	15.00
LMS Solutions, Inc.	CSR0606RRY	door clings	11/25/2025	225.00	.00
				250.49	25.49
<b>Total 01-400-470 Tri-Centennial Committee:</b>					
<b>Total Board of Supervisors:</b>					
<b>Administration</b>					
<b>01-401-154 Life/Disability Insurance</b>					
The Lincoln Nat. Life Ins. Co.	4932370777	Admin	01/20/2026	279.29	279.29
				279.29	279.29
<b>Total 01-401-154 Life/Disability Insurance:</b>					
<b>01-401-156 Health Insurance</b>					
DVHT	30950	Insurance - Admin	02/01/2026	8,129.18	.00
DVHT	HRA 1125/3095	Health Reimb Acct - Admin	02/01/2026	152.65	.00
				8,281.83	.00
<b>Total 01-401-156 Health Insurance:</b>					
<b>01-401-210 Office Supplies</b>					
Amazon Capital Services	1HT4-4PGH-7	2026 Planner	01/26/2026	13.25	.00
Amazon Capital Services	1HT4-4PGH-7	Gel Pens	01/26/2026	14.82	.00
Amazon Capital Services	1HT4-4PGH-7	LED Desk Lamp	01/26/2026	49.98	.00
Amazon Capital Services	1HT4-4PGH-7	Name Plates	01/26/2026	42.30	.00
Amazon Capital Services	1J7Q-Y4YC-G	Heavy-Duty Shelving Units	01/19/2026	525.98	.00
MasterCard	MC GD 122925	TARGET - tea kettles	12/29/2025	33.37	33.37
MasterCard	MC GD 122925	STAPLES - 1099 forms/folders	12/29/2025	137.94	137.94

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
MBR2 Graphic Services LLC	7717	(1000) envelopes with Limerick logo	01/14/2026	365.00	.00
Total 01-401-210 Office Supplies:				1,182.64	171.31
<b>01-401-340 Advertising/Printing/Binding</b>					
The Mercury	2784757	Advertising - meeting notice: 2026 meeting dates	01/07/2026	268.20	.00
Total 01-401-340 Advertising/Printing/Binding:				268.20	.00
<b>01-401-420 Dues/Subscriptions/Memberships</b>					
MasterCard	MC GD 122925	21CM PA2 NEWSPAPERS CI WEST CHESTER PA	12/29/2025	14.00	14.00
MasterCard	MC GD 122925	21CM PA2 NEWSPAPERS CI WEST CHESTER PA	12/29/2025	14.00	14.00
Total 01-401-420 Dues/Subscriptions/Memberships:				28.00	28.00
<b>01-401-460 Seminars/Meetings/Conferences</b>					
MasterCard	MC DK 122925	PSATS - conference registration & Bingo: J. Kuklentz/M. Man	12/29/2025	458.00	458.00
MasterCard	MC DK 122925	PSATS - conference registration: D. Kerr/T. Haas	12/29/2025	398.00	398.00
Total 01-401-460 Seminars/Meetings/Conferences:				856.00	856.00
Total Administration:				10,895.96	1,334.60
<b>Financial Administration</b>					
<b>01-402-154 Life/Disability Insurance</b>					
The Lincoln Nat. Life Ins. Co.	4932370777	Finance	01/20/2026	120.31	120.31
Total 01-402-154 Life/Disability Insurance:				120.31	120.31
<b>01-402-156 Health Insurance</b>					
DVHT	30950	Insurance - Finance	02/01/2026	3,813.35	.00
Total 01-402-156 Health Insurance:				3,813.35	.00
<b>01-402-460 Seminars/Meetings/Conferences</b>					
Deborah L. Gibson	GIBSON 01212	reimb for mileage - mileage for AI Forum in Easton, PA	01/21/2026	77.29	.00
MasterCard	MC DK 122925	PSATS - conference registration: G. Dickerson	12/29/2025	199.00	199.00
MasterCard	MC GD 122925	RESERVATIONS.HERSHEYPA - PELRAS conf hotel deposit:	12/29/2025	187.59	187.59
MasterCard	MC GD 122925	PML - PELRAS conference registration: A. Byron	12/29/2025	925.00	925.00
Total 01-402-460 Seminars/Meetings/Conferences:				1,388.88	1,311.59
Total Financial Administration:				5,322.54	1,431.90
<b>Tax Collection</b>					
<b>01-403-353 Surety/Fidelity Bonds - Tax Co</b>					
Foundation Risk Partners, Corp.	284819	PA Tax Collector Schedule Bond #106847519 010126 to 1231	01/27/2026	3,218.00	.00
Total 01-403-353 Surety/Fidelity Bonds - Tax Co:				3,218.00	.00
Total Tax Collection:				3,218.00	.00
<b>Technology</b>					
<b>01-407-450 Maintenance Agreements</b>					
Ridge Support Technologies/ PC	CW125389	Sophos - MSP Agreement	01/29/2026	2,511.87	.00
MasterCard	MC GD 122925	ADOBE - (1) Premiere Pro license/(18) Acrobat Pro licenses	12/29/2025	5,637.72	5,637.72

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 01-407-450 Maintenance Agreements:				8,149.59	5,637.72
<b>01-407-750 Non-depreciable Equipment</b>					
Ridge Support Technologies/ PC	CW125346	HPE ProLiant DL380 Gen 11 2U Rack Server	01/20/2026	24,482.82	.00
Total 01-407-750 Non-depreciable Equipment:				24,482.82	.00
Total Technology:				32,632.41	5,637.72
<b>Engineer</b>					
<b>01-408-101 Engineer - Township Costs</b>					
Pennoni Associates Inc.	PENNONI 012	Engineering - General	01/23/2026	4,845.85	.00
Total 01-408-101 Engineer - Township Costs:				4,845.85	.00
<b>01-408-109 Engineer - Drainage</b>					
Pennoni Associates Inc.	PENNONI 012	Engineering - Drainage Permit Review	01/23/2026	2,355.00	.00
Total 01-408-109 Engineer - Drainage:				2,355.00	.00
Total Engineer:				7,200.85	.00
<b>General Govt. - Facilities</b>					
<b>01-409-241 General Supplies</b>					
Amazon Capital Services	1HT4-4PGH-7	Back Pressure Vacuum Breaker	01/26/2026	59.46	.00
Amazon Capital Services	1J7Q-Y4YC-G	Air Wick Refills	01/19/2026	84.63	.00
Amazon Capital Services	1J7Q-Y4YC-G	Water Filter	01/19/2026	81.99	.00
Total 01-409-241 General Supplies:				226.08	.00
<b>01-409-245 Office Equipment Leases</b>					
First-Citizens Bank & Trust Co.	48500281	Lease - 1 copiers - Stratix Systems, Inc.	01/18/2026	321.57	321.57
Total 01-409-245 Office Equipment Leases:				321.57	321.57
<b>01-409-321 Telephone Services - Monthly</b>					
Verizon	381000111 011	FIOS Internet - 2 year/ 5 IP addresses	01/16/2026	196.71	196.71
Verizon	610-495-3032	Telephone - 610-495-3032 - TWP Alarm Lines	01/09/2026	51.80	51.80
Total 01-409-321 Telephone Services - Monthly:				248.51	248.51
<b>01-409-362 Electric - Admin/Police Bldg</b>					
PECO -- Payment Processing	0897041222 0	New a/c 0897041222 Old a/c 19630-59191	01/13/2026	3,535.08	3,535.08
PECO -- Payment Processing	3247072000 0	New a/c 3247072000 Old a/c 30180-01302	01/20/2026	58.32	58.32
Total 01-409-362 Electric - Admin/Police Bldg:				3,593.40	3,593.40
<b>01-409-364 Public Sewer</b>					
Aqua PA WW	1471083 01082	646 W Ridge Pike 1471083	01/08/2026	53.06	53.06
Total 01-409-364 Public Sewer:				53.06	53.06
<b>01-409-366 Public Water</b>					
Pennsylvania American Water Co	210028530689	Water - 210028530689	01/22/2026	129.03	129.03
Pennsylvania American Water Co	210031124172	Water - 210031124172	01/22/2026	80.41	80.41
Pennsylvania American Water Co	220035983646	Water - 220035983646	01/22/2026	521.16	521.16

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 01-409-366 Public Water:				730.60	730.60
<b>01-409-400 Lewis Road Garage Utilities</b>					
AmeriGas	3186162316	Propane - Lewis Rd. Bldg	01/24/2026	519.91	.00
Total 01-409-400 Lewis Road Garage Utilities:				519.91	.00
<b>01-409-450 Other Contracted Services</b>					
Electronic Security Solutions	67218	monitoring of Fire Alarm Sys (Twp Bldg) - Jan 2026 to Jan 20	01/12/2026	799.20	.00
Electronic Security Solutions	67218	monitoring of Fire Alarm Sys (Twp Bldg) - Jan 2026 to Jan 20	01/12/2026	356.40	.00
Electronic Security Solutions	67218	monitoring of Fire Alarm Sys (Twp Bldg) - Jan 2026 to Jan 20	01/12/2026	456.19	.00
Total 01-409-450 Other Contracted Services:				1,611.79	.00
Total General Govt. - Facilities:				7,304.92	4,947.14
<b>Police</b>					
<b>01-410-154 Life/Disability Insurance</b>					
The Lincoln Nat. Life Ins. Co.	4932370777	Police	01/20/2026	1,897.30	1,897.30
Total 01-410-154 Life/Disability Insurance:				1,897.30	1,897.30
<b>01-410-156 Health Insurance</b>					
DVHT	30950	Insurance - Police	02/01/2026	67,614.40	.00
DVHT	HRA 1125/3095	Health Reimb Acct - Police	02/01/2026	247.34	.00
Total 01-410-156 Health Insurance:				67,861.74	.00
<b>01-410-215 Police Duty Supplies</b>					
Cintas Corporation	5313751601	First Aid Kit Supplies - Police	01/20/2026	124.37	.00
Amazon Capital Services	1PN1-NGXV-J	Shipping	01/26/2026	6.99	.00
Amazon Capital Services	1PN1-NGXV-J	Diploma Frames	01/26/2026	87.45	.00
Bode Cellmark Forensics Inc.	25924	prepayment for 2026 BodeHITS samples (swab samples)	12/31/2025	2,471.00	.00
Total 01-410-215 Police Duty Supplies:				2,689.81	.00
<b>01-410-228 K-9 Food &amp; Vet Costs</b>					
MasterCard	MC RM 122925	LIMERICK VETERINARY - lodging: Nischa	12/29/2025	372.95	372.95
MasterCard	MC RM 122925	CHEWY.COM - supplements: Nischa	12/29/2025	48.70	48.70
MasterCard	MC RM 122925	CHEWY.COM - dog food: Rambo	12/29/2025	82.13	82.13
MasterCard	MC RM 122925	CHEWY.COM - dog food: Nischa/Cardi	12/29/2025	146.22	146.22
Total 01-410-228 K-9 Food & Vet Costs:				650.00	650.00
<b>01-410-231 Vehicle Fuel - Gasoline</b>					
Wawa	109983552	Pay Wawa Flex Card	01/15/2026	29.91	29.91
Gift Oil	24413729	Gas	01/19/2026	1,709.76	.00
Gift Oil	24456765	Gas	01/24/2026	1,174.25	.00
Total 01-410-231 Vehicle Fuel - Gasoline:				2,913.92	29.91
<b>01-410-238 Uniform Purchase</b>					
Christopher Iochum	IOCHUM 0121	reimb for detective clothing allowance	01/21/2026	287.34	.00
American Solutions for Business	INV08675168	business cards - J. Lachman	01/14/2026	44.50	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 01-410-238 Uniform Purchase:				331.84	.00
<b>01-410-241 Operating Supplies</b>					
Costco	COSTCO 0119	kitchen supplies/cake for Sgt. Ciaciaks retirement lunch	01/19/2026	175.89	175.89
Total 01-410-241 Operating Supplies:				175.89	175.89
<b>01-410-243 Community Relations</b>					
MasterCard	MC RM 122925	POINT EMBLEMS LLC - (300) Challenge Coins	12/29/2025	2,570.00	2,570.00
Total 01-410-243 Community Relations:				2,570.00	2,570.00
<b>01-410-300 Animal Control Service</b>					
Daywalt's Animal Control LLC	INV-000295	Animal Control - 1st qtr pmt	12/01/2025	675.00	.00
Total 01-410-300 Animal Control Service:				675.00	.00
<b>01-410-325 Postage</b>					
MasterCard	MC RM 122925	USPS - postage for certified letter: abandoned vehicle	12/29/2025	10.48	10.48
MasterCard	MC RM 122925	USPS - postage for certified letters: abandoned vehicles	12/29/2025	20.96	20.96
MasterCard	MC RM 122925	USPS - postage for certified letter: abandoned vehicle	12/29/2025	10.48	10.48
MasterCard	MC RM 122925	USPS - postage for certified letter: abandoned vehicle	12/29/2025	10.48	10.48
Total 01-410-325 Postage:				52.40	52.40
<b>01-410-374 Vehicle Maintenance</b>					
Pottstown Auto Parts	758070	CREDIT: return (2) brake rotors & (1) brake pad	11/06/2025	261.91-	.00
Pottstown Auto Parts	770011	5W20 Syn Blend	01/15/2026	499.00	.00
Interstate Battery System of Readi	CM 115010	Overpayment: LTP ck. #43723	12/22/2025	14.00-	.00
Total 01-410-374 Vehicle Maintenance:				223.09	.00
<b>01-410-460 Seminars/Meetings/Conferences</b>					
Costco	COSTCO 0119	chips for Sgt. Ciaciaks retirement lunch	01/19/2026	38.68	38.68
MasterCard	MC GD 122925	RESERVATIONS.HERSHEYPA - PELRAS conf hotel deposit:	12/29/2025	187.59	187.59
MasterCard	MC GD 122925	PML - PELRAS conference registration: P. Roche	12/29/2025	925.00	925.00
MasterCard	MC RM 122925	CORPOLESE ITALIAN BA - food/drinks for Sgt. Ciaciak R	12/29/2025	56.29	56.29
MasterCard	MC RM 122925	CORPOLESE ITALIAN BA - food for Sgt. Ciaciak Retireme	12/29/2025	157.52	157.52
Total 01-410-460 Seminars/Meetings/Conferences:				1,365.08	1,365.08
<b>01-410-465 Speed Timing Devices</b>					
Davidheiser's Inc.	30705	Calibrations	01/09/2026	281.00	.00
Total 01-410-465 Speed Timing Devices:				281.00	.00
<b>01-410-750 Non-depreciable Equipment</b>					
MasterCard	MC RM 122925	FARADAY DEFENSE - forensic power locker/mini lab	12/29/2025	4,699.00	4,699.00
Total 01-410-750 Non-depreciable Equipment:				4,699.00	4,699.00
Total Police:				86,386.07	11,439.58
<b>Code Enforcement</b>					
<b>01-413-154 Life/Disability Insurance</b>					
The Lincoln Nat. Life Ins. Co.	4932370777	Code	01/20/2026	166.16	166.16

