



LIMERICK TOWNSHIP

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A meeting of the Limerick Township Planning Commission was called to order by Michael McCloskey on Thursday, June 28, 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, Michael McCloskey, and Ryan Wall. Ken McLaughlin, Marta Pecharo, and Greg Richardson were absent.

Others Present: Joseph McGrory, Township Solicitor; Khaled Hassan, P.E., Township Engineer; Greta Martin Washington, Director of Community Planning; Timothy A. Haas, Assistant to the Manager.

Consideration of Minutes: 3/22/2018 & 4/26/2018

Motion was made by Mr. Barilla, seconded by Mr. Daywalt, and carried unanimously to approve the 3/22/2018 & 4/26/2018 minutes as written. Motion passed unanimously.

Subdivision and Land Development:

LAP Lot #4 (#17-13 F): The applicant, Mr. Richard Orlow, and the applicant's engineer, Mr. Adam Brower, summarized the project and discussed the requested waivers. Discussion ensued regarding sidewalk and crosswalk installation.

Motion was made by Mr. Daywalt, seconded by Mr. McCloskey, and carried unanimously to recommend final plan approval for LAP Lot #4 (Subaru), contingent upon compliance with all professional review letters.

181 Limerick Center Road (#16-09 P): The project's Attorney, Mr. Marc Kaplin, and project's Engineer, Mr. Nick Feola, summarized the project to install a 34,375 SF building for office, shop, and warehouse at 181 Limerick Center Road. Discussion ensued regarding outdoor storage, landscape buffering, fencing, security, hours of operation, storage of volatile materials, and emergency access. The following list of residents appeared before the Planning Commission to raise their concerns: Daniel and Amy Walker (71 Bella Rosa CT) – lack of notice, not a good location for the use, increased truck traffic, possibility of impaired trucks traversing along Limerick Center Road adjacent to the elementary school, and lighting; Philip Wydro (81 Bella Rosa CT) – lack of notice, discrepancy of residential classification of the subject property on the County website, and requested Mr. Perkins to store the containers at the existing location along Ridge Pike; Brian O'Callaghan (210 Pery CT) – lack of notice, children's safety, increased truck traffic; Darren Thompson (75 Bella Rosa CT) – air quality, increased truck traffic; Edwin Frey

(85 Bella Rosa CT) – stormwater concerns and a desire to see a vertical representation of what the landscaping buffer will look like;

Motion was made by Mr. Daywalt, seconded by Mr. McCloskey, to recommend the Board consider the project contingent upon compliance with all professional review letters. Motion passed 2-1-1 with Mr. Barilla recusing himself due to conflict and Mr. Wall casting the tie vote due to the landscaping and berm not being tall enough to shelter outside storage from view of neighboring residents.

Limerick Town Center – Arcadia at Limerick Pointe (#17-09 P): The applicant’s liaison, Mr. Trupert Ortlieb, and project engineer, Mr. Alex Tweedie, summarized the overall master plan and current plan to construct a four-story 190,895 GSF building to house 87 senior units, 41 assisted living units, and 32 memory care units with associated roadway improvements to include: a re-alignment of Swamp Pike with a proposed roundabout, landscaping, lighting, curb, sidewalk, and stormwater facilities. He also reviewed the requested waivers. The applicant’s business partner and owner of Vantage Point Retirement Communities, Mr. Gregory Stevens, summarized the proposed layout of the senior units as well as the amenities and monthly rates. Waiver discussion ensued regarding: corridor and cart way width, and streetscaping. The following list of residents appeared before the Planning Commission to raise their concerns: Gail Wellington (4 Poppy Place) – traffic cutting through the Willow Run Community, Arcadia Drive being proposed as 28’ wide and not 30’ wide, construction access during the senior care development; Barbara Weikel (102 Finch LN) – inquired of the closure of Swamp Pike at Ridge Pike; Linda Williams (300 Deer Run CT) – landscaping between the proposed townhomes and the Willow Run community, and the possibility of existing roadways connecting to the proposed community in the future, and proposed uses on the project; (304 Village Way) – increased traffic; proposed townhomes and parking areas in close proximity to the Willow Run community.

Motion was made by Mr. Daywalt, seconded by Mr. McCloskey to recommend the Board consider the project contingent upon compliance with all professional review letters. Motion tied at 2-2 with Mr. Barilla and Mr. Wall casting the tie votes due to concerns over the density and narrow roadway widths throughout the development.

New Business: None.

Zoning Hearing Board Advisories: None.

Planning Commission Comments: Mr. McCloskey expressed his awareness of the difficult and unique nature of the projects and only having a “skeleton crew” that evening.

Mr. Daywalt noted the expected positive impact the Limerick Town Center project will have on the tax base.

Public Comments: A resident raised concerns over the proposal of the Limerick Town Center to construct townhomes and not construct an age-restricted community.

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

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Adjournment: Motion was made by Mr. Daywalt, and carried unanimously under mutual consent, with no further business, to adjourn the Planning Commission meeting at 9:05 P.M.

Respectfully submitted,



Greta Martin Washington

Director of Community Planning