
LIMERICK TOWNSHIP - BOARD OF SUPERVISORS
PUBLIC MEETING MINUTES
FEBRUARY 6, 2018
7:04 P.M.

A meeting of the Limerick Township Board of Supervisors was held on Tuesday, February 6, 2018, in the Public Meeting Room of the Temporary Limerick Township Municipal Building located at 155 S. Limerick Road with Kenneth Sperring, Jr., Vice-Chairman, presiding. This meeting was advertised in The Mercury on January 6, 2018.

Members Present: Supervisors Kenneth Sperring, Jr., Kara Shuler, Thomas J. Neafcy, Jr., and Patrick M. Morroney

Members Absent: Supervisor D. Elaine DeWan

Others Present: Robert Sebia, Esq., Township Solicitor; Khaled R. Hassan, P.E., Township Engineer; Daniel K. Kerr, Township Manager; Beth F. DiPrete, Asst. Twp. Mgr./Treasurer; R. Brian Skelton, Chief of Police; Timothy Haas, Assistant to the Manager.

Call To Order: Mr. Sperring called the meeting to order at 7:04 P.M. and led the Pledge of Allegiance.

Opening Comments/Announcements

THIS MEETING IS BEING RECORDED.

Mr. Sperring announced that the meeting is being recorded and also that the Board held an Executive Session prior to the meeting for matters of Litigation and Personnel and will hold an Executive Session immediately following the meeting for matters of Personnel. No prior action was taken and none to be taken. Mr. Sperring then offered the following announcements:

- Public Planning Meeting for Limerick Community Park Master Site Plan – Wednesday, February 21st from 7:00 P.M. to 9:00 P.M. in the Township Building
Please be sure to fill out the Online Survey
- Limerick Township Fire Companies are hosting the 10th annual comedy show, starring Raymond the Amish Comic: Saturday, April 14th at 7:45 PM at the Limerick Station.
Doors open at 6 PM, Dinner at 6:30 PM, Show starts at 7:45 PM
Tickets: \$30 in advance, \$35 at the door. Must be 18 years or older. BYOB
Proceeds benefit Limerick and Trappe Fire Companies.
- Remember to check our website for up-coming Parks & Recreation events including information on:
 - Parents Night Out
 - Schools Out Camp
 - Coffee Break Talks for Seniors
 - Registration is Open for the 2018 Shamrock Summer Camps
 - Hiring Camp Counselors and Volunteer CIT's

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Consideration of Minutes: Upon motion made by Ms. Shuler and seconded by Mr. Neafcy, the January 16, 2018 Board of Supervisors Meeting Minutes were unanimously approved.

Public Comments on Agenda Items: None.

Bills List: Upon motion made by Ms. Shuler and seconded by Mr. Neafcy, Bills List #3, 01/13/18 through 02/02/18, in the amount of \$433,646.50 was unanimously approved.

PUBLIC HEARING

CU #17-05 – Piazza Realty Co, Inc. – Continuation from December 5, 2017: Mr. Sebia suspended the Public Meeting and opened the Public Hearing for consideration of Conditional Use #17-05. Mr. Robert Brant, applicant's attorney; Mr. Charles Dobson, project Engineer; and Mr. John Caruolo, project Traffic Engineer, appeared before the Board, entered seven (7) exhibits for the hearing, and summarized the proposal for a mixed use consisting of two (2) commercial pad sites and nineteen (19) residential townhomes to be located at the intersection of Fruitville Road and Ridge Pike. At the conclusion of the Hearing Mr. Sebia asked for questions or comments from the Board. Mr. Neafcy raised concerns that the rear yards of certain townhomes would be steep. Mr. Dobbin assured him that nowhere on the plan do steep slopes exist, but he will look into the slopes of the properties in question. Mr. Kerr asked the applicant if they will comply with a previous Board request that the building facades along Ridge and Fruitville Roads be similar in nature to the facades that will face the rear parking lots. It was stated that the Board did not desire to see the back side of the buildings along the roadways. Mr. Brandt agreed the building facades along both roadways will meet the design standard of the exhibits presented this evening and will be constructed with dual entrances. Mr. Sebia opened the floor for public comment. Hearing none, he adjourned the Public Hearing and moved back into the Public Meeting. With the Hearing properly conducted, the Board will render a decision within 45 days of the hearing.

