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

**JUNE 21, 2016
7:00 P.M.**

A meeting of the Limerick Township Board of Supervisors was held on Tuesday, June 21, 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, Kenneth W. Sperring, Jr., D. Elaine DeWan, and Joseph St. Pedro

Others Present: Joseph J. McGrory, Jr., Esq., Township Solicitor; Khaled R. Hassan, P.E., Township Engineer; Joseph P. Platt, P.E., Traffic Engineer; Daniel K. Kerr, Township Manager; Beth F. DiPrete, Asst. Twp. Mgr./Treasurer; 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 7:00 P.M. Mr. Neafcy called the meeting to order at 7:20 P.M. and Mr. Platt led the Pledge of Allegiance.

Opening Comments/Announcements

THIS MEETING IS BEING RECORDED.

- Executive Session Immediately Prior to Meeting re: Litigation and again after the Meeting for Personnel and will not be returning.
- Coffee Break Talks for Seniors – FREE – Wednesday, June 29, 2016 from 9:00 A.M. to 10:00 A.M. in the Township Building – subject is Identity Theft
- 5K Run for the Park – Sunday, July 10, 2016 – 8:00 A.M. at the Limerick Community Park. \$5.00 discount for pre-registration before June 24th

Ms. DeWan added to the Announcements that Montgomery County will be hosting a Tire Recycling event on Saturday, June 25th from 9:00 A.M. – 12:00 P.M. at the Western Montgomery Career and Technology Center.

Ms. Shuler added to the Announcements that the Limerick Fire Company's 3rd Annual Fire Camp will be taking place this week and spoke of the success of the camp.

Consideration of Minutes: Upon motion made by Mr. St. Pedro and seconded by Ms. DeWan, the June 7, 2016 Board of Supervisors Meeting Minutes were unanimously approved.

Public Comments on Agenda Items: None.

Bills List: Upon motion made by Ms. DeWan and seconded by Mr. St. Pedro, Bills List #12, for the period of 06/04/16 through 06/16/16 in the amount of \$619,244.15 was unanimously approved.

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

PUBLIC HEARING

Ordinance – Approving Amendment to Flood Damage Prevention Ordinance – Chapter 89: Mr. McGrory suspended the Public Meeting and opened the Public Hearing for consideration of the Flood Damage Prevention Ordinance – Chapter 89, incorporating mandated minor revisions from FEMA pertaining to floodplain regulations and mapping. He presented (7) exhibits for incorporation into the record and proceeded with the Public Hearing. Mr. McGrory asked Ms. Martin Washington to give a brief summary of the Ordinance. 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. With the Ordinance properly advertised and the Hearing properly conducted, the Ordinance was in position for Board consideration.

Motion was made by Mr. St. Pedro and seconded by Ms. DeWan to approve Ordinance No. 369- Amendment to Flood Damage Prevention Ordinance – Chapter 89. Motion passed unanimously.

Subdivision and Land Development

Confirmed Appointments:

Joseph Gambone, 614 West Ridge Pike: Mr. John Kennedy, AICP, of Kennedy & Associates Planners and Land Use Consultants on behalf of and along with Mr. Joseph Gambone, Land Owner of 614 West Ridge Pike were before the Board to discuss constructing eight (8) more apartment units, a new entrance off of Ridge Pike providing direct access to their complex, and an Office/Community Building with a Patio for Fox Ridge at Lakeside apartment complex. Mr. Kennedy reviewed a Sketch Plan with the Board showing current zoning and their proposed changes which would require zoning relief. He stated all the introduced proposals were done to reflect the agricultural past of the Township and would improve the aesthetics and use of the complex. The Board posed several questions and had positive feedback; Mr. Kerr suggested they complete a Zoning Change Application to start the process.

Rick Moscariello, 292 West Ridge Pike: Mr. Dane Moyer and Kim Kryder, both Engineers with Bursich Associates, were before the Board on behalf of Americo Moscariello, Land Owner of 292 West Ridge Pike, to discuss this project which has been on-going since 2006. Over the course of the project, the Zoning Hearing Board has rendered two (2) Decisions. Items under

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discussion were conditions of a 2014 Zoning Hearing Board Opinion and Order which stated that nineteen (19) conditions from the first zoning relief in August of 2007 by the Zoning Hearing Board are permitted to be waived by the Board of Supervisors. Specifically, four (4) of those nineteen (19) conditions were brought before the Board asking for consideration on waivers which include: 1) the width of the cartway on the private road (proposing a twenty-eight foot (28') versus a thirty-two foot (32') cartway utilizing parking lot stalls, which would increase the number of parking spaces by two, and also minimizing the increase of the amount of impervious surface); 2) the construction of a walking trail throughout the property (instead, they are requesting to only do internal sidewalks around the entire road system); 3) a gated community (prefer not to have it gated since no longer an age-restricted community); 4) ten (10) units per every square acre (meeting density requirement overall, but there are two square acres that exceed this with 11 per square acre). Mr. McGrory stated they typically look at the density of the entire project as a whole; therefore, the project would conform with less than 75 dwelling units.

Discussion ensued and at the conclusion the Board was unanimously in agreement with waiving three (3) of the conditions (the trail, the gate, and the density). The majority of the members, three (3) of the five (5), were in agreement with the proposed twenty-eight foot (28') cartway, as long as made very clear that this is and will remain in perpetuity a private road because it does not meet the standards. Mr. Sperring and Mr. Neafcy were in opposition.

