
LIMERICK TOWNSHIP - BOARD OF SUPERVISORS
PUBLIC MEETING MINUTES

MARCH 7, 2017
7:00 P.M.

A meeting of the Limerick Township Board of Supervisors was held on Tuesday, March 7, 2017, in the Public Meeting Room of the Temporary Limerick Township Municipal Building located at 155 S. Limerick Road with Kara Shuler, Chairman, presiding. This meeting was advertised in The Mercury on January 8, 2017.

Members Present: Supervisors Kara Shuler, Joseph St. Pedro, Thomas J. Neafcy, Jr., Kenneth W. Sperring, Jr., and D. Elaine DeWan

Others Present: Joseph J. McGrory, Jr., 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; and Tim Haas, Administrative Assistant

Call To Order: Ms. Shuler called the meeting to order at 7:04 P.M. Officer John Lachman led the Pledge of Allegiance.

Opening Comments/Announcements

THIS MEETING IS BEING RECORDED.

- Executive Session Prior to the Meeting re: Personnel and Litigation
- Remember to check our website for up-coming Parks & Recreation events including information on:
 - Coffee Break Talks for Seniors
 - Parents Night Out
 - Gift Card Bingo, March 24th
 - Breakfast with the Bunny, April 8th
 - Community Yard Sale, April 29th
 - Registration is Open for the 2017 Summer Specialty Camps

POLICE STAFFING

Appointment and Swearing In of New Police Officer

- John Lachman

Chief Skelton introduced Officer Lachman to the Board and provided a review of his background and recommended his appointment at the highest level. It was noted that Officer Lachman was sworn in before Judge Gadzicki earlier in the day. Ms. Shuler performed the formal public swearing in ceremony.

Motion was made by Mr. Neafcy and seconded by Ms. DeWan, to appoint John Lachman as a Limerick Township Police Officer. Motion passed unanimously.

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Consideration of Minutes: Upon motion made by Ms. DeWan and seconded by Mr. Neafcy, the February 21, 2017 Board of Supervisors Meeting Minutes were approved 4-0-1, with Mr. St. Pedro abstaining.

Public Comments on Agenda Items: None.

Bills List: Upon motion made by Mr. Neafcy and seconded by Mr. St. Pedro, Bills List #5 for the period of 02/18/2017 through 03/03/2017 in the amount of \$387,749.96 was unanimously approved.

Subdivision and Land Development

Extensions: Upon motion made by Mr. Neafcy and seconded by Mr. St. Pedro, the following extensions to the 90-day review period were unanimously accepted:

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|---|------------------------|
| a. Peter N. Manfredi (#15-03): | Extended to 06/15/2017 |
| b. Texas Roadhouse Seating Addition (#16-11): | Extended to 06/09/2017 |

Confirmed Appointments:

Fred Goebert, RedGo Development – 508 N. Lewis Road (John Kennedy)

Mr. Fred Goebert from the RedGo organization was before the Board along, with his planner John Kennedy, to review a revised plan for their Stanley Tool 20-acre parcel on Lewis Road. Based on changes in the market and the fact that Mark Quigley appears to be moving forward with a retirement community, they have been unable to secure an operator for their proposed continuing care retirement community. They have, however, realized a desire for the commercial uses but those uses wish to be located along Route 422 and not along Lewis Road, as was depicted in the approved plan. An optional plan was offered for Board input which would shift the commercial uses to the north side of the parcel, so better visibility from Route 422 could be achieved. On the southern side of the parcel, 100 townhome units are being proposed. The Board expressed concern with the townhomes and stated that it would hurt the intent of the Lewis Road overlay district and the streetscaping desired for the corridor. The applicant offered support for the streetscaping concept and agreed to work with the township to achieve some level of compliance with the Lewis Road ordinance.

There was a strong consensus from the Board that they were not in favor of townhomes. They also voiced concerns with the added traffic the townhomes would bring, which would not occur if the retirement community was built. The Board stated that the flow of the project does not seem to work now and the layout would not favor those who would live in the residential homes.

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Discussion ensued; the Board inquired if they could move forward with the commercial portion of the project seeing that they have an interested user for a 25,000 square foot office building. Mr. Goebert offered that it is possible from a construction standpoint but the buildout would take 10 to 20 years and that would not be economically feasible.

No formal action was taken and the applicant thanked the Board for their time and stated they would work on alternate concepts based on the feedback offered.

New Business

Resolutions – Application for Traffic Signal Approval

- Ridge Pike and Sunset Road
- Ridge Pike and Swamp Pike

Mr. Kerr offered a review on the status of the PennDOT permit for the proposed traffic signal at Ridge Pike and Limerick Roads. It was noted that all approvals have been received and the Township can proceed with bidding and construction upon approval of the following three agreements. Two of the agreements will permit changes to existing signals along Ridge Pike to accommodate the timing of the new signal at Limerick Road; the third agreement is to confirm that the Township will maintain the crosswalks that are being installed with the project. Based on a question from Chairman Shuler it was confirmed that the changes to the signals proposed within the agreements will help with traffic flow along Ridge Pike.

