



# 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

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A meeting of the Limerick Township Planning Commission was called to order by Michael McCloskey on Thursday, April 27, 2017 at 7:01 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:** Sam Barilla, Keith Daywalt, Michael McCloskey, Ken McLaughlin, Marta Pecharo, Greg Richardson, and Ryan Wall.

**Others Present:** John Iannozzi, Esq., Township Solicitor, Khaled Hassan, P.E., Township Engineer, Kara Shuler, BOS Chairperson, and Greta Martin Washington, Director of Community Planning.

**Consideration of Minutes:** Motion was made by Mr. Daywalt and seconded by Mr. McCloskey to approve the minutes of 3/23/2017 as written. Motion passed 6-0-1 with Mr. Barilla abstaining.

**Subdivision and Land Development:**

**Moscariello 292 (#16-07):** The property owner/developer, Mr. Rick Moscariello, and his Engineer, Mr. Kim Kryder, summarized that the Township BOS agreed to a full access turn lane on W. Ridge Pike into the primary entrance of the proposed development. The secondary entrance, proposed to the rear of an existing commercial use complex at 292 W. Ridge Pike, can be used as emergency access only. The width of the emergency access lane was discussed. Discussions ensued on the impact of a turn lane on W. Ridge Pike, parking on W. Ridge Pike, sidewalks, and the open space restrictions. Mr. Hassan clarified that the open space will be deed restricted and no one will be able to develop it. Ms. Shuler summarized that the applicant is before the Planning Commission again per the request of the BOS to receive approval, removing an existing denial letter, prepared by the Planning Commission. Mr. Kryder reviewed the waivers being requested.

**Motion was made** by Mr. Richardson, seconded by Mr. Daywalt, to recommend approval of the preliminary/final plan for LD No. 16-07 (Moscariello 292), contingent upon the satisfaction of the consultants and Fire Marshal review letters, and also to recommend the Planning Commission send a letter to the Board expressing approval of the plan and the prior safety concerns being fully addressed. The letter shall be included in the minutes. Motion passed unanimously.

**Old Business:** None.

**New Business:**

CU 17-02 Diamond Credit Union

The applicant, Mr. John Faust, and his Surveyor, Mr. Brad Graul, summarized their proposed use and the necessity for a conditional use. Discussions ensued regarding traffic circulation, existing roadway widths, driving restrictions, and shared parking regulations. No Motion was made as the Planning Commission was not in opposition of the project.

**Zoning Hearing Board Advisories:**

ZHB 17-02 Hampton Inn Restaurant Pad

Ms. Martin Washington reported that the ZHB met April 26 and verbally granted the requested relief.

**Planning Commission Comments:** None.

**Public Comments:** None.

**Next PC Meeting Date:** May 25, 2017

**Adjournment:** Motion was made by Mr. McCloskey and carried unanimously under mutual consent, with no further business, to adjourn the Planning Commission meeting at 8:05 P.M.

Respectfully submitted,



Greta Martin Washington  
Director of Community Planning

May 4, 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 April 27, 2017, the Limerick Township Planning Commission voted unanimously to recommend approval of the Preliminary/Final Land Development plan for the Moscariello 292 application. The safety concerns for vehicular access, which served as the basis for the March 2017 recommendation for denial of the Preliminary/Final Land Development plan, have been adequately addressed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Richardson".

Greg Richardson, Member  
Limerick Township Planning Commission

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