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
		Total 01-413-154 Life/Disability Insurance:		166.16	166.16
<b>01-413-156 Health Insurance</b>					
DVHT	30950	Insurance - Codes	02/01/2026	2,742.22	.00
		Total 01-413-156 Health Insurance:		2,742.22	.00
<b>01-413-260 Small Tools and Equipment</b>					
MasterCard	MC GD 122925	ENGINEERSUPPLY - ROLLLabels (5 pkgs of 50)	12/29/2025	71.94	71.94
		Total 01-413-260 Small Tools and Equipment:		71.94	71.94
<b>01-413-315 Certifications/Training CEUs</b>					
MasterCard	MC GD 122925	INTL CODE COUNCIL INC - certification renewal: J. Lucas	12/29/2025	155.00	155.00
MasterCard	MC GD 122925	INTL CODE COUNCIL INC - certification reinstatement: S. Na	12/29/2025	420.00	420.00
		Total 01-413-315 Certifications/Training CEUs:		575.00	575.00
<b>01-413-420 Memberships &amp; Subscriptions</b>					
MasterCard	MC GD 122925	INTL CODE COUNCIL INC - membership dues: J. Lucas	12/29/2025	170.00	170.00
		Total 01-413-420 Memberships & Subscriptions:		170.00	170.00
		Total Code Enforcement:		3,725.32	983.10
<b>Planning &amp; Zoning</b>					
<b>01-414-154 Life/Disability Insurance</b>					
The Lincoln Nat. Life Ins. Co.	4932370777	Zoning	01/20/2026	103.45	103.45
		Total 01-414-154 Life/Disability Insurance:		103.45	103.45
<b>01-414-156 Health Insurance</b>					
DVHT	30950	Insurance - Zoning	02/01/2026	8,138.46	.00
		Total 01-414-156 Health Insurance:		8,138.46	.00
<b>01-414-316 Conditional Use Hearing Expens</b>					
The Mercury	2781051	Advertising - CU #25-06	01/13/2026	606.62	.00
		Total 01-414-316 Conditional Use Hearing Expens:		606.62	.00
<b>01-414-420 Dues/Subscriptions/Memberships</b>					
MasterCard	MC GD 122925	ESRI - (3) ArcGIS Online Creator User Type Annual Subscript	12/29/2025	2,100.00	2,100.00
		Total 01-414-420 Dues/Subscriptions/Memberships:		2,100.00	2,100.00
<b>01-414-460 Seminars/Meetings/Conferences</b>					
MasterCard	MC GD 122925	ESRI - conference registration: B. Costira	12/29/2025	399.00	399.00
MasterCard	MC GD 122925	ESRI - conference registration: E. Niskala	12/29/2025	399.00	399.00
MasterCard	MC GD 122925	PML - PELRAS conference registration: G. Martin Washington	12/29/2025	925.00	925.00
MasterCard	MC GD 122925	RESERVATIONS.HERSHEYPA - PELRAS conf hotel deposit:	12/29/2025	187.59	187.59
		Total 01-414-460 Seminars/Meetings/Conferences:		1,910.59	1,910.59
		Total Planning & Zoning:		12,859.12	4,114.04