A question was raised from a resident, Ms. Linda Irwin, 909 Red Rock Circle, about how this new traffic signal impacts the existing signals at Ridge and Swamp Pike.

Motion was made by Mr. St. Pedro and seconded by Ms. DeWan, to approve Resolution 2017-10 authorizing the Application for Traffic Signal Approval to PennDOT for Ridge Pike and Sunset Road. Motion passed unanimously.

Motion was made by Mr. St. Pedro and seconded by Ms. DeWan, to approve Resolution 2017-11 authorizing the Application for Traffic Signal Approval to PennDOT for Ridge Pike and Swamp Pike. Motion passed unanimously.

Motion was made by Mr. St. Pedro and seconded by Ms. DeWan, to approve the Highway Occupancy Permit Condition Statement. Motion passed 4-1-0, with Mr. Sperring opposing.

Authorization – Advertise Public Hearing and to Advertise the Act 537 Update Supplement: Mr. Hassan offered a review of the Act 537 update that is before the Board. This update is needed in order to sell the sewer system to Aqua Pennsylvania, Inc. Mr. Hassan offered that the Township met with DEP to review and confirmed that this is all that is required from the agency to transfer the system. Mr. Sperring asked for confirmation that the Township will still control the 537 Plan

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which specifies where public sewers can be installed. Mr. Hassan confirmed this and there were no other comments or discussion from the Board or public.

Motion was made by Mr. St. Pedro and seconded by Ms. DeWan, to approve the Advertisement of a Public Hearing for the Act 537 Special Study and the Advertisement of the Plan Supplemental Update for Submission to Pennsylvania Department of Environmental Protection. Motion passed unanimously.

Authorization – Advertise Public Hearing to Amend the Township Zoning Ordinance: Mr. McGrory reviewed the intent of the proposed ordinance which would amend the permitted height of a billboard from 25 to 45 feet above grade. It was noted that this amendment has been recommended based on the two billboard zoning cases that are currently before the Zoning Hearing Board. Based on a question from Ms. Linda Irvin, 909 Red Rock, Mr. McGrory confirmed that the Board has been given a copy of the proposed ordinance and is available for public view if anyone desires.

Motion was made by Mr. St. Pedro and seconded by Ms. DeWan, to approve the Advertisement of a Public Hearing to Amend the Zoning Ordinance. Motion passed unanimously.

Old Business

Approval – Concession Stand Agreement, Dallas' Concessions: Mr. Kerr reviewed the agreement before the Board which would allow Dallas' Concessions to operate for another year in the Community Park. No changes from the 2016 agreement are proposed. There was no discussion by the Board or public.

Motion was made by Mr. St. Pedro and seconded by Ms. DeWan, to approve the Concession Stand Agreement with Dallas' Concessions for Limerick Community Park. Motion passed unanimously.

Manager's Report

Mr. Kerr offered an update on the status of the Limerick Fire Company building project and noted that they are still on schedule for completion by June of this year.

Also offered was an update on the municipal building project and Mr. Kerr noted that all abatement has been completed, the property has been fenced, and the two fire companies will be training in the building before demolition begins which is tentatively scheduled for the end of the month. All utilities have also been shut down and certifications will be forthcoming from the utility companies.

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An update on the Kurylo Trail project was provided and Mr. Kerr noted that the project will be placed out to bid within a week's time. Staff continues to work with PECO on the trail link between Lewis Road and Limerick Center Road and we are awaiting confirmation on a 12-month extension of the grant until June of 2018.

Public Comments

Ms. Linda Irwin, 909 Red Rock Circle, asked for guidance on an infestation of midge bugs that appeared within her garage recently. She was told by an exterminator to discuss with the Township. Mr. Kerr stated that issues relating to bugs of this nature are not handled at the local level but by the County or State agencies. Mr. Kerr stated that the Township will research who to contact and will get back to her on the correct agency to call that can offer her help.

Ms. Irwin also asked for help on noise which is coming from an excavation company located on Trinley Road. She stated they are making a significant amount of noise before 6:30 AM and into the nighttime hours. Mr. Kerr noted that he will instruct staff to look into the issue.


Mr. Kerr offered an additional follow-up on the Township's participation with the regional effort to mitigate the Spotted Lanternfly infestation. Relevant information has been posted on the website.

Also noted was that the Township has received an inquiry from a company wishing to locate a medical marijuana dispensary within Limerick. No formal application has been received and Mr. Kerr stated that staff will update the Board is anything formal is received.

Supervisor Comments: None.

Adjournment: There being no further business, **motion was made** by Mr. St. Pedro and seconded by Mr. Neafcy to adjourn the meeting at 8:13 P.M.

Respectfully submitted,


Daniel K. Kerr
Township Manager

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