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A meeting of the Limerick Township Planning Commission was called to order by Michael McCloskey on Thursday, April 28, 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, Marta Pecharo, Ryan Wall, and Greg Richardson. Kenneth McLaughlin and Keith Daywalt were absent.

Others Present: Joseph J. McGrory, Esq., Township Solicitor, Khaled R. Hassan, P.E., Township Engineer, and Greta Martin Washington, Director of Community Planning.

Consideration of Minutes: Motion was made by Mr. Barilla and seconded by Ms. Pecharo to approve the minutes of 3/24/2016 as written. Motion passed 5-0.

Subdivision and Land Development:

Tague Lumber (#16-01): Joseph Clement, Esq., Vince Tague, Equitable Owner, John Riebow and Jerry Gorski, Gorski Engineering, Inc. and Chris Kelly, Tague Lumber were in attendance to present the Preliminary/Final plan. The applicant proposes to consolidate six parcels and a right-of-way and to propose a total of 99,920 sq. ft. buildings consisting of an 83,000 sq. ft. building that will include 6,000 sq. ft. of office use, 20,000 sq. ft. of industrial use, and 57,000 sq. ft. of warehouse use along curb, parking, lighting, landscaping, and stormwater management located within the O/LI zoning district. The applicant is proposing the construction of a future building in the amount of 16,920 sq. ft. which will include 3,000 sq. ft. of office use, 3,960 sq. ft. of industrial use, and 9,960 sq. ft. of warehouse use. The site is fronted by Keystone Drive and will be serviced with public sewer and water. The professional review letters were reviewed including the requested waivers, with discussion by the applicant on the waiver for the deferral of sidewalks based upon the fact that there are not any contiguous sidewalks along Keystone Drive or Auto Park Boulevard at this time. It was noted several of the existing lots in the development do have sidewalks along their perimeter and the current land development submission will install the sidewalk. Mr. Hassan noted that he does know the direction of the Board of Supervisors and they do want the sidewalk installed during a certain time period. Other items discussed included site distance coming from the driveways, the future parking, number of employees, fire hydrants, the timing of the installation of the traffic signal, and the timing of the start of construction of the project. The consensus of the Planning Commission is the project is a good use at that location and recommends the sidewalk be deferred.

Motion was made by Mr. Barilla, seconded by Mr. McCloskey, and carried unanimously to recommend preliminary/final approval for Tague Lumber contingent upon compliance with the professional review letters and the recommendation that the sidewalk be deferred.

Old Business: None.

New Business: None.

Zoning Hearing Board Advisories: None.

Planning Commission Comments: Mr. Richardson gave an update on the traffic signal at W. Ridge Pike and N. Limerick Road. Ms. Martin Washington confirmed a land development project is being considered for another Rothman Institute in the Linfield Corporate Center and reviewed possible upcoming projects for the next Planning Commission meeting.

Public Comments: None.

Adjournment: Under mutual consent, with no further business, the Planning Commission adjourned at 7:29 P.M.

Respectfully submitted,



Greta Martin Washington
Director of Community Planning