Vendor Name	Invoice Number	Description	Invoice Date	Net	Amount Paid
				Invoice Amount	
<b>Emergency Services</b>					
<b>01-415-154 Life/Disability Insurance</b>					
The Lincoln Nat. Life Ins. Co.	4932370777	Fire Services	01/20/2026	202.28	202.28
Total 01-415-154 Life/Disability Insurance:				202.28	202.28
<b>01-415-156 Health Insurance</b>					
DVHT	30950	Insurance - EMS	02/01/2026	9,297.79	.00
Total 01-415-156 Health Insurance:				9,297.79	.00
<b>01-415-238 Uniform Purchase</b>					
MasterCard	MC GD 122925	FOX RIDGE CLEANERS - dry cleaning: M. Markland	12/29/2025	40.00	40.00
Total 01-415-238 Uniform Purchase:				40.00	40.00
<b>01-415-260 Small Tools/Equipment</b>					
Xpo Business Equipment	2026-1388	maintenance for Kyocera 255	01/19/2026	35.00	.00
Witmer Public Safety Group	INV825020	personal escape rope/Rock-N-Rescue webbing combo/(4) Re	01/23/2026	204.00	.00
Total 01-415-260 Small Tools/Equipment:				239.00	.00
<b>01-415-460 Seminars/Meetings/Conferences</b>					
Witmer Public Safety Group	INV825020	(4) aluminum carabinger, blk screw-lock/(4) multi-loop rescue	01/23/2026	538.00	.00
Total 01-415-460 Seminars/Meetings/Conferences:				538.00	.00
Total Emergency Services:				10,317.07	242.28
<b>Public Works - General Service</b>					
<b>01-430-154 Disability/Life Insurance</b>					
The Lincoln Nat. Life Ins. Co.	4932370777	PW	01/20/2026	559.81	559.81
Total 01-430-154 Disability/Life Insurance:				559.81	559.81
<b>01-430-156 Health Insurance</b>					
DVHT	30950	Insurance - PW	02/01/2026	33,084.23	.00
DVHT	HRA 1125/3095	Health Reimb Acct - PW	02/01/2026	729.56	.00
Total 01-430-156 Health Insurance:				33,813.79	.00
<b>01-430-191 Uniform Maintenance</b>					
Clemens Uniform Rental	1751250	Uniform Rental - PW	01/21/2026	145.78	.00
Clemens Uniform Rental	1752611	Uniform Rental - PW	01/28/2026	145.78	.00
Total 01-430-191 Uniform Maintenance:				291.56	.00
<b>01-430-192 Personal Safety Equipment</b>					
Amazon Capital Services	1CCP-HVC4-J	Leather Work Gloves	01/26/2026	50.04	.00
Amazon Capital Services	1JCK-YD7T-6G	Leather Work Gloves	01/19/2026	75.96	.00
Amazon Capital Services	1JCK-YD7T-6G	Safety Helmet	01/19/2026	56.23	.00
Amazon Capital Services	1JCK-YD7T-6G	Adhesive Gauze	01/19/2026	18.04	.00
Total 01-430-192 Personal Safety Equipment:				200.27	.00
<b>01-430-230 Heating Fuel</b>					
Gift Oil	24407766	Propane LPG	01/19/2026	187.78	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net	Amount Paid
				Invoice Amount	
Gift Oil	24463847	Propane LPG	01/27/2026	198.22	.00
Total 01-430-230 Heating Fuel:				386.00	.00
<b>01-430-232 Vehicle Fuel - Diesel</b>					
Gift Oil	24413750	Diesel	01/16/2026	825.55	.00
Gift Oil	24456778	Diesel	01/24/2026	2,543.19	.00
Gift Oil	24475852	Diesel	01/24/2026	205.64	.00
Total 01-430-232 Vehicle Fuel - Diesel:				3,574.38	.00
<b>01-430-234 Oils &amp; Lubricants</b>					
Pottstown Auto Parts	770011	(6) Univ. syn ATF/(6) gel engine degreaser	01/15/2026	101.88	.00
Total 01-430-234 Oils & Lubricants:				101.88	.00
<b>01-430-241 Operating Supplies</b>					
W. B. Mason Co., Inc.	259446410	(10) 5-gal water jugs & deposit	01/15/2026	169.90	.00
W. B. Mason Co., Inc.	CM4383011	CREDIT: (1) deposit for 5 gal jug	01/15/2026	6.00-	.00
W. B. Mason Co., Inc.	CM4383014	CREDIT: (2) deposits for 5 gal jug	01/15/2026	12.00-	.00
W. B. Mason Co., Inc.	CM4383016	CREDIT: (1) deposit for 5 gal jug	01/15/2026	6.00-	.00
W. B. Mason Co., Inc.	CM4383017	CREDIT: (1) deposit for 5 gal jug	01/15/2026	6.00-	.00
W. B. Mason Co., Inc.	CM4383020	CREDIT: (1) deposit for 5 gal jug	01/15/2026	6.00-	.00
W. B. Mason Co., Inc.	CM4383032	CREDIT: (1) deposit for 5 gal jug	01/15/2026	6.00-	.00
Amazon Capital Services	1JCK-YD7T-6G	2in 3 Ring Binder	01/19/2026	14.83	.00
Total 01-430-241 Operating Supplies:				142.73	.00
<b>01-430-260 Shop Supplies/Small Tools/Mino</b>					
Clemens Uniform Rental	1751250	white rags	01/21/2026	77.28	.00
Amazon Capital Services	1CCP-HVC4-J	Hydrolic Pressure Test Kit	01/26/2026	134.90	.00
Amazon Capital Services	1CCP-HVC4-J	46" Linear Flourescent	01/26/2026	254.96	.00
Amazon Capital Services	1CCP-HVC4-J	Sylvania Bulbs	01/26/2026	42.08	.00
Total 01-430-260 Shop Supplies/Small Tools/Mino:				509.22	.00
<b>01-430-310 CDL Testing</b>					
MasterCard	MC GD 122925	FMCSA D&A CLEARINGHOUSE - CDL inquiries	12/29/2025	25.00	25.00
Total 01-430-310 CDL Testing:				25.00	25.00
<b>01-430-361 Electricity - Monthly</b>					
PECO -- Payment Processing	3676806000 0	New a/c 3676806000 Old a/c 59731-17024	01/23/2026	81.04	81.04
Total 01-430-361 Electricity - Monthly:				81.04	81.04
<b>01-430-366 Public Water</b>					
Pennsylvania American Water Co	220008847649	Water - 220008847649	01/22/2026	451.05	451.05
Total 01-430-366 Public Water:				451.05	451.05
<b>01-430-373 Repairs/Maintenance - Building</b>					
Amazon Capital Services	1MKQ-XTQ4-3	Credit Memo	01/16/2026	136.99-	.00
Generator Technical Services, Inc.	240904-1	annual preventative maintenance for PW Generator	01/15/2026	795.00	.00
Total 01-430-373 Repairs/Maintenance - Building:				658.01	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
		Total Public Works - General Service:		40,794.74	1,116.90
		<b>Public Works - Snow Removal</b>			
		<b>01-432-202 Anti-Skid</b>			
H&K Group, Inc.	56019	Anti-Skid (AS2)	01/25/2026	933.59	.00
		Total 01-432-202 Anti-Skid:		933.59	.00
		<b>01-432-374 Repairs/Maintenance - Machiner</b>			
Clark Industrial Supply Inc.	213152	plow hoses	01/20/2026	707.12	.00
Perkiomen Performance Inc.	26-0218	(2) soft start modules/(6) HD disc shoe assy p	01/22/2026	751.92	.00
Triad Truck Equipment Inc.	XA291004313:	(1) heated LED plow light	01/20/2026	602.36	.00
Stephenson Equipment, Inc	P0077817	(2) plow wheels	01/21/2026	884.92	.00
Stephenson Equipment, Inc	P0085017	plow parts	01/29/2026	1,153.26	.00
		Total 01-432-374 Repairs/Maintenance - Machiner:		4,099.58	.00
		Total Public Works - Snow Removal:		5,033.17	.00
		<b>Public Works - Traffic Signals</b>			
		<b>01-433-100 Street Signs</b>			
Amazon Capital Services	1JCK-YD7T-6G	4pk Socket Adapter	01/19/2026	9.99	.00
		Total 01-433-100 Street Signs:		9.99	.00
		<b>01-433-361 Electricity - Monthly</b>			
PECO -- Payment Processing	9832431222 0	New a/c 9832431222 Old a/c 18991-17206	01/17/2026	95.39	95.39
		Total 01-433-361 Electricity - Monthly:		95.39	95.39
		<b>01-433-370 Repairs &amp; Maintenance</b>			
Armour & Sons Electric Inc.	910048003	Swamp Pike/Everleigh Dr/LCP RRFB	01/15/2026	2,967.13	.00
Armour & Sons Electric Inc.	910048044	Traffic Signal Repairs - Lightcap/Sanatoga Springs Dr	01/15/2026	355.00	.00
Armour & Sons Electric Inc.	910048068	Traffic Sig Rprs - Linfield Trappe/Rysfd Roads	01/16/2026	6,875.65	.00
		Total 01-433-370 Repairs & Maintenance:		10,197.78	.00
		Total Public Works - Traffic Signals:		10,303.16	95.39
		<b>Public Works - Street Lights</b>			
		<b>01-434-361 Electricity</b>			
PECO -- Payment Processing	6144246000 0	New a/c 6144246000 Old a/c 61911-70060	01/21/2026	2,101.07	2,101.07
		Total 01-434-361 Electricity:		2,101.07	2,101.07
		Total Public Works - Street Lights:		2,101.07	2,101.07
		<b>Public Works - Repairs - Equip</b>			
		<b>01-437-374 Repairs &amp; Maintenance</b>			
Pottstown Auto Parts	770011	(1) 10-pk of Forney wheel/(5) Forney cut-off wheel	01/15/2026	45.66	.00
Pottstown Auto Parts	771056	(1) exhaust temp: 2012 F-550	01/21/2026	26.21	.00
Interstate Battery System of Readi	250000441	(2) batteries	01/21/2026	306.90	.00
Sands Ford of Red Hill	79742	sensor asy	01/19/2026	139.70	.00
Sands Ford of Red Hill	79743	slack adjuster	01/19/2026	107.48	.00
Sands Ford of Red Hill	79916	sensor - exhaust	01/20/2026	133.10	.00
Sands Ford of Red Hill	80025	sensor - exhaust	01/22/2026	133.10	.00
Amazon Capital Services	17VC-N7JX-LH	Oil Seal for Honda	01/26/2026	6.99-	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Amazon Capital Services	1CCP-HVC4-J	Oil Seal for Honda	01/26/2026	6.99	.00
Total 01-437-374 Repairs & Maintenance:				892.15	.00
Total Public Works - Repairs - Equip:				892.15	.00
<b>Public Works - Maint. &amp; Repair</b>					
<b>01-438-245 Materials &amp; Supplies</b>					
Peter Lumber Company	2601-005024	mortar mix	01/15/2026	126.01	.00
Limerick Hardware	909475	(1) margin trowel/(1) threaded rod	01/15/2026	32.98	.00
Total 01-438-245 Materials & Supplies:				158.99	.00
Total Public Works - Maint. & Repair:				158.99	.00
<b>Insurance</b>					
<b>01-486-356 Auto Liability</b>					
H. A. Thomson Co.	380789	Policy #B0029PC20251 - Endorsement - police vehicle updat	01/23/2026	947.00	.00
Total 01-486-356 Auto Liability:				947.00	.00
Total Insurance:				947.00	.00
Total GENERAL FUND:				245,228.84	37,283.89
<b>Fire Protection Fund</b>					
<b>Public Safety - Fire</b>					
<b>03-411-354 Workers' Comp. Insurance</b>					
Porter & Curtis, LLC	504233	2026 Broker Service Fee - Volunteer Fire Companies of LTP	12/29/2025	1,000.00	.00
Total 03-411-354 Workers' Comp. Insurance:				1,000.00	.00
Total Public Safety - Fire:				1,000.00	.00
Total Fire Protection Fund:				1,000.00	.00
<b>Emergency Services Fund</b>					
<b>Contributions</b>					
<b>05-480-402 Friendship HLH&amp;A Payments</b>					
Friendship HLH&A Inc.	FHLH&A 08252	Ambulance Contribution: L. Matthews - 111 Azalea Cir	08/25/2025	383.22	.00
Total 05-480-402 Friendship HLH&A Payments:				383.22	.00
Total Contributions:				383.22	.00
Total Emergency Services Fund:				383.22	.00
<b>Equipment Fund</b>					
<b>Administration</b>					
<b>30-401-610 Capital Construction</b>					
Volpe Enterprises, Inc.	27869	roof repair of Toll House- balance due	01/23/2026	1,537.00	1,537.00
Total 30-401-610 Capital Construction:				1,537.00	1,537.00
Total Administration:				1,537.00	1,537.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total Equipment Fund:				1,537.00	1,537.00
<b>Park &amp; Recreation Fund</b>					
<b>36-367-970 Recreation Donations</b>					
MasterCard	MC AR 122925	4IMPRINT, INC - P&R promotional items	12/29/2025	1,931.49	1,931.49
Total 36-367-970 Recreation Donations:				1,931.49	1,931.49
Total :				1,931.49	1,931.49
<b>Administration</b>					
<b>36-451-154 Life/Disability Insurance</b>					
The Lincoln Nat. Life Ins. Co.	4932370777	Parks & Rec	01/20/2026	192.92	192.92
Total 36-451-154 Life/Disability Insurance:				192.92	192.92
<b>36-451-156 Health Insurance</b>					
DVHT	30950	Insurance - Park & Rec	02/01/2026	2,742.22	.00
Total 36-451-156 Health Insurance:				2,742.22	.00
<b>36-451-238 Uniforms</b>					
Amazon Capital Services	14NW-PNCN-	Credit Memo	01/26/2026	35.64-	.00
Amazon Capital Services	1CNX-FMMR-	1/4 Zip	01/26/2026	35.64	.00
Amazon Capital Services	1HNP-RKDD-1	Fleece Crew Neck	01/19/2026	18.80	.00
Total 36-451-238 Uniforms:				18.80	.00
<b>36-451-420 Dues/Subscriptions/Memberships</b>					
MasterCard	MC AR 122925	PRPS - 2026 membership dues	12/29/2025	575.00	575.00
Total 36-451-420 Dues/Subscriptions/Memberships:				575.00	575.00
Total Administration:				3,528.94	767.92
<b>Recreational Activities</b>					
<b>36-452-950 Fee Based Programs</b>					
GeoVentures Programming & Ser	GVP&S 011626	Instructor Payment - January School's Out Camp	01/16/2026	975.00	.00
MasterCard	MC AR 122925	supplies for preschool program	12/29/2025	39.21	39.21
MasterCard	MC AR 122925	WALGREENS - supplies for Senior Event	12/29/2025	50.00	50.00
MasterCard	MC AR 122925	GIANT - supplies for preschool program	12/29/2025	10.00	10.00
MasterCard	MC AR 122925	CIERAS SWEETS - supplies for Senior Event	12/29/2025	75.00	75.00
MasterCard	MC AR 122925	KLEIN TRANSPORTATION - deposit for Lancaster Bus Trip 4	12/29/2025	500.00	500.00
MasterCard	MC AR 122925	KLEIN TRANSPORTATION - deposit for Atlantic City Bus Trip	12/29/2025	500.00	500.00
MasterCard	MC AR 122925	KLEIN TRANSPORTATION - deposit for Jim Thorpe Bus Trip	12/29/2025	500.00	500.00
MasterCard	MC AR 122925	KLEIN TRANSPORTATION - deposit for NY Bus Trip 12-5-26	12/29/2025	2,000.00	2,000.00
St. James United Church of Christ	SJUCOC 0128	deposit for 2026 facility usage - Drama Camp	01/28/2026	100.00	.00
Total 36-452-950 Fee Based Programs:				4,749.21	3,674.21
Total Recreational Activities:				4,749.21	3,674.21
<b>Park Maintenance</b>					
<b>36-454-154 Life/Disability Insurance</b>					
The Lincoln Nat. Life Ins. Co.	4932370777	Parks Maint	01/20/2026	227.99	227.99

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 36-454-154 Life/Disability Insurance:				227.99	227.99
<b>36-454-156 Health Insurance</b>					
DVHT	30950	Insurance - Park Maint	02/01/2026	7,626.70	.00
Total 36-454-156 Health Insurance:				7,626.70	.00
<b>36-454-191 Uniform Maintenance</b>					
Clemens Uniform Rental	1751250	Uniform Rental - Parks	01/21/2026	64.01	.00
Clemens Uniform Rental	1752611	Uniform Rental - Parks	01/28/2026	64.01	.00
Total 36-454-191 Uniform Maintenance:				128.02	.00
<b>36-454-241 General Supplies</b>					
Amazon Capital Services	1CCP-HVC4-J	Scotch Tape	01/26/2026	14.99	.00
Total 36-454-241 General Supplies:				14.99	.00
<b>36-454-361 Electricity - Monthly</b>					
PECO -- Payment Processing	6775098000 0	New a/c 6775098000 Old a/c 08447-00503	01/12/2026	38.15	38.15
Total 36-454-361 Electricity - Monthly:				38.15	38.15
<b>36-454-364 Public Sewer</b>					
Aqua PA WW	1467400 01082	Ziegler Rd & Swamp Pike 1467400	01/08/2026	49.33	49.33
Aqua PA WW	1467772 01082	1 Ziegler Rd 1467772	01/08/2026	49.33	49.33
Total 36-454-364 Public Sewer:				98.66	98.66
<b>36-454-366 Public Water</b>					
Pennsylvania American Water Co	210031624009	Water - 210031624009	01/22/2026	129.03	129.03
Pennsylvania American Water Co	210033729221	Water - 210033729221	01/23/2026	129.03	129.03
Total 36-454-366 Public Water:				258.06	258.06
<b>36-454-522 Repairs to Public Parks</b>					
AmeriGas	3186049952	Propane - LCP	01/22/2026	1,441.08	.00
M Hetrick Enterprises LLC	T-121765	dump stumps/wood: tandem axle	01/13/2026	150.00	.00
Amazon Capital Services	1CCP-HVC4-J	Dog Wast Refill Bags	01/26/2026	85.99	.00
Amazon Capital Services	1JCK-YD7T-6G	1200pc Zip Ties	01/19/2026	22.09	.00
Amazon Capital Services	1JCK-YD7T-6G	Rust-Oleum	01/19/2026	64.26	.00
Amazon Capital Services	1JCK-YD7T-6G	Dog Wast Refill Bags	01/19/2026	429.95	.00
Walters Services Inc	I566836	BU - basic unig/HC - handicap - New Site, 180 Swamp Pike	01/26/2026	388.26	.00
Walters Services Inc	I567102	HC - handicap - New Park Tennis Court, 93 Swamp Pike	01/28/2026	143.80	.00
Harmony Hill Nursery LLC	SO6901	various trees - PECO Green Region award	10/22/2025	14,636.92	.00
Total 36-454-522 Repairs to Public Parks:				17,362.35	.00
Total Park Maintenance:				25,754.92	622.86
Total Park & Recreation Fund:				35,964.56	6,996.48
<b>Park Capital Fund</b>					
<b>Parks &amp; Park Maintenance</b>					
<b>37-454-534 LCP - Master Plan - Phase 1</b>					
H&K Group, Inc.	001-00070209	Job #04884-417: LTP Cold Milling Wearing Course	10/17/2025	58,285.00	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 37-454-534 LCP - Master Plan - Phase 1:				58,285.00	.00
<b>37-454-536 Manderach Playground</b>					
Elliott & Frantz, Inc.	10245948	Haul excavator from Manderach Park to KOP Yard	12/17/2025	919.19	.00
Total 37-454-536 Manderach Playground:				919.19	.00
Total Parks & Park Maintenance:				59,204.19	.00
Total Park Capital Fund:				59,204.19	.00
<b>Developers Escrow Fund</b>					
<b>95-408-101 Engineering Expenses</b>					
Pennoni Associates Inc.	PENNONI 012	Engineering - Developers Escrow - Engineering	01/23/2026	23,630.50	.00
Total 95-408-101 Engineering Expenses:				23,630.50	.00
Total :				23,630.50	.00
Total Developers Escrow Fund:				23,630.50	.00
Grand Totals:				366,948.31	45,817.37

