
LIMERICK TOWNSHIP - BOARD OF SUPERVISORS
PUBLIC MEETING MINUTES

JANUARY 19, 2016
7:00 P.M.

A meeting of the Limerick Township Board of Supervisors was held on Tuesday, January 19, 2016, in the Public Meeting Room of the Limerick Township Municipal Building with Thomas J. Neafcy, Jr., Chairman, presiding. This meeting was advertised in The Mercury on January 6, 2016.

Members Present: Supervisors Thomas J. Neafcy, Jr., Kara Shuler, D. Elaine DeWan, and Joseph St. Pedro

Others Present: Joseph J. McGrory, Jr., Esq., Township Solicitor; Theodore C. Dmytryk, P.E., Township Engineer; Daniel K. Kerr, Township Manager; Beth F. DiPrete, Asst. Twp. Mgr./Treasurer; William J. Albany, Chief of Police; and Greta Martin Washington, Director of Community Planning/Zoning Officer

Call To Order: Mr. Sperring called the meeting to order at 7:02 P.M. with the Pledge of Allegiance.

Opening Comments/Announcements

THIS MEETING IS BEING RECORDED.

Executive Session – held prior to the meeting regarding Real Estate and will be going into Executive Session again after the meeting regarding Legal and Personnel.

Yard and Leaf Waste Drop-Off

- Limerick Community Park on Monday, February 1, 2016 from 8:00 A.M. to 12:00 Noon
AND
- Two Particular Acres, 248 Rittenhouse Road, Royersford, during normal operational receiving hours between the hours of 8:00 A.M. and 3:00 P.M. Monday through Friday, and 8:00 A.M. until 12:00 Noon on Saturdays

Parents Night Out – Friday, February 5, 2016 from 5:30 P.M. to 9:30 P.M. at the Limerick Township Building – *Fee of \$20.00 per child, \$10 each additional sibling*
Parks and Recreation Dept. – Hiring Camp Counselors and Volunteer CIT's

Remember to check our website for up-coming Parks & Recreation events

Consideration of Minutes: Upon motion made by Mr. St. Pedro and seconded by Ms. Shuler, the January 4, 2016 Board of Supervisors Meeting Minutes were approved 3-0-1, with Ms. DeWan abstaining.

Public Comments on Agenda Items: None.

Board of Supervisors
January 19, 2016
Page 2, Minutes

Bills List: Upon motion made by Ms. Shuler and seconded by Mr. St. Pedro, Bills List #2 for the period of 01/01/16 through 01/15/16 in the amount of \$329,001.88 was unanimously approved.

Monthly Reports: Upon motion made by Ms. Shuler and seconded by Mr. St. Pedro, the December, 2015 reports of the Emergency Services Department, Code Services Department, Public Works Department, Police Department, Parks & Recreation Department, and Sewer Department Superintendent, were unanimously accepted.

Presentation:

Presentation – New Website: Ms. Allyson Knight was in attendance to present an overview of the new Township website in order for the Board to offer any feedback before the website goes live to the public. Mr. Kerr explained that Ms. Knight has been the lead contact from an administrative standpoint as Staff put this new website together. Ms. Knight highlighted many of the new features available on the new website, including an Emergency Alert Broadcast banner, FAQs (Frequently Asked Questions), Search feature, a “How Do I...” feature, and the ability for users to sign up for alerts for calendars, agendas, minutes, alerts, among others for each department, a document center, and various community links. The new website will be advertised to the community in the upcoming Limerick Township Newsletter.

Public Hearing:

CU #15-03 – Boston Bend, LLC, 372 N. Lewis Road: Mr. McGrory suspended the Public Meeting and opened the Public Hearing for consideration of the Conditional Use Application of Boston Bend, LLC, 372 N. Lewis Road for a proposal to convert the existing single family detached dwelling to a professional office/law firm with a 40 sq. ft. pedestal sign with matching brick foundation which does meet zoning criteria. He presented eight (8) exhibits for incorporation into the record and proceeded with the Public Hearing. Mr. McGrory asked if anyone in the audience was present who opposes this use. No one commented with opposition. A Court Reporter was present and the Notes of Testimony will be available at the Township Building for review. At the conclusion of the Hearing Mr. McGrory asked for questions or comments from the Board. Mr. Neafcy asked if the applicant was aware that in the future there may be sidewalk and street lighting codes which they would have to adhere to. The applicant stated he was aware. Ms. DeWan asked about the parking and if they were aware that they have to go through the Land Development process. Ms. Shuler asked for a condition to be added regarding the tree buffering on the sides of the property to remain. Mr. McGrory then opened the floor for public comment. Hearing none, he adjourned the Public Hearing and moved back into the Public Meeting. He stated that the Board has the option to vote on the Application tonight with the conditions as outlined on the record, or they have up to 45 days to make a decision. No action was taken.

