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**LIMERICK TOWNSHIP - BOARD OF SUPERVISORS  
PUBLIC MEETING MINUTES**


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**JULY 11, 2017  
7:00 P.M.**

A meeting of the Limerick Township Board of Supervisors was held on Tuesday, July 11, 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:** Robert Sebia, 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; Greta Martin Washington, Director of Community Planning/Zoning Officer, and Timothy Haas, Administrative Assistant

**Call To Order:** Ms. Shuler called the meeting to order at 7:05 P.M. Officer Paul Marchese led the Pledge of Allegiance.

**Opening Comments/Announcements**

Ms. Shuler noted that the meeting is being recorded.

Ms. Shuler announced that the Board will hold an Executive Session immediately after the Meeting dealing with a matter of personnel. Ms. Shuler then offered the following announcements:

- The regularly scheduled meeting of the Limerick Township Board of Supervisors for Tuesday, August 1, 2017 has been cancelled.
- Anything with a Plug Recycling Event, Saturday, July 15<sup>th</sup> from 9:00 A.M. to Noon at the Community Park. Please note that proof of residency is required and fees are associated with recycled items.
- Remember to check our website for up-coming Parks & Recreation events including information on:
  - Community Day: Saturday, August 19<sup>th</sup> from 4:00 P.M. to 7:00 P.M. at Limerick Community Park (movie showing of *Finding Dory* to follow at dusk (around 8:30))

**POLICE ACKNOWLEDGEMENT:** Sergeant Paul Marchese – 20 years of service

Chief Skelton gave a brief summary of Sergeant Paul Marchese's career thus far and presented him with a plaque for his 20 years of service on the Limerick Township Police Department.

**Consideration of Minutes:** Upon motion made by Mr. St. Pedro and seconded by Ms. DeWan, the June 20, 2017 Board of Supervisors Meeting Minutes were approved 3-0-2, with Mr. Neafcy and Mr. Sperring abstaining.

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**Public Comments on Agenda Items:** None.

**Bills List:** Upon motion made by Mr. St. Pedro and seconded by Ms. DeWan, Bills List #13 for the period of 06/17/17 through 07/07/17 in the amount of \$1,063,814.96 was unanimously approved.

**Subdivision and Land Development**

**Confirmed Appointments:**

Nick Feola – 350 S. Lewis Road      *re: Spring-Ford High School additions*

Mr. Nicholas E. Feola, P.E., Senior Project Manager with Bursich Associates, Inc., and Mr. Barry Ziegler, representative for the School District, were both present and reviewed the proposed building expansion plans for the High School. It was noted that the project involves three separate additions totaling approximately 31,600 square feet. The work will involve additional space for performing arts, physical wellness center, and a new hallway to ease internal congestion issues during the change of class.

The applicant noted that very little site work is proposed and existing storm water facilities will be able to accommodate the additional impervious and building coverage. Discussion ensued regarding the need for the additions but it was also noted that the proposals will address the needs of the current population. It is not intended to accommodate issues relating to an increase in the student population. It was also noted that the schedule is to begin work in 2018, at the conclusion of the school year.

The applicant stated their desire to handle the development approval by way of a Preliminary/Final submission. The Board offered their approval of this request.

Marc Kaplin – 181 Limerick Center Road

Ms. Shuler noted that the applicant called the Township today and noted that they will not be appearing this evening, therefore, no further discussion took place.

**Development Projects:**

Name/File No.:      Welsh Subaru (#12-05A)  
 Location:            97-105 W. Ridge Pike  
 Review Phase:      Amended Preliminary/Final Resolution

Mr. Kerr noted that the applicant has signed the Resolution based on a recent review of the project before the Board. There being no further discussion on the project, the Board offered the following motion to approve the Resolution.

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**Motion was made** by Mr. Neafcy and seconded by Mr. St. Pedro, to approve Resolution SLD #12-05A (P/F) Granting Preliminary/Final Plans for Welsh Subaru (#12-05A). Motion passed unanimously.

Name/File No.: 394 W. Linfield Trappe Road (#17-02)  
 Location: 394 W. Linfield Trappe Road  
 Review Phase: Preliminary/Final Plan Resolution

Mr. Kerr noted that based on the Board's review of this project at the June 6, 2017 meeting, the Resolution had been prepared for the Board's consideration. There was no further discussion on the issue.