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid

Dated:

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Connie Lawson, Chair:

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Cheryl N. Walraven, Vice Chair:

---

Linda Irwin, Supervisor

---

Patrick M. Morroney, Supervisor:

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Kara Shuler, Supervisor:

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# **PUBLIC HEARING**



Planning & Zoning Department  
Planning@LimerickPA.org  
610.495.6432

646 West Ridge Pike, Limerick, PA 19468

[www.LimerickPA.org](http://www.LimerickPA.org)

To: Board of Supervisors; Township Solicitor  
From: Greta Martin Washington   
Date: November 21, 2025  
RE: CONDITIONAL USE - CU #25-05

CU #25-05

**Applicant:** W.B. Homes Land Acquisitions LP

**Affected Properties:** 250 W. Ridge Pike (TPN 37-00-03895-00-1)  
**Zoning District:** MS Main Street District

**Summary:** Applicant is seeking a conditional use to permit single-family attached dwellings in the Main Street District. W.B. Homes proposes to construct 10 townhouses with an entrance off Sunset Rd, as well as associated landscaping, stormwater facilities, etc. The property currently consists of an existing four-unit commercial building (Goose's Cigar Outlet, Sonny's Deli, The Trophy and Plaque Shack, and The Dog House), which will remain. The approximately 4.62 acre site would be subdivided into two lots with the existing commercial lot (approximately 2.54 acres) along W. Ridge Pike and the residential townhouses being constructed on the second lot (approximately 2.08 acres) behind the commercial. The site is proposed to be serviced by public water and sewer.

#### Items to Consider:

The applicant is requesting a conditional use from **Zoning Ordinance Section 184-231.A.(2)** which permits by conditional use single-family attached dwellings in accordance with the following requirements herein and general standards outlined in Section 184-231.A.(2)(a-k) and 184-43.



RECEIVED  
NOV 19 2025  
LIMERICK TOWNSHIP

ORIGINAL

CU 25-05

**Administration 610.495.6432**  
Police 610.495.7909  
FAX 610.495.0353

**646 West Ridge Pike, Limerick, PA 19468**

[www.LimerickPA.org](http://www.LimerickPA.org)

## APPLICATION FOR CONDITIONAL USE HEARING

1. APPEAL IS MADE THIS 11th DAY OF November, 2025, BY THE UNDERSIGNED.

2. APPELLANT HEREWITHE APPLIES FOR A **CONDITIONAL USE** FROM ARTICLE XXXIII SECTION 184-231.A.(2)

3. APPELLANT INFORMATION APPELLANT IS THE  OWNER  EQUITABLE OWNER  TENANT  
 NAME W.B. Homes Land Acquisitions, LP, c/o Justin B. Strahorn  
 ADDRESS 404 N. Sumneytown Pike, North Wales, PA 19454  
 TELEPHONE # 267-640-7714 EMAIL justins@wbhomesinc.com  
 (  BUSINESS  CELL )

#### 4. PROPERTY INFORMATION

PROPERTY ADDRESS 250 W. Ridge Pike

LIMERICK/ ROYERSFORD/ LINFIELD, POTTSTOWN OR SCHWENKSVILLE, PA

TAX PARCEL ID 37-00-03895-00-1 ZONING DISTRICT MS TOTAL AREA SQ FT 201,117

PRESENT USE OF PROPERTY Commercial

PROPERTY OWNER NAME Beaukay, LLC  
PROPERTY OWNER ADDRESS 250 W. Ridge Pike, Limerick, PA 19468

PROPERTY OWNER ADDRESS \_\_\_\_\_

TELEPHONE # \_\_\_\_\_ EMAIL \_\_\_\_\_  
(  HOME  WORK  CELL )

PROPERTY UTILITIES:  PUBLIC WATER  PUBLIC SEWER  WELL WATER  SEPTIC SYSTEM

IS ANY PART OF YOUR PROPERTY IN A FLOODPLAIN?  YES  NO

PROVIDE ACCURATE DESCRIPTION OF EXISTING IMPROVEMENTS INCLUDING BUILDING(S), STRUCTURES OR ADDITIONS, PARKING SPACES, ETC. INDICATE EXISTING IMPROVEMENTS ON ATTACHED PLOT PLAN.

Site includes one existing multi-use retail/commercial building, paved parking areas, gravel areas, lawn areas, and some vegetated areas.

## 5. ATTORNEY INFORMATION

NAME(S) Joseph C. Kuhls, Esq.

ADDRESS(ES) 352 N. Easton Road, Glenside, PA 19038

TELEPHONE # (484) 684-4203 FAX # [EMAIL jckuhls@Kuhlslaw.com](mailto:jckuhls@Kuhlslaw.com)

# APPLICATION FOR CONDITIONAL USE HEARING

PROPERTY ADDRESS 250 W. Ridge Pike

6. **PROPOSED IMPROVEMENTS.** PROVIDE ACCURATE DESCRIPTION OF PROPOSED IMPROVEMENTS INCLUDING STRUCTURES OR ADDITIONS, PARKING SPACES INTENDED TO BE MADE UNDER THIS APPEAL AND SHOW ON THE TENTATIVE SKETCH PLAN.

Proposed improvements include 10 townhouses, an access road from Sunset Road, public water and sewer facilities, landscaping and lighting, and stormwater management facilities.

7. **PROPOSED USE.** STATE THE NATURE OF THE REQUEST BEING MADE. INCLUDE NORMAL BUSINESS OPERATIONS SUCH AS HOURS OF OPERATION, NO. OF EMPLOYEES, BUSINESS EQUIPMENT TO BE USED OR STORED ON SITE, EXPLOSIVE/TOXIC MATERIALS, ETC.

Single family attached dwellings (townhouses). No new non-residential buildings/improvements are proposed.

8. **STATE THE REASON(S)** WHY THIS CONDITIONAL USE SHOULD BE GRANTED ON THE PROPERTY BY THE LIMERICK TOWNSHIP ZONING ORDINANCE.

The proposal is consistent with the requirements of the MS-Main Street District for single family attached dwellings (townhouses).

9. **CERTIFICATION FOR APPELLANT**

THE UNDERSIGNED HEREBY APPLIES FOR REVIEW AND APPROVAL OF THE "CONDITIONAL USE" IN ACCORDANCE WITH ORDINANCE §184-68; "PROCEDURE FOR CONDITIONAL USE APPLICATIONS":

I, Justin B. Strahorn, HEREBY STATE THE ABOVE FACTS AND STATEMENTS, INCLUDING ANY ATTACHMENTS ARE TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE. I FURTHER UNDERSTAND THAT ANY FALSIFICATION OF INFORMATION OR AN INCOMPLETE APPLICATION MAY BE CONSIDERED REASON TO REJECT THE APPLICATION AND THAT THE FALSE STATEMENTS HEREIN ARE MADE SUBJECT TO THE PENALTIES OF PA CONS. STAT. 4904 RELATING TO UN-SWORN FALSIFICATION TO AUTHORITIES.

DATE 11/11/2025

SIGNATURE Justin B. Strahorn

Commonwealth of Pennsylvania - Notary Seal  
Cynthia Jordan, Notary Public  
Montgomery County  
My commission expires June 28, 2028  
Commission number 1448077  
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF Montgomery:

SWORN TO AND SUBSCRIBED BEFORE ME THIS 11 DAY OF November, 2025.

Cynthia Jordan  
NOTARY PUBLIC

MY COMMISSION EXPIRES June 28 2028

10. **OWNER ACKNOWLEDGEMENT** TO BE SIGNED BY THE OWNER, IF THE OWNER IS NOT THE APPELLANT.

I ACKNOWLEDGE THAT THE APPELLANT HAS MADE APPLICATION FOR APPEAL TO THE BOARD OF SUPERVISORS.

DATE 11/13/2025

SIGNATURE J. W. Giese

TOWNSHIP USE ONLY BELOW THIS LINE

FEE  RESIDENTIAL \$750.00\*  NON-RESIDENTIAL (OTHER) \$2,500.00

\*RESIDENTIAL IS FOR SINGLE-FAMILY RESIDENTIAL DWELLING, ADDITION, OR RESIDENTIAL STRUCTURE.

RECEIVED BY Brianna Cotter DATE 11/19/2025

COPY: TWP SOLICITOR  
PLANNING COMMISSION

BOARD OF SUPERVISORS  
TWP MANAGER

TWP ENGINEER  
FILE (ORIGINAL)

# APPLICATION FOR CONDITIONAL USE HEARING

PROPERTY ADDRESS 250 W. Ridge Pike

## ITEMS TO BE SUBMITTED WITH THE APPLICATION FOR CONDITIONAL USE HEARING

- ONE (1) COMPLETE ORIGINAL APPLICATION, SUBMITTED TO THE TOWNSHIP SECRETARY, SIGNED BY THE APPELLANT AND NOTARIZED.
- SEVEN (7) COPIES OF ABOVE-MENTIONED APPLICATION.
- ELECTRONIC COPY OF APPLICATION AND ALL PLANS – PDF FORMAT, VIA CD OR AN EMAIL SENT TO THE ZONING OFFICER AND TOWNSHIP SECRETARY.
- ONE (1) COMPLETED LIST OF ALL LANDOWNERS WITHIN 400 FEET OF REAL ESTATE AFFECTED, ACCORDING TO THE REQUIREMENTS OF §184-68 & 184-38.G.
- STAMPED AND PRE-ADDRESSED ENVELOPES (NO RETURN ADDRESS) FOR ALL LANDOWNERS SHOWN IN AFOREMENTIONED LIST.
- STAMPED AND PRE-ADDRESSED ENVELOPES (NO RETURN ADDRESS) FOR THE APPELLANT, LEGAL COUNSEL, AND PROPERTY OWNER, IF DIFFERENT FROM THE APPELLANT.
- CHECK MADE PAYABLE TO LIMERICK TOWNSHIP FOR THE APPLICABLE FEE, DUE WITH SUBMISSION OF APPLICATION.
- SEVEN (7) COPIES OF THE PLOT PLAN SHOWING THE SUBJECT PROPERTY, PROPERTY LINES, IF APPLICABLE; NEAREST INTERSECTING STREETS; ENVIRONMENTALLY SENSITIVE AREAS, I.E. WETLANDS, STREAMS, SLOPE, ETC.; NAMES OF ADJOINING PROPERTY OWNERS; PRESENT ZONING; BLOCK AND UNIT NUMBER; PRESENT OR PROPOSED SETBACKS, EASEMENTS, RIGHTS-OF-WAY, ETC.
- SEVEN (7) COPIES OF THE TENTATIVE SKETCH PLAN OF THE PROPOSED DEVELOPMENT.
- SEVEN (7) COPIES ANY OTHER DOCUMENTATION NEEDED TO PROVIDE SUFFICIENT INFORMATION TO DOCUMENT COMPLIANCE WITH THE APPLICABLE STANDARDS OF THE ZONING ORDINANCE.

