

# LIMERICK TOWNSHIP

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A meeting of the Limerick Township Planning Commission was called to order by Michael McCloskey on Thursday, March 24, 2016 at 7:00 P.M. in the Public Meeting Room of the Limerick Township Municipal Building and opened with the Pledge of Allegiance to the Flag. This meeting was advertised in The Mercury on January 6, 2016.

**Members Present:** Michael McCloskey, Sam Barilla, Kenneth McLaughlin, Marta Pecharo, Keith Daywalt, Ryan Wall, and Greg Richardson.

**Others Present:** Bernadette Kearney, Esq., Township Solicitor, Khaled R. Hassan, P.E., Township Engineer, Kara Shuler, Board of Supervisors Liaison, and Greta Martin Washington, Director of Community Planning.

**Consideration of Minutes:** Motion was made by Mr. McLaughlin and seconded by Ms. Pecharo to approve the minutes of 1/28/2016 as written. Motion passed 5-0-2 with Mr. Richardson and Mr. Wall abstaining.

### **Subdivision and Land Development:**

**Linfield Corporate Center Lot 2 (#15-02):** Tom Ludgate, Ludgate Engineering, was in attendance to present the preliminary plan and the applicant's proposal to subdivide a 4.32 acre tract of land into two (2) lots and to construct a 10,000 square-foot daycare facility with accessory improvements such as a play area, concrete curb and sidewalk, parking, lighting, landscaping and stormwater on 2.69 acres and an open space area with an existing pond will be located on the residual lot of 1.63 acres which will be owned by Linfield Corporate Center. The project has by-right zoning and enough parking. The review letters for the project were discussed. Mr. Ludgate stated all items, outside of the waiver requests, are will complies in Pennoni Associates review letter dated February 10, 2016 and Traffic Planning and Design review letter dated February 11, 2016. Mr. Ludgate stated the applicant will put curb and sidewalk in front of the lot on Keystone Drive. Items discussed included: number of children, hours of operation, number of parking spaces and number of employees, possible traffic concerns, maintenance gate to play area, the roads in the Linfield Corporate Center, and the applicant will do a new traffic study for the intersection of Keystone Drive and Linfield Road based on today's volume. Mr. Hassan stated the plan is showing a sidewalk fronting the pond lot that has been pushed back as to not having to obtain any permits from outside agencies. This sidewalk will link up with other sidewalks within the industrial park.

Motion was made by Mr. Barilla, seconded by Mr. Daywalt, and carried unanimously to recommend preliminary approval for Linfield Corporate Center Lot 2 #15-02 contingent upon compliance with the professional review letters.

Limerick Fire Company (#16-03): Mr. Hassan, along with Michael Kissinger from Pennoni Associates, presented the preliminary/final plan for a proposed 5,788 square foot two floor addition located to the east (side and behind) the existing structure along with associated improvements including parking reconfiguration and streetscape enhancements. The impervious coverage is reduced. Sidewalks, partial curbing, and crosswalk will be provided as well as partial buffering. A new water service and upgrade of the electric service will be part of the project. The project will provide a much better flow internally for the fire company. It was noted that, with pedestrian improvements to the Fire Company and upcoming installation of the traffic light at N. Limerick Road and W. Ridge Pike, Limerick Chapel might be interested in installing sidewalk along their property. As part of the application, the applicant is requesting a waiver of the subdivision and land development ordinances.

Motion was made by Mr. Daywalt, seconded by Ms. Pecharo, and carried unanimously to recommend a waiver from the subdivision and land development ordinances and preliminary/final approval for the Limerick Fire Company #16-03.

**Old Business:** None.

**New Business:** Mr. McCloskey stated the planning module for the Sankey Tract (LD# 07-03) is going to be completed within the next seven to fourteen days and the Planning Commission needs to make a recommendation to execute the planning module so it can be moved on to the Department of Environmental Protection for approval.

Motion was made by Mr. McCloskey, seconded by Mr. Richardson, and carried unanimously to authorize a member of the Planning Commission to execute the planning module for the Sankey Tract contingent upon Mr. Hassan's recommendation when it is ready to send to DEP.

**Zoning Hearing Board Advisories:** None.

**Planning Commission Comments:** Ms. Pecharo stated she is still concerned over the impact of the traffic at the proposed Sankey Tract and her focus is the wellbeing of the people who live in the community. Mr. Hassan stated, as part of the Sankey project, the Board of Supervisors are contemplating that Ziegler Road will block thru traffic from going through the park and provide a turn-around mechanism within the park for traffic coming from Swamp Pike. The road will remain available for use by emergency services. Mr. Hassan stated a traffic signal is desired by the Board of Supervisors at Ridge Pike and Limerick Road. A request was submitted to PennDOT and they agreed the intersection warrants a traffic signal. The Township is moving forward designing the plans.

**Public Comments:** None.

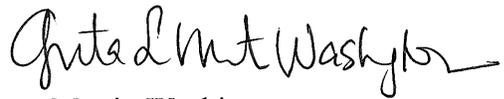
Planning Commission

Page 3

March 24, 2016

**Adjournment:** Under mutual consent, with no further business, the Planning Commission adjourned at 7:56 P.M.

Respectfully submitted,

A handwritten signature in black ink that reads "Greta Martin Washington". The signature is written in a cursive style with a long horizontal flourish at the end.

Greta Martin Washington  
Director of Community Planning