

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

**MARCH 15, 2016  
7:00 P.M.**

A meeting of the Limerick Township Board of Supervisors was held on Tuesday, March 15, 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, and D. Elaine DeWan

**Members Absent:** Supervisors Kenneth W. Sperring, Jr. and Joseph St. Pedro

**Others Present:** Joseph J. McGrory, Jr., Esq., Township Solicitor; Khaled R. Hassan, P.E., Township Engineer; Marcy Mancini, Administrative Assistant to Twp. Manager, R. Brian Skelton, Chief of Police; and Greta Martin Washington, Director of Community Planning/Zoning Officer.

**Call To Order:** Mr. Neafcy called the meeting to order at 7:06 P.M. Chris Miller led the Pledge of Allegiance.

**Opening Comments/Announcements**

**THIS MEETING IS BEING RECORDED.**

- Breakfast with the Bunny – Saturday, March 19, 2016 - 8:00 A.M. to 11:00 A.M. at Linfield Fire Co. with 4 seatings. \$10 Adults, \$7 Kids/Seniors, Kids 3 & under are free. Includes breakfast buffet, photos with the bunny, and a bake sale
- Coffee Break Talks for Seniors – FREE – Wednesday, March 30, 2016 from 9:00 A.M. to 10:00 A.M. in the Township Building – subject is Brain Games
- 9<sup>th</sup> Annual Comedy Show – Saturday, April 2, 2016 at Limerick Fire Station, Doors Open 6:30 P.M./Buffet Dinner 7:00 P.M./Show 8:15 P.M., \$25/person
- Trivia Night – Friday, April 8, 2016 6:00 PM at The Loft at Landis Creek Banquet Facility. Tickets are \$25/person in advance, and \$30/person at the door
- Community Yard Sale – Saturday, April 30, 2016 – 7:30 A.M. to 12:00 P.M. at the Limerick Community Park, \$10.00 per space, must pre-register

Ms. DeWan added the following announcement:

- Easter Flower Sale – March 24<sup>th</sup>- 26<sup>th</sup> at Linfield Fire Company
- Remember to check our website for up-coming Parks & Recreation events

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

**Bills List:** Upon motion made by Ms. Shuler and seconded by Ms. DeWan, Bills List #6 for the period of 02/26/16 through 03/11/16 in the amount of \$305,386.46 was unanimously approved.

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**Monthly Reports:** Upon motion made by Ms. Shuler and seconded by Ms. DeWan, the February, 2016 reports of the Treasurer, Emergency Services Department, Code Services Department, Public Works Department, Police Department, Parks & Recreation Department, and Sewer Department Superintendent, were unanimously accepted.

### **PUBLIC HEARING**

**Ordinance - Approving Subdivision and Land Development Cleanup Ordinance – Chapter 155:** Mr. McGrory suspended the Public Meeting and opened the Public Hearing for consideration of changes to Chapter 155 - the Subdivision and Land Development Ordinance. He presented seven (7) exhibits for incorporation into the record and proceeded with the Public Hearing. Ms. Martin Washington gave a brief explanation that this Ordinance Cleanup was to incorporate terminology consistency between the Subdivision and Land Development Ordinance and the Flood Damage Prevention Ordinance, as required by FEMA, which was approved at the March 1<sup>st</sup> Board of Supervisors meeting. At the conclusion of the Hearing Mr. McGrory asked for questions or comments from the Board. Hearing none, he opened the floor for public comment. Hearing none, he adjourned the Public Hearing and moved back into the Public Meeting.

**Motion was made** by Ms. DeWan and seconded by Ms. Shuler, to approve Ordinance No. 365 Approving Subdivision and Land Development Cleanup Ordinance – Chapter 155. Motion passed unanimously.