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## GENERAL INFORMATION

CONDITIONAL USE – A FORM OF PERMITTED USE, AUTHORIZED BY THE ZONING ORDINANCE, UNDER THE JURISDICTION OF THE BOARD OF SUPERVISORS. THE BOARD OF SUPERVISORS IS EMPOWERED TO GRANT PERMISSION FOR CONDITIONAL USES, CONSISTENT WITH THE PUBLIC INTEREST, IN COMPLIANCE WITH THE STANDARDS AND PROCEDURES ESTABLISHED IN THE ZONING ORDINANCE SECTION 184-68 & 184-43, FOLLOWING THOROUGH EXAMINATION OF THE PROPOSAL, AND UNDER ANY REASONABLE SAFEGUARDS NECESSARY TO IMPLEMENT THE PURPOSES AND INTENT OF THE ORDINANCE AND TO PROTECT THE GENERAL WELFARE.

REV. DESCRIPTION	AUTH. DATE
SERIAL NO. 20241651001	
 Before You Dig Anywhere Pennsylvania Call before you dig. It's the law. Dig safely before you excavate. PA ONE CALL SYSTEM, INC.	
<b>GRAPHIC SCALE</b> 0 25 50 100 1 INCH = 50 FT	

**PLAN NOTATION**  
ONCE THESE PLANS WHICH CONTAIN A DIGITAL IMPRESSION OR COLORIZED SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIALLY PREPARED FOR THE USE DESIGNATED HEREIN. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHIN THE WORKS OF ANOTHER MEMBER OF THE ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED IS LEFT AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

NICHOLAS E. FEOLA DATE  
PENNSYLVANIA PROFESSIONAL  
ENGINEER NUMBER PE046396



VAN CLEEF  
ENGINEERING ASSOCIATES, LLC

2129 E. HIGH STREET, POTTSTOWN, PA 19464

WEB: WWW.VANCLEEFENGINEERING.COM

PHONE (404) 323-4040

2025

NOVEMBER 12, 2025

1" = 30'

DESIGNED BY: JAK

DRAWN BY: AJK

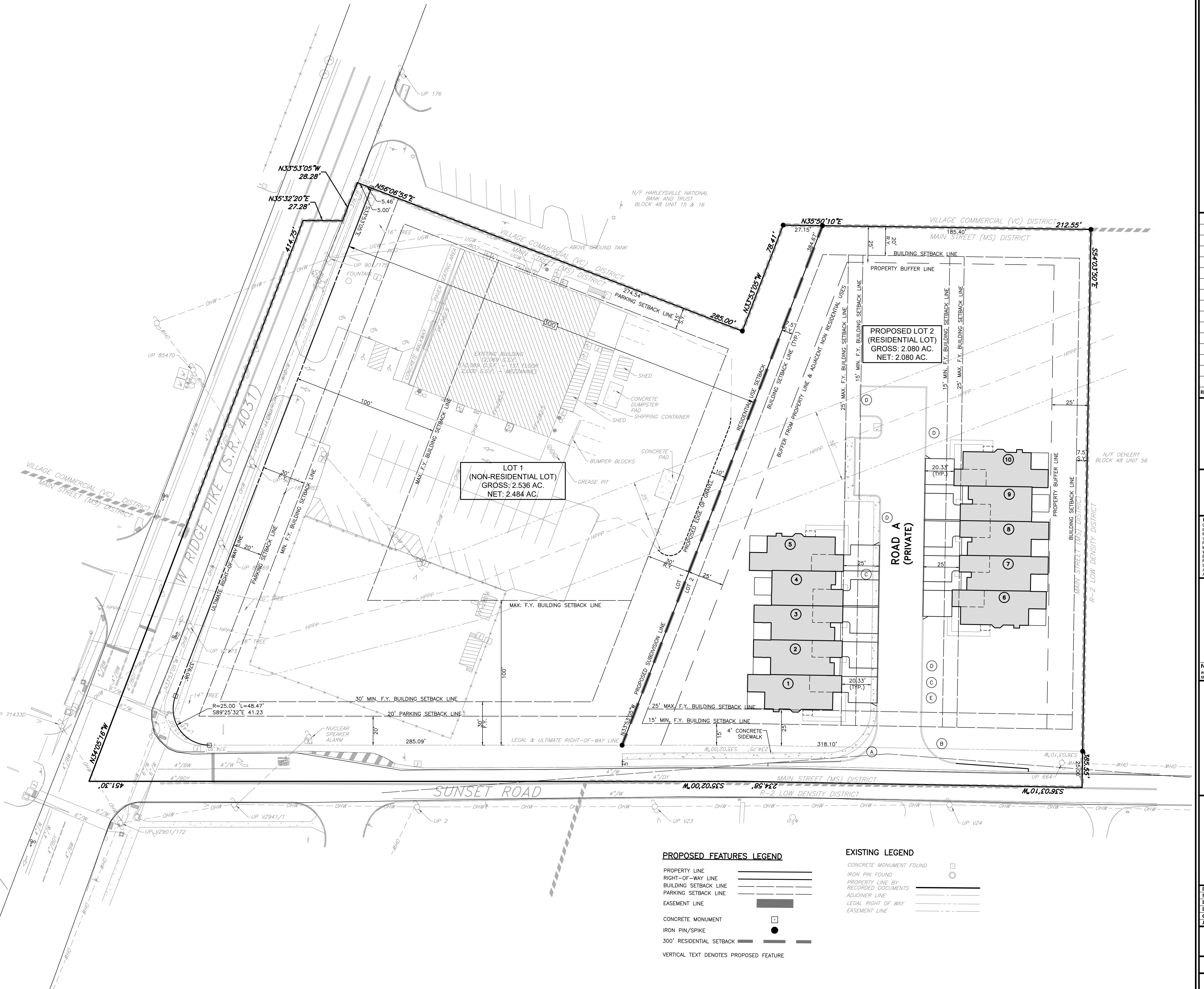
CHECKED BY: NEF

JOB NUMBER: 258457-00

CLIENT  
W.B. HOMES LTD ACQUISITIONS, L.P.  
404 N. SUMMERDALE DRIVE  
NORTH WALES, PA 19454

LIMERICK TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

2 of 36



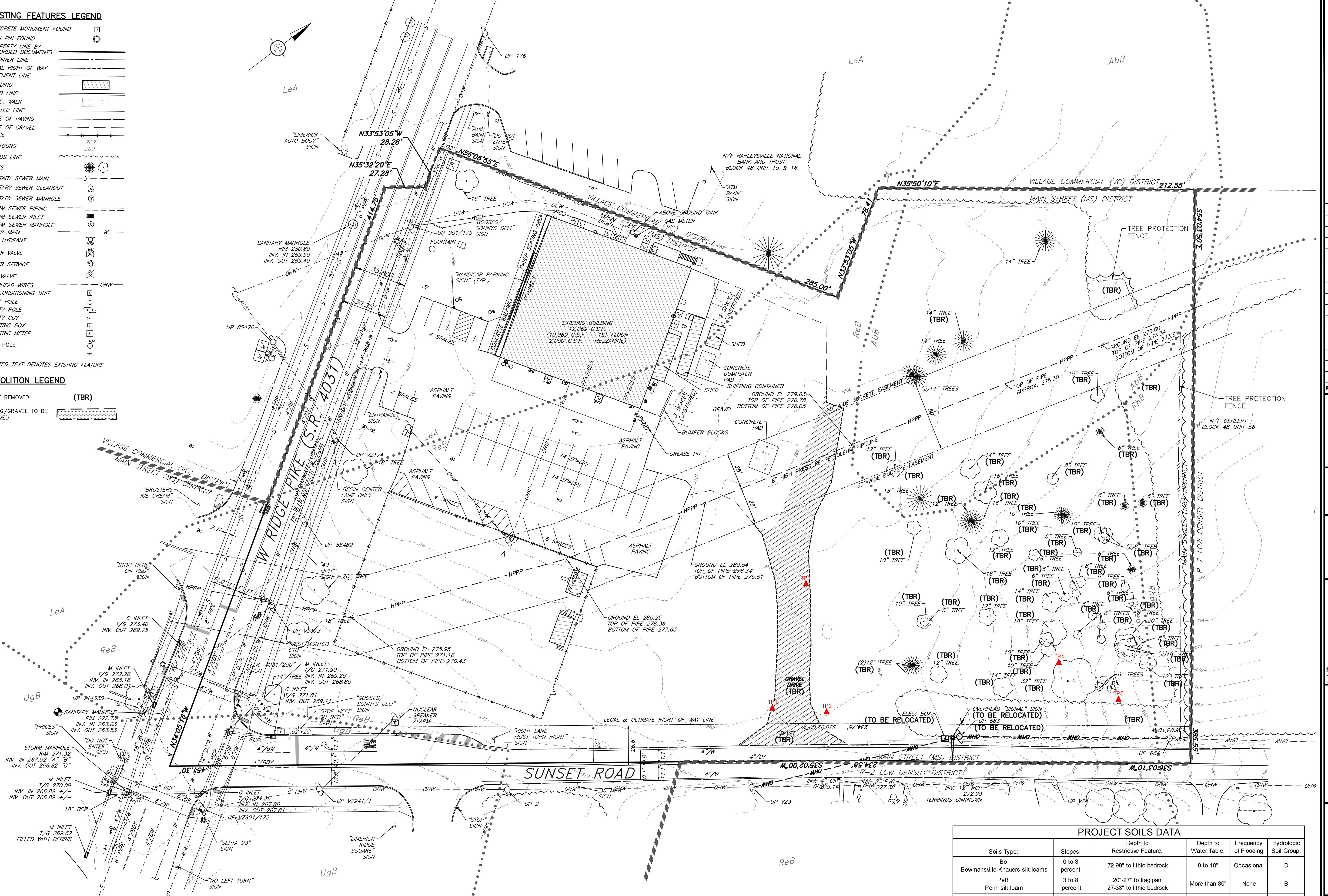


**EXISTING FEATURES LEGEND**

CONCRETE MONUMENT FOUND	□
IRON PIN FOUND	○
PROPERTY LINE BY RECORDED DOCUMENTS	—
ADJOINER LINE	—
LEGAL RIGHT OF WAY	—
EASEMENT LINE	—
BUILDING	■
CURB LINE	—
CONC. WALK	—
PAINTED LINE	—
EDGE OF PAVING	—
EDGE OF GRAVEL	—
FENCE	—
CONTOURS	200 200
WOODS LINE	—
TREES	—
SANITARY SEWER MAIN	—
SANITARY SEWER CLEANOUT	○
SANITARY SEWER MANHOLE	○
STORM SEWER PIPING	—
STORM SEWER INLET	—
STORM SEWER MANHOLE	○
WATER MAIN	—
FIRE HYDRANT	—
WATER VALVE	—
WATER SERVICE	—
GAS VALVE	—
OVERHEAD WIRES	—
AIR CONDITIONING UNIT	—
LIGHT POLE	—
UTILITY POLE	—
UTILITY GUY	—
ELECTRIC BOX	—
ELECTRIC METER	—
FLAG POLE	—
SIGN	—
SLANTED TEXT DENOTES EXISTING FEATURE	—

**DEMOLITION LEGEND**

TO BE REMOVED	(TBR)
PAVING/GRAVEL TO BE REMOVED	—



**EXISTING FEATURES RELOCATIONS NOTE**

ANY EXISTING FEATURES IDENTIFIED ON THESE PLANS TO BE RELOCATED, INCLUDING BUT NOT LIMITED TO, OVERHEAD SIGNAL SIGNS, ELECTRICAL BOXES, UTILITY POLES, ABOVE OR UNDERGROUND ELECTRIC/COMMUNICATIONS, ETC., SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OR ENTITY OWNER. THIS INCLUDES FINAL LOCATIONS AND DETAILS, CONSTRUCTION SPECIFICATION, AND APPLICABLE PERMITTING.

