



LIMERICK TOWNSHIP

646 WEST RIDGE PIKE
LIMERICK, PENNSYLVANIA 19468

ADMINISTRATION OFFICES
(610) 495-6432
FAX (610) 495-0353
FAX (610) 495-0952

POLICE DEPARTMENT
(610) 495-7909
FAX (610) 495-5702

A meeting of the Limerick Township Planning Commission was called to order by Michael McCloskey on Thursday, March 23, 2017 at 7:07 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 8, 2017.

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

Others Present: Joseph McGrory, Esq., Township Solicitor, Theodore Dmytryk, P.E., Township Engineer and Greta Martin Washington, Director of Community Planning.

Consideration of Minutes: **Motion was made** by Mr. McCloskey and seconded by Mr. Daywalt to approve the minutes of 1/26/2017 as written. Motion passed unanimously.

Subdivision and Land Development:

Moscariello 292 (#16-07): The property owner/developer, Mr. Rick Moscariello, and his Engineer, Mr. Kim Kryder, presented the preliminary/final plan for the land development project which proposes to construct 72 townhomes on 292 W. Ridge Pike. Mr. Kryder reviewed the waivers being requested. Discussion ensued regarding the primary entrance, secondary entrance, pedestrian safety, and open space. The proposed primary access into the development is planned to have left turning restrictions at peak travel periods of the day. Discussions also included relocating the existing driveway at 316 W. Ridge Pike to connect to the proposed primary private drive entrance as opposed to Ridge Pike, as it currently exists. Developer indicated that he will consider this change. The Planning Commission discussed alternatives to the secondary entrance to the development, which is currently proposed through an existing commercial property. Pedestrian safety at the secondary entrance was discussed. The developer is agreeable to pursue the installation of a sidewalk from the proposed development to the existing commercial businesses on the adjacent site. Discussions concluded with deliberating open space. Developer does not propose to dedicate, rather will preserve the required amount of open space in form of a covenant.

Motion was made by Ms. Pecharo, seconded by Mr. Richardson, to recommend denial of the preliminary/final plan for Moscariello 292, due to safety concerns for ingress and egress, to recommend open space fee be paid in lieu the developer's offer to preserve open space by private covenant. Motion passed 4-2 with Mr. Daywalt and Mr. McLaughlin opposing the denial.

The Planning Commission will be submitting a denial letter for the Board of Supervisors outlining their concerns of the project. They recommended the applicant follow-up with the Board of Supervisors to discuss ingress/egress options for the proposed development.

Old Business: None.

New Business:

Off-Premises Sign Height Ordinance

Mr. McGrory briefly summarized the proposed Ordinance change, which proposes a change in the maximum height of an off-premise sign from 25' to 45'.

Motion was made by Mr. Daywalt, seconded by Mr. McCloskey, and carried unanimously to recommend the change to the off-premises sign height ordinance.

Act 537 Plan Special Study

Mr. McGrory briefly summarized the Act 537 Plan Special Study, as it is a requirement from the PA DEP for the sale of the sewer system.

Motion was made by Mr. McCloskey, seconded by Mr. Daywalt, and carried unanimously to recommend approving the Act 537 Plan Special Study.

Zoning Hearing Board Advisories: None.

Planning Commission Comments:

Mr. McLaughlin was encouraged to see that the Planning Commission members dialogue on certain elements of a project because it provides different points of view and important diversity of perspective.

Public Comments: None.

Adjournment: **Motion was made** by Ms. Pecharo and carried unanimously under mutual consent, with no further business, to adjourn the Planning Commission meeting at 8:50 P.M.

Respectfully submitted,



Greta Martin Washington
Director of Community Planning

March 28, 2017

Limerick Township Board of Supervisors
646 W. Ridge Pike
Limerick, PA 19468

Re: Moscariello 292 (#16-07)
292 W. Ridge Pike
Planning Commission Preliminary/Final Recommendation

Dear Supervisors:

Let it be known that during our regularly scheduled meeting held on March 23, 2017, the Limerick Township Planning Commission voted 4-2 to recommend denial of the Preliminary/Final Land Development approval for the Moscariello 292 application. The basis of this decision was due to the majority of the Planning Commission members' opinion that vehicular access to and from Ridge Pike and as well as encouraging traffic through a commercial use (with no pedestrian accommodations and perpendicular parking maneuvers) will create unsafe conditions for the motoring public and Limerick residents.

Sincerely,

Michael J. McCloskey, Chairman
Limerick Township Planning Commission

cc: Daniel Kerr
Joseph McGrory, Esq.
Greta Martin Washington
Khal Hassan, P.E.
Joseph Platt, P.E.