140223

Board of Supervisors
 January 19, 2016
 Page 3, Minutes

Subdivision and Land Development

Extensions: Mr. Kerr stated that the Board has a policy of wanting to discuss long standing applications before continuing to extend. The Ely Property Subdivision Land Development project goes back to 2005. Mr. Mike Amoroso, representing partner of Greenway Development, L.P., gave a brief overview of the project as being a 27 acre property located with frontage on Fruitville and Smith Roads on which they are proposing a 7-lot subdivision. He also offered insight on why they have requested continued extensions; the plan was approved after the drop in the real estate market among other factors. Mr. Dan Ely, owner of the property, was also in attendance.

Upon motion made by Ms. DeWan and seconded by Mr. St. Pedro, the following extensions to the 90-day review period were unanimously accepted:

- a. Ely Property Subdivision (#05-21): Extended to 02/01/2017

Confirmed Appointments:

Richard Zuber – 398 Lewis Road: Mr. Zuber, having 42 years in the real estate business, is proposing to the Board to move his real estate office to this Lewis Road location. Mr. Zuber is proposing the exact same design as his current Royersford office location which consists of an office on the 1st floor with an apartment above, at the corner of Country Club and Lewis Roads. Having an apartment with generating income has helped him survive the economic ups and downs of the real estate market; therefore, he is looking to duplicate this effective design at a more prominent location. Mr. St. Pedro stated that this type of use (with an apartment) was not envisioned for Lewis Road, but would be encouraged along the Ridge Pike corridor. Mr. Neafcy clarified that Lewis Road consists of single-family homes which have been converted to commercial properties, not a residential rental mixed-use property. Mr. Zuber will consider his options and thanked the Board for their time.

Mid-Atlantic Sports Construction – 560 Royersford Road: Mr. Mike Rufo, of Mid-Atlantic Sports Construction representing West Mont United Soccer Association with Joe Kent, President of the Association, was before the Board to review a proposed change to an existing master plan. The 2008 plan was not recorded and permits have since expired, as funding was not available to execute the plan. With a new President of the Association, they are looking to make some changes to the original plan which would allow the Association to be more competitive with other facilities; such changes include improving the quality of some grass fields and changing some to synthetic turf, add restroom facility, and add lighting to some fields. Mr. St. Pedro asked about the preference of the users towards synthetic turf surfaces, noting some of the drawbacks. Mr. Rufo replied that the synthetic fields would increase the availability of practice time on the fields, factoring in inclement weather, and to counter the concerns over synthetic is why they are improving the quality of the remaining natural grass fields.

Board of Supervisors
January 19, 2016
Page 4, Minutes

Mr. Kerr stated the original approved plan depicts lights, but notes additional land development approval must be obtained from the Board before any lighting is installed. West Mont is prepared to submit a land development application for these items and was looking for feedback from the Board. Mr. McGrory added two things to be considered when preparing the land development application; one, parking and traffic control during tournaments, and two, the height of the lighting to reduce glare effect on Ridge Pike.

Limerick Fire Company – 390 W. Ridge Pike: Mr. Ed Mangold, of KCBA Architects, along with Sheldon Danley, Civil Engineer with Pennoni Associates, Pat Fota and Tom Walters of the Limerick Fire Company Building Committee were all in attendance to present their proposal for a building addition/renovation project to the Limerick Fire Company's structure. They were before the Board to answer any questions regarding the building renovation design, the project schedule, and the land development approval process. They are requesting to submit a Preliminary/Final Plan to the Planning Commission to expedite the process in an effort to keep the project on schedule and to allow the Fire Company to realize construction cost savings. Mr. Danley gave a brief overview of the concept sketch plan. Mr. Danley offered a review of the site improvements. The Board agreed to accept the project for Preliminary/Final and also agreed to waive all development application fees.

Presentation:

Presentation – Valley Forge Tourism & Convention Board: Mr. John Golden, Director of Communications for VFTCB, along with Mr. Dan Weckerly, VFTCB Communications Manager, were before the Board to present a recently launched new brand campaign aimed at bringing travel and tourism to all of Montgomery County's fantastic attractions and destinations, and encouraging visitors and locals alike to #MakeItMontco. A short video was presented as a sample of these new campaign initiatives and how they directly impact the people of Limerick Township.

Old Business

Resolution – Schuylkill River Park & Kurylo Preserve Master Site Plan: Mr. Kerr explained that this is the final step required by DCNR to close out the grant received for the creation of Master Site Plans for both the Schuylkill River Park and the Kurylo Preserve. The Township received an excellent review from DCNR for the Draft Master Site Plans Simone Collins submitted on the Township's behalf in October. No changes were required of the Draft Plans and the Final Master Site Plans are being submitted as-is, with no changes.