PROJECT SOILS DATA						
Soils Type:	Slopes:	Depth to Restrictive Feature:	Depth to Water Table:	Frequency of Flooding:	Hydrologic Soil Group:	
Bo Bowmansville-Knauers silt loams	0 to 3 percent	72'-99" to lithic bedrock	0 to 18"	Occasional	D	
PeB Penn silt loam	3 to 8 percent	20'-27" to fragipan 27'-33" to lithic bedrock	More than 80"	None	B	
ReB Readington silt loam	3 to 8 percent	20'-36" to fragipan 40'-60" to lithic bedrock	18 to 36"	None	C	
ReC Readington silt loam	8 to 15 percent	20'-36" to fragipan 40'-70" to lithic bedrock	18 to 36"	None	C	
RhB Reaeville silt loam	3 to 8 percent	20'-40" to lithic bedrock	6 to 36"	None	D	
UusB Urban land-Undertents, shale and sandstone complex	0 to 8 percent	10 to 99" to lithic bedrock	More than 80"	None	A	

Note: Soils Data was obtained from Soil Survey of Montgomery County, Pennsylvania, by the Natural Resource Conservation Service (NRCS) through the web soil survey database.



**GRAPHIC SCALE**  
 0 15 30 60  
 1 INCH = 30 FT

**PLAN NOTATION**  
 ON THESE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID AND NOT BEEN PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REPLICATION, OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. REPRINTING OR DUPLICATING FOR ANY PURPOSE OTHER THAN WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

**NICHOLAS E. FEOLA** DATE  
 PENNSYLVANIA PROFESSIONAL  
 ENGINEER NUMBER PE046396E



**EXISTING RESOURCE & SITE ANALYSIS MAP (ERSAM) & DEMOLITION PLAN**  
 FOR  
**250 W. RIDGE PIKE**

DATE: NOVEMBER 12, 2005  
 SCALE: 1" = 100'  
 DESIGNED BY: AJK  
 DRAWN BY: AJK  
 CHECKED BY: NEF  
 JOB NUMBER: 258457-00

CLIENT  
 W.B. HOMES LAND ACQUISITIONS, L.P.  
 404 N. SUMMERTOWN PIKE  
 NORTH WALES, PA 19454

LIMERICK TOWNSHIP  
 MONTGOMERY COUNTY, PENNSYLVANIA





December 11, 2025

LMRK0000.119

**Mr. Daniel Kerr, Township Manager**  
Limerick Township  
646 W. Ridge Pike  
Limerick, PA19468

**RE: 250 W. Ridge Pike**  
**PARID: 37-00-03895-00-1**  
**CU#25-05 Conditional Use Review**

**Dear Mr. Kerr:**

We completed a review of the Conditional Use application CU#25-05 dated November 19, 2025, and the plans (4 sheets) dated November 12, 2025, prepared by VanCleef Engineering located at 2129 East High Street, Pottstown, PA and submitted by the Applicant W.B. Homes Land Acquisitions, LP, located at 404 N. Sumneytown Pike, North Wales, PA, for the above referenced project.

The subject property is a corner lot with a gross tract area of 4.616 acres. Currently, the site contains an existing four unit commercial building (Goose's Cigar Outlet, Sonny's Deli, The Trophy and Plaque Shack and The Dog House) with a gross floor area of 12,069 SF along with accessory buildings/structures including sheds and a shipping container. The existing parking facilities consist of 44 paved parking spaces and 5 gravel parking spaces, adding up to a total of 49 parking spaces for the existing uses on the site. Access to/from the property is provided by two driveways: a paved driveway with an entrance on W. Ridge Pike (S.R. 4031) and a gravel driveway connecting to Sunset Road. The property is currently serviced by an individual well and on-lot septic system. A 50-ft wide Buckeye pipeline easement for an 8-inch high pressure petroleum pipeline crosses diagonally through the site from the northeastern corner to the southwestern corner.

Under this application, the Applicant is proposing to subdivide the existing 4.616 acre site into two lots as follows:

- **Lot 1 (Nonresidential Lot):** The corner lot fronting both W. Ridge Pike and Sunset Road has a gross tract area of 2.536 acres and a net tract area of 2.484 acres. The existing commercial building, accessory structures/buildings and associated parking will remain on this lot. The gravel driveway connecting to the Sunset Road will be removed and the access to/from the site will be by the existing paved driveway entrance on W. Ridge
- **Lot 2 (Residential Lot):** The residential lot has a gross tract area of 2.080 acres and a net area of 2.080 acres. The Applicant is proposing 10 single-family attached dwellings (townhomes) with associated parking, landscaping, lighting and stormwater management facilities. Access to/from the site will be by a driveway entrance on Sunset Road and a private road which will not be offered to the Township for dedication. The residential lot will be serviced by public water and sewer system.

The Applicant is seeking a conditional use approval per Limerick Township Zoning Ordinance §184-231.A.(2) which permits single-family attached dwellings by conditional use in accordance with the following requirements herein and general standards outlined in Section 184-231.A.(2).(a-k) and 184-43.

In accordance with the Limerick Township Zoning Map, the subject tract is located within the MS – Main Street Zoning District. The property is fronted by W. Ridge Pike (S.R. 4031) to the south; by Sunset Road to the east; by a vacant residential lot zoned in R-2 – Residential District to the north and a commercial property zoned in the VC – Village Commercial District to the west. West Ridge Pike is classified as minor arterial street which requires 72 ft right-of-way, 40 ft-wide cartway with curbing, 4 ft buffer and 8 ft-wide sidewalk and Sunset Road is classified as a local road which requires 50 ft right-of-way, 30 ft-wide cartway with curbing, 8 ft shoulder, 5 ft buffer and 4 ft-wide sidewalk.

We have reviewed the application and the plans for the compliance with the standards for conditional use approval (§184-43 & §184-231.A.(2).(a-k) and we offer the following comments for your consideration:

- 1. Per §184-43 – Conditional Use Approval**, a conditional use application shall only be approved if the Applicant proves the following standards will be met, as applicable:
  - a. That the proposal will not significantly negatively impact the use of neighboring properties and/or the character of an existing or approved residential neighborhood.
  - b. That the proposal includes adequate site design methods, such as plant screening, tree preservation, setbacks and berthing, as needed to avoid significant negative impacts on nearby uses.
  - c. That proposals to provide water service, sewage service and stormwater management are feasible and follow professionally sound methods. However, if such matters will be subject to professional review and approval under a separate Township ordinance, then the zoning approval may defer to such other approval.
  - d. That the use will not create a significant hazard to the public health and safety, such as fire, toxic or explosive hazards.
  - e. That the use will not result in or substantially add to a significant traffic safety hazard or significant traffic congestion.
- 2. Per §184-68.A – Conditional Use Application**, an application for any conditional use as specified in the various Articles of this chapter shall be considered by the Township Supervisors according to the following procedure:
  - (A) The application shall be submitted, in writing, to the Township Secretary. The application shall be accompanied by a filing fee adopted pursuant to the provisions of § 184-32.
  - (B) The application shall include the request for approval of a conditional use and sufficient information to document compliance with the applicable standards of this chapter. A tentative sketch plan of the proposed development shall be included.
  - (C) The applicant shall provide prestamped and preaddressed envelopes for all landowners within 400 feet of the applicant's land, according to the requirements of § 184-38G herein.
  - (D) The Township Secretary shall submit one copy of the application to the Township Planning Commission for its reviews and recommendations, one copy to the Township Board of Supervisors and other copies to agencies and/or technical consultants whose review may be relevant.

**3. Per §184-81.D – Woodlands**, no more than 50% of any woodland may be cleared or developed. The remaining 50% shall be maintained as permanent green space.

**Per §184-10- Definitions; woodlands are the areas, groves or stands of mature or largely mature trees (i.e., greater than six inches in caliper) covering an area greater than 1/4 of an acre or groves of mature trees (greater than 12 inches in caliper) consisting of more than 10 individuals. Based on our calculations on the ERSAM & Demolition Plan (Sheet 4 of 36), more than 10 mature trees greater than 12" inches in caliper are proposed to be removed. The Applicant shall add a note on the plans to clarify woodland disturbance and shall provide the woodland calculations to confirm compliance with this code section.**

**4. Per §184-231.A. (2) – Conditional Uses**, single-family attached uses are permitted by conditional use approval in accordance with the following conditions:

(a) One residential dwelling unit is permitted for every 1,200 square feet of nonresidential gross floor area constructed, provided that bulk and area requirements herein are met. The nonresidential gross floor area cannot be used to permit this use if it is used to meet requirements for single-family detached, apartments or two-family uses. No certificate of occupancy shall be issued for a residential dwelling unit unless a certificate of occupancy for 1,200 square feet of nonresidential uses has been issued.

**Based on the Subdivision Plan (Sheet 2 of 36), the existing commercial building has a total gross floor area of 12,069 SF. The Applicant is proposing 10 townhomes which will require a total of 12,000 SF (10x1,200SF) commercial floor area; therefore, the proposed residential development is in compliance with this code section.**

(b) The residential area must be subdivided separately from the commercial area for the purposes of calculating stormwater management, area and bulk requirements.

**The Applicant is proposing to subdivide the subject tract into two lots: Lot#1, a nonresidential lot which consists of the existing commercial building with associated improvements, and Lot#2, a residential lot which consists of the proposed townhome development; therefore, the proposed development is in compliance with this code section.**

(c) The entire area subdivided for residential uses shall be set back 300 feet from Ridge Pike ultimate right-of-way. This setback shall not apply to stormwater management facilities that are shared between residential and nonresidential uses.

**Based on the Subdivision Plan (Sheet 2 of 36), Lot#2 (residential lot) is located 300 ft from the ultimate right-of-way line shown on the plan. However, the half-width of the ultimate right-of-way line is shown as 35.80 ft on the plan which is less than the required 36 ft of half-width. The Applicant shall show 300-ft setback from the required ultimate right-of-way half-width of 36 ft.**

(d) The perimeter of the area subdivided for residential uses shall contain a twenty-five-foot wide buffer in accordance with § 155.27.1 along all property lines and adjacent to nonresidential uses.

**Based on the Site Plan (Sheet 6 of 36), a 25-ft -wide buffer is proposed along all property lines; therefore, the proposed development is in compliance with this code section.**

(e) Two-family uses shall establish the applicable front yard setbacks from an internal roadway or existing roadways other than Ridge Pike.

**The proposed residential development consists of single-family attached dwellings; therefore, it is not subject to this front yard setback requirement.**

(f) For developments with 30 or more dwelling units: 400 square feet of common use area shall be provided for each dwelling unit in accordance with the following:

[1] The common use area shall not overlap the required buffer area except to connect to open space on contiguous parcels.

[2] The common use area shall be accessible to residential units and consist of a contiguous area of at least 11,000 square feet. The perimeter of the common use area shall not have a dimension less than 50 feet on any one side.

[3] The common use area shall connect to adjacent open space parcels.

[4] Residential buildings located adjacent to a common use area or residential buildings located along a street adjacent to a common use area shall be oriented so that at least 60% of the buildings provide frontage on the common use area.

[5] Buildings with frontage on the common use area shall provide side or rear loaded garages.

**The proposed development consists of only ten (10) townhomes; therefore, it is not subject to this open space requirement.**

(g) Single-family attached uses shall establish the applicable front yard setbacks from an internal roadway or existing roadways other than Ridge Pike.

**The proposed townhomes have a minimum front yard setback of 20 ft (Unit 6 & 10) and a maximum front yard setback of 25 ft (Units 1-5 and Units 7-9) from the private Road A. Unit 1 is located at 25 ft from Sunset Road; therefore, the proposed development is in compliance with this code section.**

(h) No one building may consist of more than eight dwelling units.