**Ordinance - Approving Stormwater Management Cleanup Ordinance – Chapter 151:** Mr. McGrory suspended the Public Meeting and opened the Public Hearing for consideration of changes to Chapter 151 – Stormwater Management Ordinance. He presented five (5) exhibits for incorporation into the record and proceeded with the Public Hearing. Ms. Martin Washington offered a brief explanation. This Ordinance cleanup, similar to the previous ordinance, was again for terminology consistency between the Stormwater Management Ordinance and the Flood Damage Prevention Ordinance, as well as miscellaneous cleanup items required by D.E.P. At the conclusion of the Hearing Mr. McGrory asked for questions or comments from the Board. Hearing none, he opened the floor for public comment. Hearing none, he adjourned the Public Hearing and moved back into the Public Meeting.

**Motion was made** by Ms. DeWan and seconded by Ms. Shuler, to approve Ordinance No. 366 Approving Stormwater Management Cleanup Ordinance – Chapter 151. Motion passed unanimously.

### **New Business**

**Appointment – Administrative Assistant:** Ms. Mancini offered to the Board, due to the resignation of Donna Serpiello, the Township received over 200 resumes in response to a recent advertisement to fill the existing receptionist position with an Administrative Assistant. Dawn

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Householder comes with extensive experience working as Administrative Support at the County Youth Center. With her organizational, computer skills, and great personality, we feel she will be a great fit on our team and has all the attributes we feel are required for this position. Dawn is also a resident of Limerick Township, is active in the community, and is currently the High School Assistant Cheerleading Coach. Therefore, the Administration recommends the appointment of Dawn Householder to the position of Administrative Assistant.

Ms. Shuler asked Ms. Mancini to clarify how she will be cross-trained and how the front office will be restructured to work more efficiently. Ms. Mancini elaborated that the Parks and Recreation Department personnel will now staff the front desk. This new Administrative position would focus more on helping her to assist all the Township Department Managers. Ms. Shuler added that with the creation of the Emergency Services Department, this position will be able to help support that department along with all the other department heads, giving each more support than just one administrative support position can provide.

Mr. Neafcy clarified that Donna resignation is due to her retiring after many years of service.

**Motion was made** by Ms. Shuler and seconded by Ms. DeWan, to appoint Dawn Householder to the position of Administrative Assistant. Motion passed unanimously.

Approval – Sewer Plant Lawn Maintenance Agreement: Ms. Martin Washington stated that the Sewer Department obtained four (4) quotes for grass cutting services at each pump station and at both sewer plants. Quotes received for comparable lawn maintenance service for the 2016 season (consisting of 26 weekly services) came in at \$11,700, \$16,978, \$19,500, and \$31,200. The Administration is recommending the award go to the lowest price bidder of \$11,700 from Forevergreen Property Maintenance.

**Motion was made** by Ms. DeWan and seconded by Ms. Shuler, to approve Lawn Maintenance Contract with Forevergreen Property Maintenance for the 2016 Season for a Weekly Price of \$450.00, not to exceed \$11,700.00. Motion passed unanimously.

Authorization – Submission to DCNR for Community Park Master Plan Grant: Ms. Martin Washington explained to the Board that Mr. Peter Simone, the Township Planner, identified another grant opportunity to help fund the preparation of a master plan for Limerick Community Park. This grant program will reimburse the Township up to \$25,000 towards the projected \$50,000 study. This Resolution requires a Township match of \$25,000, but Mr. Simone has identified other funding opportunities that can be sought to cover the Township's portion.

Ms. Shuler added that in the 2016 Budget, the Board is not dedicating any money towards matching grants at this time due to already having several capital projects underway. The Board requested of Mr. Simone to seek other funding options for the matching funds in order to be able to move forward with this project without adding additional financial obligations to the

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Township. Ms. DeWan added that the Township is not obligated to move forward with the preparation of the Master Plan if we would not receive both grant monies. Mr. Neafcy noted that due to the grant applications deadlines, this approval is necessary if we want to try for the grant as an option to fund this project.

**Motion was made** by Ms. DeWan and seconded by Ms. Shuler, to approve Resolution No. 2016-13 Authorizing Limerick Township to Submit a Grant Application for a Master Plan for the Community Park through DCNR (Department of Conservation and Natural Resources). Motion passed unanimously.