Motion was made by Ms. Shuler and seconded by Ms. DeWan, to approve Resolution 2016-09 Closing Out Community Conservation Partnerships Grant Project (BRC-TAG-20-173). Motion passed unanimously.

140223

Board of Supervisors
 January 19, 2016
 Page 5, Minutes

Motion was made by Ms. DeWan and seconded by Ms. Shuler, to approve and adopt the Final Master Site Plan for Schuylkill River Park and the Final Master Site Plan for Kurylo Park (Preserve). Motion passed unanimously.

Update – Traffic Intersection Studies:

- Linfield Trappe Road and Royersford Road
- Linfield Trappe Road and Township Line Road

Mr. Kerr offered an update, as per the Board's request at a previous meeting on options for suggested safety improvements for these two intersections. As far as the Linfield Trappe Road and Royersford road intersection, Mr. Joe Platt, the Township Traffic Engineer from Traffic, Planning and Design, Inc. has been in contact with PennDOT and they are planning some signage and striping upgrades to this intersection which would slow traffic down. We have requested of PennDOT a copy of their Plan to see what that entails. When questioned, PennDOT stated they are not in favor of a 4-way stop. Mr. Neafcy asked about requesting speed restrictions. Ms. Shuler asked if PennDOT could be reminded of the need for paving repairs on Linfield Trappe Road from Lewis Road.

Regarding the intersection of Linfield Trappe and Township Line Roads, he and Mr. Platt have a meeting schedule for early February to talk with the Manager of Upper Providence Township and their Engineer. Those talks will be a continuation from talks two years ago before Upper Providence had staffing changes.

New Business

Approval – Concession Stand Agreement, Dallas' Concessions: Mr. Kerr summarized that the Township received proposals from three interested parties to run the concession stand at Limerick Community Park. Staff is recommending Dallas' Concessions' proposal to lease the park concession stand for the upcoming season.

Motion was made by Mr. St. Pedro and seconded by Ms. Shuler, to approve the Concession Stand Agreement with Dallas' Concessions for Limerick Community Park. Motion passed unanimously.

Appointment – Approve Ryan Wall and Brian S. Maguire as Parks & Recreation Committee Members: Mr. Kerr stated that from the Parks & Recreation Committee Reorganization Meeting held on January 7th, two vacancies became available. Mr. Ryan Wall has been a consistent participant in the activities of the Parks & Rec Committee and has requested to be appointed formally. For the other vacant position, Staff is recommending Brian S. Maguire, who has expressed an interest in being active on several Township committees. Brian was present in the audience. Ms. DeWan had the privilege of interviewing Brian in December and she liked his

Board of Supervisors
 January 19, 2016
 Page 6, Minutes

enthusiasm and felt he has a lot to offer to the Township. Mr. Neafcy spoke highly of Brian, as he has known him for years and is part of the Limerick Township “family” as his mother works in the Finance Department.

Motion was made by Ms. DeWan and seconded by Ms. Shuler, to approve the appointments of Ryan Wall and Brian S. Maguire to the Parks and Recreation Committee for five (5) year terms, which would expire on December 31, 2020. Motion passed unanimously.

Approval – Change in Parks & Recreation Meeting Dates for Remainder of 2016: Mr. Kerr continued, stating that this request also come out of the Parks and Recreation Committee Reorganization Meeting held on January 7th; the Committee requested a formal change of their meeting day to the 2nd Tuesday of each month at 7:00 P.M. to accommodate more members and increase participation. A revised listing of the proposed meeting dates has been provided for the Board’s review.

Motion was made by Ms. Shuler and seconded by Ms. DeWan, to approve the Revised 2016 Parks and Recreation Committee Meeting Schedule and the authorization to advertise these dates for public notice. Motion passed unanimously.

Approval —Change Order – Raven’s Claw Subdivision: Mr. Kerr explained that the Change Order before the Board is the first and final Change Order regarding the Completion and/or Repair of Public Improvements at Raven’s Claw Subdivision. The Contract Change Order No. 1 is in the amount of \$18,392.50 from the original contract price to finish the public improvements within that development. With this change order, the total contract amount is hereby increased to \$242,474.50. The Administration is recommending release of the final escrow.

Motion was made by Ms. DeWan and seconded by Ms. Shuler, to approve Raven’s Claw Subdivision Change Order No. 1 (FINAL) in the amount of \$18,392.50. Motion passed unanimously.