Subdivision and Land Development

Confirmed Appointments

Mr. Kim Kryder – Buckman's Ski Shops – Building Addition: Applicant, Mr. Jeff Buckman and the project Engineer, Mr. Kim Kryder summarized Buckman's Ski Shop proposal to add approximately 2,000 SF footprint (possible 6,000 GSF between three floors) of additional warehouse and office space, as well as, requested a waiver of Land Development, given that the addition is proposed over impervious coverage. The applicant had previously received the one-time waiver of Land Development (permitted in the SLDO Ordinance under specific requirements) on a previous project. Discussions ensued regarding the use of the addition, the timing of construction, and the timing of the Township's LD approval process. Ms. Shuler understood the simple nature of the addition, but had stated her preference that an additional waiver of Land Development not be granted, as it would set a precedence for future applicants. Mr. Neafcy and Mr. Morroney expressed otherwise, given the addition is proposed to be constructed over existing impervious area.

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Motion was made by Mr. Neafcy and seconded by Mr. Morroney, to waive the Land Development process for the proposed Buckman's warehouse and office addition project. Motion passed 3-1, with Ms. Shuler opposing.

Mr. Frank Lombardo – Triad Truck Equipment, Inc. – Land Purchase: The applicant's attorney, Mr. Andrew Laird, Esquire, summarized his client's intention to purchase property from the Heritage Field Airport. The land to be purchased has historically been leased by Triad for equipment storage and parking. Discussions ensued regarding streetscaping, as required by any subdivision on land development within the Main Street Zoning District. Mr. Neafcy desired to see the required streetscaping be installed should the land purchase move forward. The other three members of the Board expressed otherwise, given there is no proposed improvements. No formal action was taken by the Board as the applicant must first proceed with an application to the Zoning Hearing Board to gain the necessary variances, and then a formal Subdivision submission to annex the parcel.

Extensions:

- a. Limerick Town Center (#17-09): Extended to May 15, 2018
- b. Force America (#17-10): Extended to May 30, 2018

Motion was made by Ms. Shuler and seconded by Mr. Morroney, to accept the development time review extensions. Motion passed unanimously.

Development Projects:

Name/File No.: Palmer Place (#07-21C)
 Location: 28 Brownback Road
 Review Phase: Amended Preliminary/Final Plan Discussion

It was noted that the project was reviewed previously by the Board and the Resolution for consideration this evening is based on previous reviews. One item that was not discussed was the desired dedication of the new cul-de-sac road. Mr. Hassan summarized that the road to be developed to service the five (5) homes of this development falls 25 feet short of 250 feet required to qualify for Liquid Fuel reimbursement from PennDOT. The developer has agreed to make a monetary contribution to the General Fund in the amount of \$3,750.00, which represents twenty-five (25) years of what the Township would have received in liquid fuels monies. This contribution has been added to the project resolution. The Board expressed their desire with this proposal.

Motion was made by Ms. Shuler and seconded by Mr. Morroney, to approve Resolution SLD #07-21C (AP/F) granting Amended Preliminary/Final Plan approval for Palmer Place (#07-21C). Motion passed unanimously.

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Old Business

Appointment – Deputy Tax Collector, Ms. Julie Mullin:

Motion was made by Ms. Shuler and seconded by Mr. Morroney, to appoint Ms. Julie Mullin to the position of Deputy Tax Collector. Motion passed 3-1, with Mr. Neafcy opposing.

Resolution – Setting the 2018 Tax Millage Rates: Mr. Kerr briefly summarized the Real Estate tax rates. No increase is proposed.

Motion was made by Mr. Morroney and seconded by Ms. Shuler, to approve Resolution 2018-13, establishing the 2018 Real Estate Tax. Motion passed unanimously.