Development Projects:

Name/File No.: Buckman Enterprises (#16-02)
 Location: 105 Airport Road
 Review Phase: Preliminary/Final Resolution

Based on the Board's review of this project at the June 7, 2016 meeting; **motion was made** by Ms. Shuler and seconded by Mr. Sperring, to authorize the Township to approve Resolution SLD #16-02 (P/F) Granting Preliminary/Final Land Development Plan for Buckman Enterprises, LLC (#16-02) Motion passed 4-0-1, with Mr. Neafcy opposing.

Name/File No.: SBA Towers (#16-05)
 Location: 120 Longview Road
 Review Phase: Preliminary/Final Resolution

Based on the Board's review of this project at the June 7, 2016 meeting, the following two motions were made.

Motion was made by Mr. Sperring and seconded by Ms. Shuler, to authorize executing the First Amendment to Declaration of Covenants between Linfield National, The Villa's HOA, and Limerick Township. Motion passed unanimously.

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Motion was made by Ms. DeWan and seconded by Ms. Shuler, to approve Resolution SLD#16-05 (P/F) Granting Preliminary/Final Land Development Plan for SBA Towers IX, LLC (#16-05). Motion passed unanimously.

Old Business

Update – MS-4 Update – Mr. Hassan gave the Board the yearly update on the current Municipal Separate Storm Sewer Systems (MS4s) issues. Mr. Hassan stated the following:

- The Township's MS4 permit was renewed on July 25, 2013. Year 3 of the permit ends on July 31, 2016.
- The Township is located within the Schuylkill River watershed, which is subject to a PCB TMDL. The Township has a PCB plan that has been approved by DEP.
- Stormwater information is available on the Township's website.
- All stormwater outfalls in the Township are required to be screened once before the permit expires.
- The Township's stormwater management ordinance has been updated to be compliant with MS4 permit requirements.

No action was taken.

New Business

Award Bids – Project #16-01, West Cherry Lane Realignment/Limerick Center Road Project: Mr. Platt reviewed the bids for the project for the Board of Supervisors. Mr. Kerr reviewed the project funding concluding with a recommendation for the project to move forward and for the Board grant the Project #16-01, West Cherry Lane Realignment/Limerick Center Road Project be awarded to Marino Incorporation in the amount of \$766,339.90 for both the Base Bid and Alternate Bid package .

Motion was made by Ms. DeWan and seconded by Mr. Sperring, to award the contract for Project #16-01 for the West Cherry Lane Realignment/Limerick Center Road Project to Marino Corporation in the amount of \$766,339.90. Motion passed unanimously.

Acceptance – Pottstown Area Health & Wellness Foundation Grant: Mr. Kerr reviewed the Pottstown Area Health & Wellness Foundation Grant previously mentioned, as it will be used in conjunction with the West Cherry Lane Realignment/Limerick Center Road Project. The Foundation recognized the importance of connecting neighborhoods to schools to increase active living, but due to the competitiveness of this grant they were unable to fund the full \$100,000 requested, but will support the project at a reduced amount of \$50,000.

Motion was made by Ms. DeWan and seconded by Mr. Sperring, to accept the Pottstown Area Health & Wellness Foundation Grant in the Amount of \$50,000.00. Motion passed unanimously.

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Discussion – Review Architectural Design of New Municipal Complex: Mr. Les Bucher and Mr. Ed Mangold from KCBA Architects were before the Board to review the Architectural Designs of the New Municipal Complex. KCBA have been working closely with the Administration on the layout and function of the floor plan. They have also been working with the construction manager to insure they are staying within the proposed budget on materials and design. At this time, they need to review with the Board a few components specific to the exterior materials, such as brick versus a stone facade, in order to continue with the design portion of the project. A brief review of the conceptual plan was offered; discussion ensued culminating with a consensus of the Board to use a dry-stacked stone facade on the exterior.

Discussion – Fernwood Cemetery: Mr. Kerr opened the discussion referencing a letter received from Mr. Eugene Krasley asking for a member of the Board of Supervisors to appear at a meeting of the Friends of Fernwood on Wednesday, June 29th at 7:00 P.M. Mr. Krasley is also asking for any assistance the Township can offer with the on-going maintenance issues in the cemetery. Currently, there are no general code violations on the property; however, the Township would like to be supportive and offer assistance with general property maintenance issues. Mr. St. Pedro voiced his personal concerns over the upkeep of the cemetery. Mr. Neafcy requested a letter be sent, on behalf of the Township, to the current owners of the cemetery voicing our displeasure in the maintenance of the eternal resting place of residents of this community. Mr. Kerr appreciated the direction from the Board since from an operational standpoint the owners are not in violation of any specific codes in which we can act upon. Ms. DeWan agreed to attend the meeting on behalf of the Township.

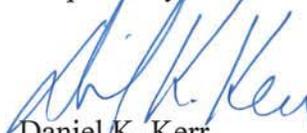
Public Comments: None.

Supervisor Comments: None.

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

Adjournment: There being no further business, **motion was made** by Mr. St. Pedro and seconded by Ms. Shuler to adjourn the meeting at 8:50 P.M.

Respectfully submitted,



Daniel K. Kerr
Township Manager