



LIMERICK TOWNSHIP

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A meeting of the Limerick Township Planning Commission was called to order by Mike McCloskey on Thursday, July 25, 2019 at 7:00 P.M. in the Public Meeting Room of the Limerick Township Municipal Building at 646 W. Ridge Pike, Limerick, PA 19468, and opened with the Pledge of Allegiance to the Flag. This meeting was advertised in The Mercury on January 10th 2019.

Members Present: Michael McCloskey, Marta Pecharo, Keith Daywalt, Ken McLaughlin, and Greg Richardson. Ryan Wall and Sam Barilla were absent.

Others Present: John Walko, Township Solicitor; Theodore Dmytryk, P.E., Township Engineer; Greta Martin Washington, Director of Community Planning;

Consideration of Minutes: 5/23/2019

Motion was made by Mr. Daywalt and seconded by Ms. Pecharo to approve the 5/23/2019 minutes. Motion passed 3-0-2 with Mr. Richardson and Mr. Daywalt abstaining.

Subdivision and Land Development:

North Gate (#03-24B APF): The Applicant Neil Sukonik with Sukonik Homes, as well as attorney Mr. Ross Weiss with Cozen O' Connor and the project engineer, Mr. Nicholas Feola with Bursich Associates were present. Mr. Weiss summarized the project with regard to the previous 2003 land development which did not progress beyond preliminary approval. In addition, Mr. Weiss brought up the 2019 zoning hearing board case, and requested waivers per the Township Engineer's letter.

Mr. Daywalt asked about the private open space to preserved in addition to the specific amount of open space included. Ms. Pecharo brought up drainage problems on the road, the shared driveway on Graterford road and the location downhill, in addition to the steep slopes on the western side of School Road. Mr. Richardson questioned improvements to the flag lots in relation to their shared drive. Mr. McCloskey also noted that he did not like the development because of the widened roadway improvements and trail near his own property, but spoke of the positive relationship with the Sukoniks.

Mr. John Oboyle, 559 North Limerick Road asked about the overall road widening, safety, and the catch basin on lot 49.

A resident (*Mr. Eric Curcio, 178 School Road*) noted concerns regarding trails being added in relation to the subdivision.

A resident (*Mr. Frank Stankus, 169 School Road*) discussed his concerns about shrub removal along the road.

A resident (*Mr. Brian & Mr. Christopher McCourt, 109 School Road*) asked about changes in the road regarding the curve near their property.

Ms. Jennifer Wolfe, 33 Jessica Circle asked how much of the tree line near lot 10 will be preserved, in addition to the locations of drainage basins.

Motion was made by Mr. McLaughlin, seconded by Mr. Daywalt to recommend the Board consider the project contingent upon compliance with all professional review letters. Motion passed unanimously.

181 Limerick Center Road (#16-09 F): Applicants Tom Perkins and Donna Snyder, as well as the Applicant's attorney, Mr. Marc Kaplin with Kaplin Stewart and the project engineer, Mr. Nicholas Feola with Bursich Associates, summarized the project and waivers. Mr. McCloskey asked about the status of necessary permits and what responses could create additional waivers. Mr. Richardson questioned if the facility would be used as a body shop. Ms. Martin Washington requested information about the trail easement, to which Mr. Kaplin promised something prior to going before the Board of Supervisors. Tree plantings and fences with regard to the buffer between the site and the adjacent subdivision was also discussed as well as roadway and traffic concerns.

Mr. Darren Thompson, 75 Bella Rosa Court asked why the project does not have to comply with the outdoor storage ordinance passed a few months ago, in addition to what type of materials will be used as a buffer between the project and adjacent properties.

Mr. Preston Lutweiler, 2 *Woodmont Court* asked about the outdoor storage ordinance and for confirmation that the neighbors concerns have been addressed with buffering in addition to the lack of traffic study.

Mr. Dmytryk advised the use generates 26 trips whereas the traffic study by code is needed when the use generates 50 trips or more.

Motion was made by Mr. Daywalt, seconded by Mr. Richardson to recommend the Board consider the project contingent upon compliance with all professional review letters. Motion passed unanimously.

New Business:

North Lewis Road Sidewalk Improvement Project: Mr. Dmytryk summarized the project being submitted for DCED's CFA Multimodal Transportation Fund Grant and requested a letter of recommendation from the planning commission.

Motion was made by Mr. Daywalt, seconded by Mr. Richardson for the Chairman to write a letter in support of the North Lewis Road Sidewalk Improvement Project. Motion passed unanimously.

Conditional Use #19-01 – Scott Ventures, LLC: The Conditional Use discussion was removed from the meeting agenda at the request of the applicant.

Zoning Hearing Board Advisories:

ZHB #19-08, Redgo Development, LP – 500 North Lewis Road: Ms. Martin Washington briefly summarized the ZHB application. Discussion ensued regarding parking around the building. The Planning Commission unanimously recommended to defer decision to the Board of Supervisors.

ZHB #19-09, Robert Overdorf – 815 Chapel Road: Ms. Martin Washington briefly summarized the ZHB application. No action was taken and a decision was deferred to the Zoning Hearing Board

ZHB #19-10, Richard D. Sheppard, Jr. – Fruitville Road: Ms. Martin Washington briefly summarized the ZHB application. No action was taken and a decision was deferred to the Zoning Hearing Board.

ZHB #19-11, Cardean Consulting, LLC – 45 Fruitville Road: Ms. Martin Washington briefly summarized the ZHB application. No action was taken and a decision was deferred to the Zoning Hearing Board.

Township Update: Ms. Martin Washington recapped the Board of Supervisors approvals from June and July with respect to planning issues.

Public Comments: None.

Planning Commission Comments: None.

Next PC Meeting Date: August 22, 2019 at 7:00 P.M.

Adjournment: Motion was made by Mr. McLaughlin, seconded by Ms. Pecharo, and carried unanimously under mutual consent, with no further business, to adjourn the Planning Commission meeting at 9:05 P.M.

Respectfully submitted,

Greta Martin Washington
Director of Community Planning