**The Applicant is proposing two (2) buildings, each consisting of five (5) townhome units; therefore, the proposed development is in compliance with this code section.**

(i) Horizontal articulation: all dwelling units shall contain a minimum one-foot horizontal roof offset from roofs of neighboring dwelling units to vary the massing of a building and relieve the effect of a single, long roof.

**The Applicant shall provide the building elevations and profiles for review to clarify and confirm compliance with this code section.**

(j) Vertical articulation: all dwelling units shall contain a minimum two-foot vertical front facade offset from front facades of neighboring dwelling units to vary the massing of a building and relieve the effect of a single, long wall.

**Based on the Site Plan (Sheet 6 of 36), the proposed development is in compliance with this code section.**

(k) All residential buildings shall have pitched roofs.

**The Applicant shall provide the building elevations and profiles for review to clarify and confirm compliance with this code section.**

**5. Per §184-232 – Minimum Lot Area**, the minimum gross lot area shall be 1,800 SF per unit.

**The minimum gross lot area for the proposed 10 townhomes shall be 18,000 SF (=1,800 SFx10). The gross area of the residential lot is 2.080 acres (90,620 SF) which is greater than the required 18,000 SF; therefore, the proposed development is in compliance with this code section.**

**6. Per §184-232 – Minimum Lot Width**, the minimum lot width shall be 24 feet per unit.

**Based on our measurements on the Site Plan (Sheet 6 of 36), each unit has a width of 24 ft which is in compliance with the minimum width requirement; however, the Applicant shall show the typical width of a unit on the plan to clarify and confirm compliance with this code section.**

**7. Per §184-232 – Maximum and Minimum Front Yard**, maximum front yard shall be 25 ft from the roadways other than Ridge Pike (this requirement shall not apply if one or more building's frontage comprise at least 50% of the site's roadway frontage and is located between the minimum and maximum front yard setbacks). The minimum front yard setback shall be 15 ft from the roadways other than Ridge Pike and 300 ft from Ridge Pike.

**Based on the Site Plan (Sheet 6 of 36), the front yard setback from the private Road A for the Units 1-5, Units 7-9 is 25 ft and for the Units 6 & 10 is 20.33 ft, which are in compliance with the minimum and maximum front setback requirements. The Applicant shall show the actual front yard setback measurement in the zoning data table.**

**In addition, Lot#2 (residential lot) is located 300 ft from the ultimate right-of-way line shown on the plan. However, the half-width of the ultimate right-of-way line is shown as 35.80 ft which is less than the required 36 ft of half-width. The Applicant shall show 300-ft setback from the required ultimate right-of-way half-width of 36 ft.**

**8. Per §184-232 – Minimum Side Yard**, the minimum side yard for buildings with heights of 35 feet or less shall be 7.5 each.

**Based on the Site Plan (Sheet 6 of 36), the proposed development has a side yard setback greater than the required minimum side setback of 7.5 ft; however, the Applicant shall dimension the actual side yard setbacks and shall update the zoning data table accordingly.**

**9. Per §184-232 – Minimum Rear Yard**, the minimum rear yard for buildings with heights of 35 feet or less shall be 20 each.

**Based on the Site Plan (Sheet 6 of 36), Unit 10 has a rear yard setback of 154.7 ft, which is greater than the required minimum rear yard setback of 20 ft; however, the Applicant shall show the actual rear yard setback in the zoning data table. In addition, the Applicant shall show the rear setback of Unit 10 from the center of**

**the existing 50 ft wide Buckeye easement to clarify and confirm compliance with the required minimum rear setback of 20 ft.**

**10. Per §184-232 – Maximum Building Height**, the maximum building height shall be 35 ft.

**Based on the Zoning Data table, the height of the proposed townhomes will be less than the permitted maximum height of 35 ft. The Applicant shall provide building elevations during land development review to clarify and confirm compliance with this code section.**

**11. Per §184-232 – Maximum Building Coverage**, maximum building coverage shall be 65% of net lot area.

**Based on the Zoning Data table, the total building area is approximately 12,616 SF (excluding rear decks) and the building coverage ratio is 13.9%; therefore, the proposed development is in compliance with this code section.**

**12. Per §184-232 – Maximum Impervious Coverage**, maximum impervious coverage shall be 65% of net lot area.

**Based on our measurements on the Site Plan (Sheet 6 of 36), the total impervious area is 27,350 SF (including the concrete sidewalk) and the impervious coverage is 30.18%, which is less than the permitted maximum impervious coverage of 65%. The Applicant shall update the impervious coverage calculations to include the concrete sidewalk and shall revise the plans accordingly.**

**13. Per §184-232 – Minimum Distance Between Buildings**, minimum distance between the buildings shall be 15 ft.

**Based on our measurements on the Site Plan (Sheet 6 of 36), the distance between the buildings is approximately 80 ft; therefore, the proposed development is in compliance with this code section. The Applicant shall revise the zoning data table to show the actual distance between the proposed buildings.**

**14. Per §184-232 – Common use area**, a minimum common use area of 11,000 SF shall be provided for single-family attached dwellings, and the minimum perimeter dimension (any one side) of common use area shall be 50 ft.

**The Applicant shall provide the required common use area for the proposed residential development and shall show the proposed common use area on the plans calling out the perimeter dimension to clarify and confirm compliance for this code section.**

**15. Per §184-234.C – Refuse Areas**, all refuse collection facilities shall meet the requirements of §184-66 herein.

**Based on the General Notes #32 on Project Data & Notes (Sheet 3 of 36), individual property owners are responsible for their respective solid waste storage and disposal.**

**16. Per §184-87 – Parking Capacity**, 2 off-street parking spaces and 0.3 additional on-street parking spaces per dwelling shall be provided in conveniently located nearby off-street parking areas.

**For the proposed ten (10) townhomes, a total of 23 parking spaces are required and based on the parking calculations on Project Data & Notes (Sheet 3 of 36), a total of 44 parking spaces are provided consisting of 2 driveway spaces and 2 garage spaces per dwelling unit and an additional 4 off-street parking spaces.**

17. W. Ridge Pike (S.R. 4031) has a 72 ft-wide ultimate right-of-way (36 ft half-width). On the Site Plan (Sheet 6 of 36), the half-width of W. Ridge Pike is shown as 35.80 ft which is very close but less than 36.0 ft. The Applicant shall show and call out the required ultimate right-of-way half-width.

18. Based on the Site Plan (Sheet 6 of 36), part of the private Road A encroaches into the existing 50 ft-wide Buckeye Easement. The Applicant shall provide the required documentation from the utility company for approval of this encroachment.

19. Based on our measurements on the Site Plan (Sheet 3 of 36), the proposed garage dimensions are shown as 22 ft x 11 ft on the plan which will not be sufficient to locate two vehicles. The Applicant shall delineate the proposed parking spaces on the plans to clarify and confirm compliance with this code section.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

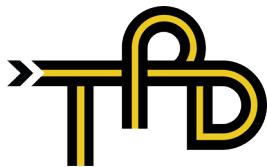
Sincerely,

**PENNONI ASSOCIATES INC.**



Khaled R. Hassan  
Township Manager

Cc:     Board of Supervisors  
          Greta Martin Washington, Director of Community Planning  
          James Lucas, Director of Code Services  
          William Bradford, Limerick Township Road Department Superintendent  
          John Iannozzi, Township Solicitor  
          Joseph Platt, Traffic Planning & Design  
          Justin B. Strahorn, W.B. Homes Land Acquisitions, LP, Applicant  
          Joseph C. Kuhls, Esq., Kuhls Law, PLLC, Applicant's Attorney  
          Nick E. Feola, VanCleef Engineering Associates, LLC, Design Professional



2500 East High Street, Suite 650, Pottstown, PA 19464

610.326.3100 | [INFO@TPDINC.COM](mailto:INFO@TPDINC.COM)

[WWW.TPDINC.COM](http://WWW.TPDINC.COM)

**December 11, 2025**

Mr. Daniel K. Kerr, *Township Manager*

Limerick Township  
646 West Ridge Pike  
Limerick, PA 19468

**RE: 250 W Ridge - W.B. Homes**

**Conditional Use Review #1**

Limerick Township # CU 2025-05  
TPD No. LIMT.00337

Dear Mr. Kerr:

In our role as Township Traffic Engineer, TPD has completed a review of the following information related to the above-referenced project:

- Preliminary Subdivision and Land Development Plan prepared by Van Cleef Engineering Associates, LLC, dated November 12, 2025; and,
- Waiver request letter prepared by Van Cleef Engineering Associates, LLC, dated November 12, 2025.

Based on our review, we offer the following comments:

1. §184-229.D encourages cross-access easements, shared driveways, and service roads between parcels. Therefore, a connection should be provided between the non-residential and residential to comply with the intent of the ordinance. This connection would also provide a secondary means of access connecting between the various uses.
2. A traffic study should be provided to evaluate the operation of the existing access on Ridge Pike given the removal of the access to Sunset Road.
3. The driveways have a typical minimum dimension of 20.33 feet, which is the approximate minimum dimension to accommodate a vehicle without encroachment into the sidewalk or street. However, this dimension is given for the longer of the two parking spaces per unit. The shorter parking spaces must be revised to accommodate vehicles without encroachment into the sidewalk and street.
4. Sightline profiles should be provided for all entering and exiting movements from the proposed Road A to ensure that the crest vertical on Sunset Road will not obstruct sight distance.

The following land development comments are provided for consideration as they may have an impact on the site layout and conditions of approval:

1. The Applicant will need to obtain approval from Buckeye to construct the proposed roadway over the pipeline.
2. Dead-end streets are not permitted per §155-15.A.(6), except when designed as a cul-de-sac or stub street. A cul-de-sac turnaround must be provided for Road A in accordance with §155-15.A.(6) and §155-15.E.(1). The turnaround must accommodate delivery trucks and trash trucks to ensure that larger vehicles do not back out of Road A onto Sunset Road. Truck turning templates should be provided demonstrating how trash trucks and delivery trucks will turn around.
3. Sidewalk is required on both sides of the proposed Road A in accordance with §155-15.D.(1). The applicant has requested a waiver from §155-15.D.(1) to provide sidewalk on one side of Road A.
4. Sidewalk is required along the entire site frontage on Sunset Road for Lots 1 and 2 in accordance with §155-15.D.
5. Perpendicular parking is not permitted along roads per Section 155-16.B(2) of the Limerick Township Subdivision and Land Development Ordinance. The applicant has requested a waiver to provide perpendicular parking on Road A.
6. In accordance with §155-15.C and §155 Attachment 8, Table 3, curbing and widening of Sunset Road are required to provide a 15-foot half width for the cartway along the entire site frontage for Lots 1 and 2.
7. In accordance with §155-15.C and §155 Attachment 8, Table 3, curbing is required along the site frontage on West Ridge Pike.
8. Driveways for single-family residential properties are not permitted within 50' of an intersection per §155-16.A.(1).(C).[1]. The applicant has requested a waiver from this requirement.

If you have any questions, please call me at your earliest convenience.

Sincerely,

TPD



Joseph Platt, P.E.

*Vice President – Traffic Engineering Services*

[JPlatt@TPDinc.com](mailto:JPlatt@TPDinc.com)

cc: Greta Martin-Washington, *Director of Community Planning*  
Shaun Semmeles, *Fire Marshal*  
Bill Bradford, *Roadway Superintendent*  
John Iannozzi, Esq., *Township Solicitor*  
Khaled R. Hassan, P.E., *Township Engineer*  
Justin B. Strahorn, W.B. Homes, Inc., *Applicant*  
Nicholas E. Feola, P.E., Van Cleef Engineering Associates, LLC, *Applicant's Consultant*

**NEW BUSINESS**

# Municipal Planning Code

## ARTICLE II

### Planning Agencies

#### Section 202. Planning Commission.

If the governing body of any municipality shall elect to create a planning commission, such commission shall have not less than three nor more than nine members.