Approval — Authorization to Advertise:

- Flood Damage Prevention Ordinance – Chapter 89
- Zoning Ordinance – Chapter 184

The purpose of the Flood Damage Prevention Ordinance changes is to coordinate with the new floodplain maps issued by FEMA, dated March 2, 2016. The Zoning Ordinance has been amended to incorporate the Floodplain Ordinance changes. Mr. Kerr responded to Ms. Shuler’s question of whether there is anything that the public needs to be aware of with these changes. Mr. Kerr explained that one of the ramifications of the Township not passing this Ordinance, homeowners in the Township would not be able to obtain Flood Insurance on their property.

140223

Board of Supervisors
 January 19, 2016
 Page 7, Minutes

However, important to note is that the flood zones within the township are actually shrinking according to the new FEMA floodplain maps.

Motion was made by Ms. DeWan and seconded by Mr. St. Pedro, to authorize advertisement of a Public Hearing for consideration and approval of a Chapter 89 Ordinance. Motion passed unanimously.

Motion was made by Ms. DeWan and seconded by Ms. Shuler, to authorize advertisement of a Public Hearing for consideration and approval of a Chapter 184 Ordinances. Motion passed unanimously.

Approval — Authorization to submit a Notice of Intent to Pottstown Health and Wellness Foundation: Mr. Kerr summarized that as part of the intersection improvement project the Township is undertaking at Limerick Center Road and West Cherry Lane, the Board had previously suggested continuing the sidewalks along Limerick Center Road to provide a safe route to the elementary school. Mr. Platt, the Township Traffic Engineer, is requesting approval to submit an application to the Pottstown Health and Wellness Foundation to help fund the Limerick Center Road sidewalk project. Pottstown H&W has a two-step application process. The first step is to submit a notice of intent with a brief description of the work. If the Foundation finds the project within the parameters of their grant cycles (which the sidewalk extension project is believed to be), then we would submit a formal grant application. Mr. St. Pedro touted the merits of the Foundation and gave a brief description of the Health and Wellness Foundation as being funded through the profits from the sale of the hospital as there is a requirement to create a foundation for the benefit of the community.

Motion was made by Mr. St. Pedro and seconded by Ms. DeWan, to approve the Submission of a Notice of Intent to Pottstown Health and Wellness Foundation for a Grant for Sidewalk Connections to Limerick Elementary School. Motion passed unanimously.

Public Comments

Mr. William Clemens, 13 E. Cherry Lane, had a concern regarding the traffic signal timing at the intersection at East Cherry Lane and Lewis Road once there are residents in the in the newly constructed development (Westfield 41 Apartments). He asked if there will there be another traffic study done, as there is already some difficulty making a left hand turn onto Lewis Road from E. Cherry Lane. Also, turning left onto East Cherry, due to the traffic coming from Route 422, is also difficult and queried of the need for a turning lane designated signal. Mr. Clemens had safety concerns. Mr. St. Pedro sited another similar situation and PennDOT adjusted the timing once the development was complete, but offered to make a phone to PennDOT should it become an issue. Mr. Clemens also asked if corrected signage depicting West Cherry Lane and East Cherry Lane will be going up soon, as he already has had delivery issues with his mail and his heating oil almost going to 13 W. Cherry Lane in error. Mr. Clemens did comment on the

Board of Supervisors
January 19, 2016
Page 8, Minutes

helpfulness of Ms. Shuler and Mr. Hassan throughout the construction of the development across the street from his home.

Mr. James Michaels, 9 E. Cherry Lane, voiced his concern about water pooling in the front of his property between his and his neighbor's property, which was an issue even prior to the development project. However, it was his understanding that it was to be rectified by the construction company as part of the utility Right-of-Way work that was being done. He has been in contact with Ms. Martin Washington regarding this issue and has even been to his property for a site inspection. Even though he has not complained often and has even tried to keep people from trespassing onto the construction site, the construction company has not been responsive on this water issue. He is frustrated with the lack of responsiveness. Ms. Martin Washington was present at the meeting and summarized the efforts of the Township, the Township Engineers, and the owners of the development and that they are working on the issue; however, if work is required to the area it will most likely not take place until the Spring. Mr. Michaels requested they have something in writing once a resolution is determined. Ms. Shuler expressed that she is confident of the capabilities of the Township professionals in handling this matter, but thanked Mr. Michaels for bringing the issue to the Board's attention. Mr. Michaels also voiced concerns over cars speeding on E. Cherry Lane. Chief Albany offered his assistance on this matter. Mr. Michaels also mentioned that he had a major sewer backup issue over the weekend and was not able to get through on the Township Sewer Emergency Hotline.

Supervisor Comments: None.

The Board adjourned into Executive Session regarding Personnel and Litigation. No action will be taken, and the Board will not reconvene.

Adjournment: There being no further business, **motion was made** by Ms. DeWan and seconded by Ms. Shuler to adjourn the meeting at 8:47 P.M.

Respectfully submitted,



Daniel K. Kerr
Township Manager

140223