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A meeting of the Limerick Township Planning Commission was called to order by Michael McCloskey on Thursday, June 23, 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, Marta Pecharo, Ryan Wall, Greg Richardson, and Keith Daywalt. Sam Barilla and Ken McLaughlin 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. Richardson and seconded by Mr. McCloskey to approve the minutes of 5/26/2016 with the following corrections: Keith Daywalt was not present at the meeting and the adjournment time was 7:55 P.M. Motion passed 4-0-1 with Mr. Daywalt abstaining.

Subdivision and Land Development:

Linfield Corporate Center Lot 47R (#16-04): Matthew Mack, P.E., Ludgate Engineering, was in attendance to present the Preliminary plan proposing to construct a 36,180 square foot two-story medical facility with accessory improvements such as a concrete curb and sidewalk, parking, lighting, landscaping, and stormwater facilities on a 4.52 net acre tract of land located on lot 47R in the Linfield Corporate Center in the O/LI zoning district. The project will be serviced by public sewer and water. Mr. Mack stated the project is fronted by Enterprise Drive and South Reed Road that will be closed off. The professional review letters were discussed with Mr. Mack stating all of the items will be complied with. Mr. Hassan stated there are two major issues that are referenced as conditions on the plans are: 1. The commitment to record the lot consolidation plan prior to recording the land development plan; 2. In regards to South Reed Road, there are concerns in regards to the proposed driveway to the site and the existing South Reed Road which is a very unsafe condition. Solicitor McGrory requested the plans be amended to show the closing at the section of South Reed Road and extending Keystone Drive to the residents and businesses and removing the unsafe area. Mr. Hassan stated the preliminary plan will show the vacation of South Reed Road and the extension and improvements along Keystone Drive. Discussion ensued in regards to possible a sight line easement from the property owner along the curve on Enterprise Drive (Lot 46).

Motion was made by Mr. Richardson, seconded by Mr. McCloskey, and carried unanimously to recommend preliminary approval for Linfield Corporate Center Lot 47R contingent upon

compliance with the professional review letters and showing the vacation of South Reed Road from Enterprise up to the residential property on the preliminary plan.

Linfield Corporate Center Lot 2 (#15-02): Matthew Mack, P.E., Ludgate Engineering, was in attendance to present the final plan proposing to subdivide a 4.32 acre tract of land on Keystone Drive 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 facilities on 2.69 acres located within the O/LI zoning district. An open space area with an existing pond will be located on the residual lot of 1.63 acres. The project will be serviced by public sewer and water. The professional review letters were discussed with Mr. Mack stating all comments will comply. Mr. Hassan stated the traffic signal study is still being reviewed by PennDOT.

Motion was made by Ms. Pecharo, seconded by Mr. Wall, and carried unanimously to recommend final approval for Linfield Corporate Center Lot 2 contingent upon compliance with the professional review letters.

Old Business:

Ordinance – Flood Damage Prevention Ordinance – Chapter 89 – Amendment Review – Ms. Greta Martin Washington stated two minor amendments were needed to be made to the ordinance that was adopted in March. Discussion ensued regarding the amendments. No action was taken.

New Business: None.

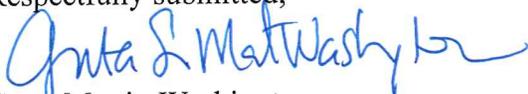
Zoning Hearing Board Advisories: Ms. Martin Washington stated Zoning Hearing Board application #16-06 for a special exception was received for Mr. Robert Weber for a 1400 square foot accessory structure located at 11 Walnel Drive. No action was taken.

Planning Commission Comments: Discussion ensued regarding various signs on the street around the Township. It was noted the new barbeque business located next to Dunkin Donuts is playing music way too loud.

Public Comments: None.

Adjournment: Under mutual consent, with no further business, the Planning Commission adjourned at 7:32 P.M.

Respectfully submitted,



Greta Martin Washington
Director of Community Planning