**Motion was made** by Mr. Neafcy and seconded by Ms. DeWan, to approve Resolution SLD #17-02 (P/F) Granting Preliminary/Final Plans for 394 W. Linfield Trappe Road (#17-02). Motion passed unanimously.

Name/File No.: Moscariello 292 (#16-07)  
 Location: 292 W. Ridge Pike  
 Review Phase: Preliminary/Final Resolution

Mr. Kerr noted that the Resolution had been signed by the developer and with this in place, the Resolution approval is ready for Board consideration. There was no further discussion.

**Motion was made** by Mr. St. Pedro and seconded by Mr. Neafcy, to approve Resolution SLD #16-07 (P/F) Granting Preliminary/Final Plans for Moscariello 292 (#16-07). Motion passed unanimously.

Name/File No.: Diamond Credit Union (#17-01)  
 Location: Township Line Road  
 Review Phase: Preliminary/Final Plan Discussion

Attorney Christopher J. Pippett, Fox Rothschild, LLC, was present representing Diamond Credit Union along with Mr. John M. Faust, President/CEO of Diamond Credit Union and Mr. Heath M. Machamer, P.E., OTM, LLC, the Engineer for the project. Mr. Pippett offered a review of the project and noted that the plan is for the most part in compliance with all Township codes and regulations and they have agreed to comply with any outstanding issue noted within the consultant review letters. A discussion ensued on traffic improvements required near 10<sup>th</sup> avenue at the entrance to the site. Mr. Pippett asked for consideration of a credit of approximately \$85,000 against the \$162,000 Traffic Impact fees that are required of this project. Mr. Pippett noted that they believe the improvements are deemed "Off-site" and can be credited. Discussion ensued on the validity of their claim seeing the new bank branch is considered a condominium.

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It was agreed that the applicant would detail their request in writing and forward to Mr. Kerr for review by the Township.

Further discussion ensued on maintenance of the basin along Township Line Road and the applicant agreed that it would be their responsibility. They also agreed to look into a new guardrail along Township Line Road. Additional discussion was offered pertaining to internal circulation and landscaping and buffering requirements.

The Board instructed staff to research the traffic impact credit proposed by the applicant but was comfortable beginning the preparation of the Resolution. There was no further discussion on the proposal and the Board offered the following motion.

**Motion was made** by Ms. DeWan and seconded by Mr. St. Pedro, to authorize the Township Solicitor to prepare a Resolution for Board consideration for Diamond Credit Union (#17-01). Motion passed unanimously.

#### New Business

##### Award Bids – Project #17-05: Ridge Pike/Limerick Road Traffic Signal

Mr. Kerr reviewed the three bids received for the new traffic signal to be installed at Limerick Roads and Ridge Pike. It was noted that the low bid of \$478,921.85, from Armour & Sons Electric, Inc., was well over the budget of \$350,000. On a question from the Board, Mr. Kerr stated that approximately \$80,000 is attributed to the decorative crosswalks and paving needed for their installation. The Board discussed the possibility of removing that portion of the project and rebidding the project. Discussion also ensued on the option of seeking grants in the future to install the crosswalks and related Main Street roadway improvements. Mr. Kerr also offered a review of the schedule if the bids were rejected. Mr., Kerr stated that new bids could be prepared in time for Board consideration for the August 15<sup>th</sup> meeting. Construction would be expected to be completed by early 2018. There was no further discussion on the issue and the Board offered the following motion.

**Motion was made** by Mr. Sperring and seconded by Mr. St. Pedro, to Reject all bids for Project #17-05 and to grant Authorization to re-advertise the project without the crosswalk portion of the project. Motion passed unanimously.

##### Authorization – Advertise MS4 Permit

Mr. Hassan offered a review of the recent study mandated by the Department of Environmental Protection (DEP) which now requires a sediment reduction of approximately 10% for the Township's MS-4 Storm Water Discharge Permit. The permit must be filed by September 15, 2017 and prior to this, a 30-day review period is required. Mr. Hassan reviewed the area studied by his firm and noted that a proposal to retrofit a basin within Bradford Woods could be considered to meet the sediment reduction requirements. Mr. Kerr noted that the basin retrofit

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would involve the planting of vegetation so to promote soil infiltration and also noted the Township's intent to utilize native plant species. Mr. Kerr noted that Mr. Jim Oehlert, who is in attendance, has been working with staff on an update to the SLDO Ordinance to require the use of more native plant species and that the Township will honor this intent for all MS-4 issues.

