

LIMERICK TOWNSHIP

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A meeting of the Limerick Township Planning Commission was called to order by Marta Pecharo on Thursday, March 22, 2018 at 7:00 P.M. in the Public Meeting Room of the Limerick Township Municipal Building's temporary facility at 155 S. Limerick Road STE 100, Limerick, PA 19468, and opened with the Pledge of Allegiance to the Flag. This meeting was advertised in The Mercury on January 6, 2018.

Members Present: Sam Barilla, Keith Daywalt, Marta Pecharo, Greg Richardson and Ryan Wall. Michael McCloskey and Ken McLaughlin were absent.

Others Present: Joseph McGrory, Township Solicitor; Ted Dmytryk, P.E., Township Engineer; Greta Martin Washington, Director of Community Planning; Kara Shuler, BOS Liaison.

Mr. McGrory led the Oath of Office for the newly reappointed Planning Commission member, Samuel Barilla, Jr. (Mr. Barilla was reappointed by the BOS on 1/2/2018 and his term expires 12/31/2021).

Consideration of Minutes: 2/22/2018

Motion was made by Mr. Richardson and seconded by Mr. Daywalt to approve the 2/22/2018 minutes as written. Motion passed 3-0-2 with Mr. Barilla and Mr. Wall abstaining.

Subdivision and Land Development:

LCC: Jacquet (#17-08 F): The project engineer, Mr. Thomas Ludgate, summarized the project and discussed the requested waivers. A few waivers have been eliminated from the request list submitted with the previous Preliminary Plan. Mr. Dmytryk reviewed the conditions from the Preliminary recommendation by the Planning Commission. Discussion ensued regarding signage, lighting, and truck turning movements.

Motion was made by Mr. Barilla, seconded by Mr. Daywalt, and carried unanimously to recommend final plan approval for LCC: Jacquet, contingent on complying with consultant letters, signage being shown on the plan in accordance with the Planning Commission Preliminary Recommendation (Call box and signage to be placed at fence entrance; Signage on North of building stating "no parking"; Signage on Western driveway noting "deliveries only"), and reinvestigating truck turning movements.

Force America (#17-10 P/F): The project engineer, Mr. John Riebow, summarized the project and discussed the requested waivers. Operations Leader for FORCE America Inc., Mr. Mark Peden, was also present. Discussion ensued regarding stormwater management, truck circulation, buffering, and the timing of the traffic signal at Linfield-Trappe Road and Keystone Drive,

which Ms. Martin Washington advised the study is complete and currently under review by PennDOT.

Motion was made by Mr. Wall, seconded by Mr. Richardson, and carried unanimously to recommend preliminary/final plan approval for Force America, contingent upon compliance with all professional review letters.

LGS – Generator Storage Building (#18-01 P/F): The project engineer, Mr. Nick Feola, summarized the project. Limerick Generating Station engineers, Mr. Rory McCormick and Mr. David Waldman, were also present. Discussion ensued regarding the back-up generator, generator rotor transportation, timing of construction and installation, lighting, an existing access driveway, Longview Road roadway right-of-way, and water flow rates for the line feeding a fire hydrant. Ms. Martin Washington discussed the roadway right-of-way matter. Mr. McCormick was agreeable to Exelon cooperating to execute documents to correct the Longview roadway right-of-way matters. Mr. McGrory discussed the waiver of roadway improvements. Regarding the water flow rates for the line feeding a fire hydrant, Mr. McCormick indicated that he needs a letter from the Township Fire Marshal, indicating what information is specifically required. Mr. Dmytryk indicated that he will work with the Fire Marshal to get the specific information to Mr. McCormick.

Motion was made by Mr. Daywalt, seconded by Mr. Barilla, and carried unanimously to make no recommendation.

New Business:

1. Limerick P.F., Ltd (CU #18-01): The applicant's Attorney, Mr. Bill Brennan, presented the project. Applicant representative, Mr. Rich Orlow, and the project engineer, Mr. Adam Brower, were also present. Mr. McGrory explained the history of the previous conditional use on the property. Discussion ensued regarding the offer to add crosswalks at the intersection of Linfield Trappe Road and Autopark Boulevard. Given the fact that most of the project's information is pending, the Planning Commission was not in a position to make a motion.

Motion was made by Mr. Daywalt, seconded by Mr. Daywalt, and carried unanimously to make no recommendation.

2. Lewis Road Improvement Project – PC Consistency Letter for Grant Application: Ms. Martin Washington and Mr. Dmytryk summarized the project and explained the necessity for the Planning Commission to submit a Letter of Consistency with regard to the Township's Comprehensive Plan.

Motion was made by Mr. Daywalt, seconded by Mr. Barilla, and carried unanimously to authorize the Chairman to sign the Consistency Letter.

Planning Commission Comments: Mr. McGrory summarized a recent court ruling, Lake MacLeod Homeowners Association vs Pine Township Board of Supervisors, which stipulates the applicant requesting waivers on a project need to show hardship in order for the consideration of the requested waiver be granted. Discussion ensued regarding the topic.

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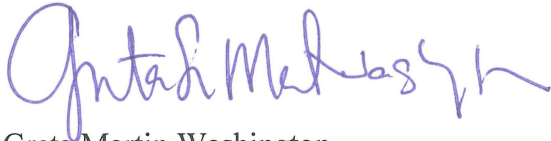
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Public Comments: None.

Next PC Meeting Date: April 26, 2018 at 7:00 P.M.

Adjournment: Motion was made by Mr. Wall, and carried unanimously under mutual consent, with no further business, to adjourn the Planning Commission meeting at 8:10 P.M.

Respectfully submitted,



Greta Martin Washington
Director of Community Planning