Discussion – Ordinance Amending Chapter 184: Mr. McGrory introduced Mr. Robert Brandt, Esq. along with Mr. Mark Quigley, President and Founder of Signature Financial Corporation, a commercial real estate development company, and Mr. John Kennedy, of Kennedy & Associates, Planners and Land Use Consultants. Mr. Brandt stated for the public in attendance that they have been working with the Township Staff and Solicitor on a proposed amendment to the Township Ordinance Chapter 184 as it refers to Mobile Home District, to provide for a mix of residential dwelling types in neighborhoods in close proximity to the Main Street District. It is believed that the draft ordinance is in a position for consideration by the Board in a Public Hearing for adoption.

Mr. Quigley presented plans for a 34 acre portion of property located between Ridge and Swamp Pikes across from Lewis Road which would be affected by this change. The front portion of the property along Ridge Pike will remain zoned as Main Street District. The other portion of the property is in the Mobile Home Park District. Mr. Quigley appealed the Board to amend the MHP Zoning to include a mix of dwelling types, allowing them to develop the land to accommodate up to 250 units consisting of Senior Independent Living, Assisted Living, and Memory Care dwellings, and additional phase of townhomes, and possibly a Medical Office building. Parking space requirements, sewer improvements, and traffic considerations were also discussed.

Once all zoning issues are in place then Mr. Quigley will be in a position to submit a formal Land Development application.

In response to a question from Ms. Cheryl Imes, 19 Steinmetz Road, during Public Comments, Mr. McGrory clarified that the proposed amended ordinance to expand the permitted dwelling types in the Mobile Home Park Zoning would apply to any Mobile Home Park Zoned Districts in the Township, not just to accommodate this parcel, as there are multiple benefits to the Township to make this change. Ms. Imes followed up with questions regarding the traffic signals and whether they are all going to be coordinated to remedy traffic backups, on the existing pump station, and if with the inclusion of townhomes in the proposed Quigley plan would equate to more kids in the school district with potential of increasing school real estate taxes. Ms. Imes' questions were all addressed.

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**Motion was made** by Ms. DeWan and seconded by Ms. Shuler, to authorize the Advertisement of a Public Hearing to consider a Zoning Map Amendment and Text Changes to the Zoning Ordinance. Motion passed unanimously.

### Public Comments

Mr. William Grater, 47 E Cherry Lane, began by once again thanking Mr. Hassan for all his time and efforts and working to resolve the problem they are experiencing with the headlights shining on their property. He also mentioned that dirt is being moved again and dirt in the air continues to be a problem. Mr. Hassan said that they are in the final phase of the project and offered to go to the site the following day to speak to the contractors to see what could be done to alleviate the problem.

Mr. Jay Michaels, 9 East Cherry Lane, brought up on-going issues with water/mud in his front yard, the Right-of-Way Utility Easement for the utility pole and the lack of grass in that area, a new report of a Comcast employee being very rude, and concluded with Mr. Michaels asking that the Township move the telephone pole away from his home to the edge of the road. Discussion ensued over who has jurisdiction over the pole. Mr. McGrory clarified that the relationship with the Utility Right-of-Way is between the utility company and the residents; the Township is just trying to accommodate the residents and help to mediate between the developer and the utility companies. Mr. Michaels also brought up the request of the residents to have their properties power washed upon completion of the project.

Mr. William Clemens, 13 East Cherry Lane, brought forth continued concerns over the timing of the traffic light to allow for safer turns onto Lewis Road during high-volume hours, an update on the east/West Cherry Lane signage (PennDOT is addressing), and the status of the boundary survey issue and the corresponding corrected Deed of Dedication documents.

### Supervisor Comments

Ms. DeWan wished everyone a Happy St. Patrick's Day.

**Adjournment:** There being no further business, **motion was made** by Ms. DeWan and seconded by Ms. Shuler to adjourn the meeting at 8:16 P.M.

Respectfully submitted,

  
Daniel K. Kerr  
Township Manager

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