There was no further discussion from the Board or audience and the Board offered the following motion.

**Motion was made** by Ms. DeWan and seconded by Mr. St. Pedro, to authorize Advertisement of the MS4 Permit. Motion passed unanimously.

Discussion/Authorization – Advertise Chapter 184 Zoning Cleanup Ordinance

Ms. Greta Martin Washington provided a review of the issues within the Zoning Update based on a summary provided to the Board. Mr. Joseph G. Diaz, 1 Mountain View Lane (on the corner of Sunset Road) stated that he is in favor of the provision Ms. Washington reviewed pertaining to yard setbacks for corner type properties. He noted that he owns a corner property within the Mountain View Development and is not able to place a utility shed without an expensive application to the ZHB to seek a variance. He noted for the Board his desire that they pass this Ordinance amendment. On a further question from Mr. Diaz, it was noted that the earliest the Ordinance would be passed would be August 15<sup>th</sup>.

On a question from the Board, it was noted that the majority of the Ordinance changes are housekeeping issues to make it easier on staff and applicants. Pertaining to a question on net buildable area changes, Mr. Sperring was assured that it was only a change in terminology and would not pose an increased impact on any property owner.

There was no further discussion on the proposed Ordinance amendment. Mr. Kerr noted the effort Greta has put into this Ordinance; the Board also commented on the professional manner in which she explained the issues and made them easily understandable for the Board and audience.

**Motion was made** by Ms. DeWan and seconded by Mr. Sperring, to authorize advertisement of a Public Hearing for consideration and approval of a Chapter 184 Zoning Cleanup Ordinance. Motion passed unanimously.

Approval/Authorization – Hilltop Settlement Agreement

Mr. Kerr noted the ongoing issue brought forth by a resident who was served public water when the Hilltop Project had been finalized. The contractor has agreed to pay \$1,500 toward the complaint and the Township will put forth the balance of the \$2,450 repair.

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**Motion was made** by Mr. St. Pedro and seconded by Mr. Sperring, to authorize signing of the Hilltop Settlement Agreement. Motion passed unanimously.

Discussion - Sankey Tract Road Dedication

Mr. Kerr led a discussion on the applicant's request to dedicate the roads within the new development to the Township once completed. Mr. Kerr noted that this request is not to be considered a formal acceptance of dedication, by merely direction to the developer so they can prepare HOA documents. It was noted that clear direction was not provided during the land development review of the project. On questions from the Board, it was confirmed by Mr. Hassan that all roads have been designed in accordance with Township specifications. This includes parking restrictions.

Mr. Kerr again stated that no formal vote is required, but asked if any Board member is opposed to dedicating the roads at the conclusion of the project so long as they are built in accordance with the approved plan. No Board member offered an objection and the discussion was closed without a formal vote from the Board.

Authorization – Submission ARLE Grant Application for Lewis Road Improvement Project

Mr. Hassan reviewed the Automated Red Light Enforcement (ARLE) Program as another option to seek money toward the Lewis Road Improvement Project. He stated a desire to submit the grant as soon as possible and based on a question from the Board, noted that it is a very easy application process and will not be expensive at all to process and submit. On another question from the Board, it was noted that no conflict between the two grants being sought would occur and this ARLE Program could be a good offset of Township costs if full funding from the Multi-Modal program are not received.

There were no further questions from the Board or audience and the Board offered the following motion.

**Motion was made** by Mr. Sperring and seconded by Mr. St. Pedro, to approve the submission of an ARLE grant application for the Lewis Road Improvement Project. Motion passed unanimously.

Zoning Hearing Board Advisories:

ZHB # 17-04, Burke Shultz - 338 Sunset Road

The Board reviewed the details of the pending ZHB application. A discussion on the size of the proposed residential accessory building was offered by a few Board members. Mr. Joseph G. Diaz, 1 Mountain View Lane, was in the audience and offered that the applicant keeps a very

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nice property and the Board should be assured that the proposed structure will not be a negative for the community.

It was the consensus of the Board to remain neutral and let the Zoning Hearing Board handle the Application.

**Manager's Report:** Mr. Kerr announced that the Kurylo Preserve Connector Trail to Limerick Community Park is in. Unfortunately, there have been some complaints from neighboring homeowners that it is being used already and the fencing is not up yet.