**ORDINANCE NO. 350**  
**LIMERICK TOWNSHIP**  
**MONTGOMERY COUNTY, PENNSYLVANIA**

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**AN ORDINANCE AMENDING THE LIMERICK TOWNSHIP CODE CHAPTER 31 ENTITLED "PLANNING COMMISSION" SECTION ONE TO STATE THAT THE LIMERICK TOWNSHIP PLANNING COMMISSION SHALL CONSIST OF SEVEN MEMBERS TO BE APPOINTED BY THE BOARD OF SUPERVISORS OF LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA.**

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**WHEREAS**, the Board of Supervisors has met the procedural requirements of 53 P.S. §10101, et. seq. of the Pennsylvania Municipalities Planning Code, for the adoption of the proposed Ordinance, including holding a Public Hearing;

**WHEREAS**, the Second Class Township Code authorizes the Board of Supervisors to make and adopt Ordinances that are consistent with the Constitution and the laws of the Commonwealth that it deems necessary for the proper management, care, and control of the Township and the maintenance of peace, good government, health, and welfare of the Township and its citizens;

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Board of Supervisors for the Township of Limerick, and it is hereby ordained and enacted by the authority of the same as follows:

**§ 1. CODE AMENDMENTS.**

**A. CHAPTER 31 SECTION ONE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**Chapter 31**  
**Planning Commission**

**§ 31-1. Creation and Composition.**

There is hereby created and established a Township Planning Commission, to consist of Seven (7) members to be appointed by the Board of Supervisors of Limerick Township, Montgomery County, Pennsylvania.

**§2. REPEALER.**

All Ordinances or parts of Ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

### **§3. REVISIONS.**

The Limerick Township Board of Supervisors does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its Ordinance, including this provision.

### **§4. SEVERABILITY.**

In the event that any section, sentence, clause, phrase, or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent, preclude, or otherwise foreclose enforcement of any of the remaining portions of this Ordinance.

### **§ 5. EFFECTIVE DATE.**

This amendment shall become effective five (5) days after date of adoption.

### **§6. FAILURE TO ENFORCE NOT A WAIVER.**

The failure of Limerick Township to enforce any provision of this Ordinance shall not constitute a waiver by Limerick Township of its rights of future enforcement hereunder.

**ENACTED and ORDAINED** by the Board of Supervisors of Limerick Township, Montgomery County, Pennsylvania, this 22<sup>nd</sup> day of April, 2014.

ATTEST:

  
\_\_\_\_\_  
Daniel K. Kefr, Township Secretary

**LIMERICK TOWNSHIP  
BOARD OF SUPERVISORS**

By:   
\_\_\_\_\_  
D. Elaine DeWan, Chairman



### Legend

Emergency Access

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**RESOLUTION 2026-07  
LIMERICK TOWNSHIP  
MONTGOMERY COUNTY, PA**

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**A RESOLUTION OF THE BOARD OF SUPERVISORS OF LIMERICK  
TOWNSHIP REQUESTING A MONTCO 2040 IMPLEMENTATION GRANT**

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**BE IT RESOLVED**, that the Board of Supervisors of Limerick Township of Montgomery County hereby requests a Montco 2040 Implementation Grant of Two Hundred Fifty Thousand Dollars (\$250,000.00) from the Montgomery County Planning Commission to be used for construction of additional sidewalk along Royersford Road to connect surrounding neighborhoods to Limerick Township's Tullamore Trail.

**BE IT FURTHER RESOLVED**, that the Applicant does hereby designate Daniel K. Kerr, Township Manager, as the official to execute all documents and agreements between the Township of Limerick and the Montgomery County Planning Commission to facilitate and assist in obtaining the requested grant.

**RESOLVED AND ADOPTED** this 3<sup>rd</sup> day of February 2026, effective immediately.

**ATTEST:**

\_\_\_\_\_  
Daniel K. Kerr, Township Secretary

**LIMERICK TOWNSHIP  
BOARD OF SUPERVISORS**

By: \_\_\_\_\_  
Connie Lawson, Chair

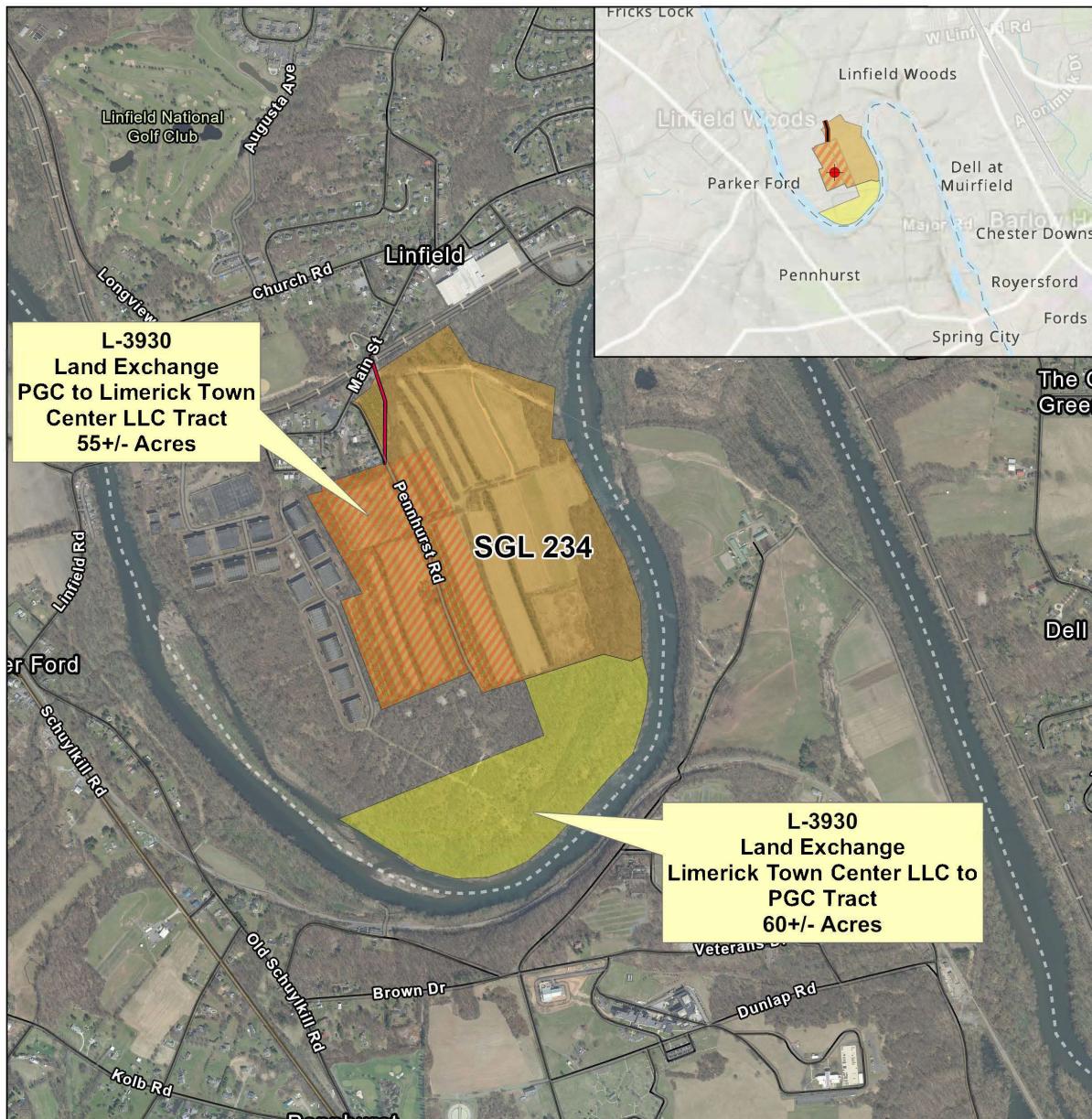
DISTRICT	COUNTY	ROUTE	SECTION	HEET
6-0	MONTGOMERY	---	---	1 OF 3
	LIMERICK TOWNSHIP			
REVISTION NUMBER	REVISIONS	DATE	BY	



DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	MONTGOMERY	----	---	2 OF 3
LIMERICK TOWNSHIP				
REVISION NUMBER	REVISIONS			DATE



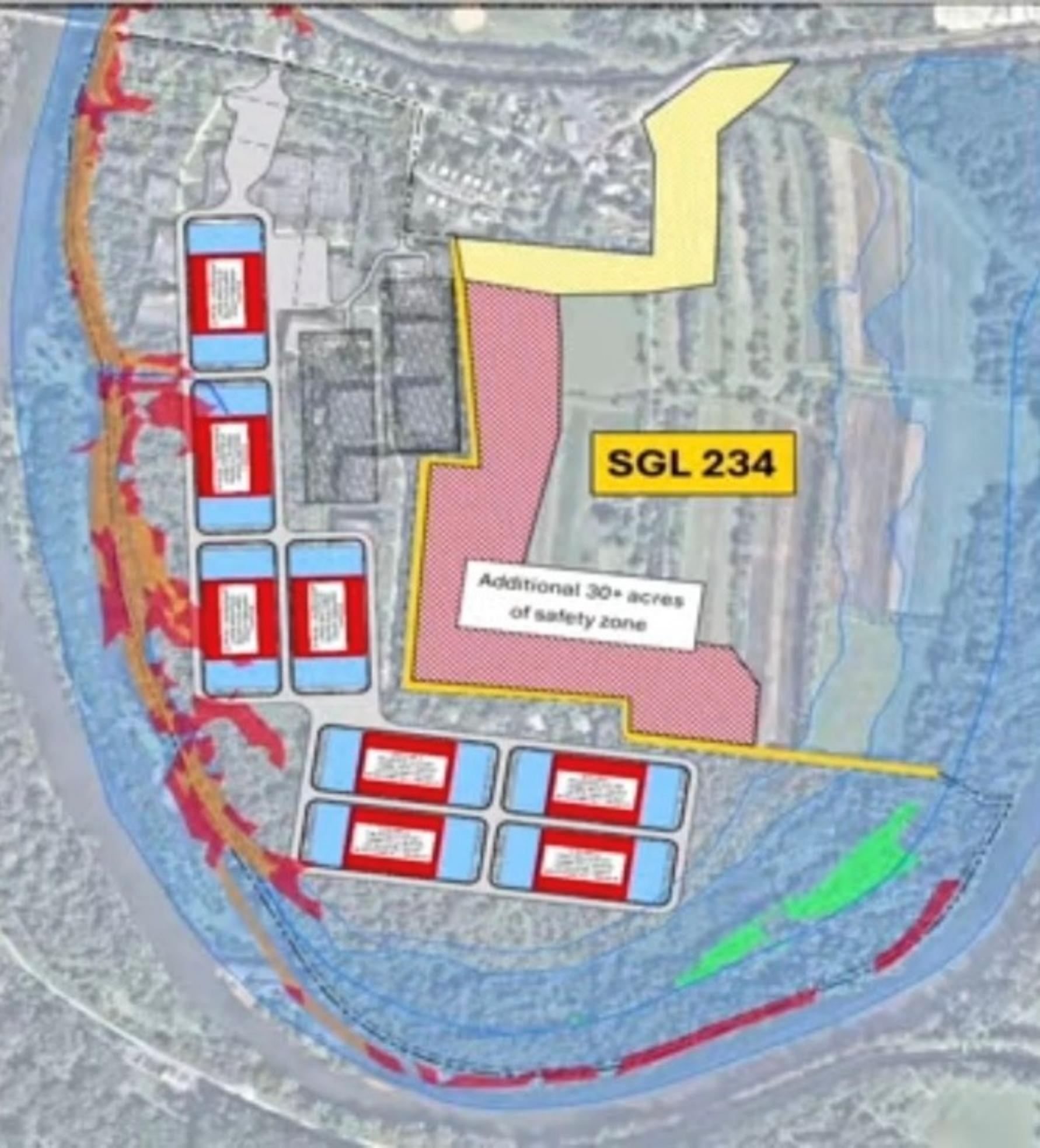




— Public Roads  
— Right-of-Way

0 500 1,000 2,000 3,000 US Feet

**Exhibit RED 12**  
**State Game Land No. 234**  
**L-3930**  
Land Exchange  
Limerick Town Center LLC to PGC  
Tract 60+- Acres and  
PGC to Limerick Town Center LLC Tract  
55+- Acres  
Limerick Township  
Montgomery County  
Southeast Region



**SGL 234**

Additional 30+ acres  
of safety zone



# **TRICENTENNIAL UPDATE**

# **MANAGER'S REPORT**

# **PUBLIC COMMENTS**

# **SUPERVISOR COMMENTS**