New Business

Authorization – Advertise Sale of Public Works Dept. Equipment: Mr. Kerr summarized the following Public Works equipment scheduled for disposal: 2006 Ford F-350 4x4 Pickup with Plow, 2008 Ford F-550 4x4 Dump body with Plow /Spreader, one 2008 Case Skid Steer, one 2007 John Deer Tractor with Mower and Broom Attachment, and one 2007 20 Ton Tag Trailer.

Motion was made by Mr. Morroney and seconded by Mr. Neafcy, to authorize the disposal of the Public Works equipment as listed. Motion passed unanimously.

Approval – Proclamation of April as “Pennsylvania 811 Safe Digging Month”: Mr. Kerr briefly summarized that Bill Bradford is on the Board of the Montgomery County Public Works Association, and is requesting the Proclamation as part of promoting the Pennsylvania 811 program.

Motion was made by Ms. Shuler and seconded by Mr. Neafcy, to approve the Proclamation acknowledging April 2018 as “Pennsylvania 811 Safe Digging Month” in Limerick Township. Motion passed unanimously.

Discussion – Potential Grant Projects: Parks, Roads, Master Planning: Mr. Kerr expressed his desire to defer this discussion until a full Board was present. The Board obliged.

Discussion – Conflict Counsel: Mr. Kerr briefly summarized that Conflict Counsel is necessary to handle a zoning issue involving the former Boyd Casino property adjacent to the Outlet Mall, currently under an agreement of sale with Metropolitan Development Group.

Motion was made by Ms. Shuler and seconded by Mr. Neafcy, to enter into an agreement with Patrick M. McKenna for Legal Counsel. Motion passed unanimously.

Approval – Billboard Settlement Agreement: Mr. Sebia briefly summarized that an agreement has been reached between the Township and Catalyst Outdoor, regarding two ongoing Matt

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Outdoor Billboard Zoning applications that have been a matter of litigation for the past two years. A Public Hearing regarding this agreement must first be advertised.

Motion was made by Ms. Shuler and seconded by Mr. Neafcy, to advertise a Public Hearing to consider a vote of approval for Settlement Agreement with Catalyst Outdoor. Motion passed unanimously.

Zoning Hearing Board Advisories

ZHB #18-01, Paws Care, LLC d/b/a Dogtopia – 33 W. Ridge Pike: After a brief discussion of the application, it was the consensus of the Board to remain neutral and let the Zoning Hearing Board handle the application.

Manager's Report: Mr. Kerr updated the Board on the Jacquet Metals Land Development project, pertaining to the traffic impact fees. An attorney for the project has requested the Board lower the traffic impact fees, as the number of trips are proposed to be much less than originally indicated by the applicant. The Board was in favor of the request and authorized Staff to recalculate the traffic impact fees for the Jacquet Metals LD project.

The Township received a request from T.H. Properties to accept dedication of the Open Space areas within the Wickford Hunt development. The Open Space includes a trail connection that would aid in connecting a trail to Trinley Park. The Board expressed positive benefits of accepting dedication, should Township Staff find it feasible and beneficial to the Township. No formal action was taken and the discussion will be back before the Board for future discussion.

The Township Fire Companies' consolidation efforts are going well. Once consolidated, the companies will be identified together as Limerick Fire Department, Station 51, and will consist of a Limerick Station and a Linfield Station.

Mr. Hassan summarized that the Trail project from Lewis Road to Township Line Road is under an archaeological study requirement since the project is receiving Federal funding. The study requires a soil dig (approximately 1-2 feet with a shovel) every 50 feet of the proposed trail location. The digging would be performed by Loftus Environmental Consulting, LLC. Discussions ensued regarding the price to execute the digging requirement. It was noted that this work is above the base contract approved by the Board for this project.

Motion was made by Mr. Neafcy and seconded by Mr. Morroney, to authorize the required digging for the archaeological study, not to exceed \$28,000.00. Motion passed unanimously.

Ms. Shuler mentioned that the dinosaur bones discovered when the Exelon building was taken down may be of interest to the Township to receive.