Mr. Kerr also mentioned that the Township Police/Administration Building project is on schedule and the steel will be up soon.

**Public Comments:** None.

**Supervisor Comments:** Mr. Neafcy stated he circulated a resume of a potential candidate for the Parks & Recreation Committee. With the resignation of Kris Bautsch from the Parks & Recreation Committee last month, a vacancy was created. Mr. Jack Holz had reached out and expressed an interest.

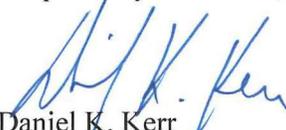
Mr. Neafcy also inquired of the status of the Royersford and Linfield-Trappe Road intersection. Mr. Hassan stated the Sketch Plan would be complete in a few weeks and they anticipate presenting it to the Board at a September meeting.

**Motion was made** by Mr. Neafcy and seconded by Ms. DeWan, to approve the appointment of Jack Holz to the Parks and Recreation Committee to complete the term of the vacant position, which was due to expire December 31, 2019. Motion passed unanimously.

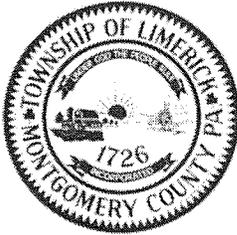
The Board adjourned into Executive Session regarding Personnel. No action will be taken, and the Board will not reconvene.

**Adjournment:** There being no further business, **motion was made** by Mr. St. Pedro and seconded by Mr. Neafcy to adjourn the meeting at 8:35 P.M.

Respectfully submitted,

  
 Daniel K. Kerr  
 Township Manager

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## 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

**BOARD OF SUPERVISORS  
PUBLIC MEETING  
11 JULY 2017, 7:00 P.M. – LIMERICK TOWNSHIP MUNICIPAL BUILDING**

### AGENDA

#### CALL TO ORDER

#### PLEDGE OF ALLEGIANCE

#### OPENING COMMENTS / ANNOUNCEMENTS

- **THIS MEETING IS BEING RECORDED.**
- Executive Session re: Personnel
- The regularly scheduled meeting of the Limerick Township Board of Supervisors for Tuesday, August 1, 2017 has been cancelled.
- Anything with a Plug Recycling Event, Saturday, July 15<sup>th</sup> from 9:00 A.M. to Noon at the Community Park. Please note that proof of residency is required and fees are associated with recycled items.
- Remember to check our website for up-coming Parks & Recreation events including information on:
  - Community Day: Saturday, August 19<sup>th</sup> from 4:00 P.M. to 7:00 P.M. at Limerick Community Park (movie showing of *Finding Dory* to follow at dusk (around 8:30))

#### POLICE COMMENDATION:

Sergeant Paul Marchese – 20 years of service

#### CONSIDERATION OF MINUTES:      06/20/17

#### PUBLIC COMMENTS ON AGENDA ITEMS

BILLS LIST: #13, 06/17/17 through 07/07/17, \$1,063,814.96

#### SUBDIVISION AND LAND DEVELOPMENT

##### Confirmed Appointments

Nick Feola – 350 S. Lewis Road      *re: Spring-Ford High School additions*

Marc Kaplin – 181 Limerick Center Road

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 Location: 292 W. Ridge Pike  
 Review Phase: Preliminary/Final Resolution

Name/File No.: Diamond Credit Union (#17-01)  
 Location: Township Line Road  
 Review Phase: Preliminary/Final Plan Discussion

**NEW BUSINESS**

Award Bids – Project #17-05: Ridge Pike/Limerick Road Traffic Signal

Authorization – Advertise MS4 Permit

Discussion/Authorization – Advertise Chapter 184 Zoning Cleanup Ordinance

Discussion/Authorization – Hilltop Settlement Agreement

Discussion – Sankey Tract Road Dedication

Authorization – Submission ARLE Grant Application for Lewis Road Improvement Project

**ZONING HEARING BOARD ADVISORIES**

ZHB # 17-04, Burke Shultz - 338 Sunset Road

**MANAGER'S REPORT**

**PUBLIC COMMENTS**

**SUPERVISOR COMMENTS**

**ADJOURNMENT**

NEXT AVAILABLE NOS:

ORDINANCE 379

RESOLUTION 2017-20

**EVERY EFFORT IS MADE TO FOLLOW THIS AGENDA;  
 HOWEVER, IT IS SUBJECT TO CHANGE WITHOUT NOTICE**

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