Mr. Kerr concluded by providing the Board with a progress update of the municipal complex, as well as, a completion timeline, scheduled for June/July, 2018.

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Public Comments: Mr. Oliver Canady (5 King Way) read a prepared statement on “Fair Districting”. He provided the Board with material on Gerrymandering and requested the Board consider drafting a resolution, supporting efforts in redistricting.

Mr. Sperring thanked Mr. Oliver for his comment, stated the issue is under consideration by the courts at this time and stated the Board will take it under advisement. Prior to a motion to adjourn, Supervisor Morroney offered the following;

Motion was made by Mr. Morroney, to direct the Township Solicitor to draft a Resolution, similar to the one passed in Upper Providence Township, supporting legislative efforts to make a constitutional amendment that would assign the task of both legislative and congressional redistricting to an independent redistricting committee. Motion died for lack of a second.


Discussion ensued between the Board and Mr. Canady on the timing and political nature of the request this evening seeing the court is expected to render a decision very soon.

Mr. Sperring again thanked Mr. Oliver for his comment and assured him that the Board will review his material.

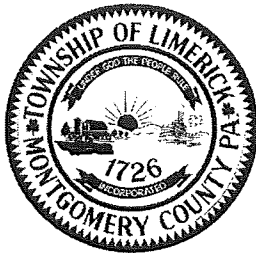
Supervisor Comments: None.

Adjournment: There being no further business, **motion was made** by Mr. Neafcy and seconded by Ms. Shuler to adjourn the meeting into executive session at 8:25 P.M.

Respectfully submitted,


Daniel K. Kerr
Township Manager

160213



LIMERICK TOWNSHIP

646 WEST RIDGE PIKE
LIMERICK, PENNSYLVANIA 19468

Administration Office:

(610) 495-6432

Police Department:

(610) 495-7909

Physical & Overnight Address:

155 S. Limerick Road, Suite 100
Limerick, PA 19468

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**BOARD OF SUPERVISORS
PUBLIC MEETING
06 FEBRUARY 2018, 7:00 P.M. – LIMERICK TOWNSHIP MUNICIPAL BUILDING**

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

OPENING COMMENTS / ANNOUNCEMENTS

- **THIS MEETING IS BEING RECORDED.**
- Executive Session re: Litigation
- Public Planning Meeting for Limerick Community Park Master Site Plan – Wednesday, February 21st from 7:00 P.M. to 9:00 P.M. in the Township Building
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CONSIDERATION OF MINUTES: 1/16/18

PUBLIC COMMENTS ON AGENDA ITEMS

BILLS LIST: #3, 1/13/18 through 2/2/18, \$433,646.50

PUBLIC HEARING

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SUBDIVISION AND LAND DEVELOPMENT

Confirmed Appointment:

Mr. Kim Kryder – Buckman’s Ski Shops – Building Addition

Mr. Frank Lombardo – Triad Truck Equipment, Inc. – Land Purchase

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Development Projects:

Name/File No.: Palmer Place (#07-21C)
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 Review Phase: Amended Preliminary/Final Plan Resolution

OLD BUSINESS

Appointment – Deputy Tax Collector, Ms. Julie Mullin

Resolution – Setting the 2018 Tax Millage Rates

NEW BUSINESS

Authorization – Advertise sale of Public Works Dept. equipment

Approval – Proclamation of April as “Pennsylvania 811 Safe Digging Month”

Discussion – Potential Grant Projects: Parks, Roads, Master Planning

Discussion – Conflict Counsel

Approval – Billboard Settlement Agreement

ZONING HEARING BOARD ADVISORIES

ZHB #18-01, Paws Care, LLC d/b/a Dogtopia – 33 W. Ridge Pike

MANAGER’S REPORT

PUBLIC COMMENTS

SUPERVISOR COMMENTS

ADJOURNMENT

NEXT AVAILABLE NOS:

ORDINANCE 385

RESOLUTION 2018-13

**EVERY EFFORT IS MADE TO FOLLOW THIS AGENDA;
 HOWEVER, IT IS SUBJECT TO CHANGE WITHOUT NOTICE**