

A meeting of the Limerick Township Planning Commission was called to order by Michele Chrisman, on Thursday, January 15, 2009 at 7:00 P.M. in the Public Meeting Room of the Limerick Township Municipal Building and opened with the Pledge of Allegiance to the Flag.

Members Present: Michele Chrisman, Sam Barilla, Lin Braddick, Greg Richardson, Kenneth McLaughlin, Tim O’Connell, and new member, Michael McCloskey.

Others Present: Joseph J. McGrory, Esq., Township Solicitor, Khaled R. Hassan, P.E. - Township Engineer; Daniel K. Kerr – Township Manager, and Martena Roshon – Director of Community Planning.

Appointment of Officers:

Mr. McGrory was appointed Temporary Chairman of the Planning Commission. All Planning Commission Members signed an Oath of Office and were sworn in.

Nominations for Chairman:

Mr. McGrory opened the floor for nominations for the position of Chairman. Mr. Richardson nominated Ms. Chrisman for Chairman of the Planning Commission. There being no other nominations, **motion made** by Mr. McLaughlin and seconded by Mr. Richardson, to nominate Ms. Chrisman as Chairman of the Planning Commission. Motion passed unanimously.

Nominations for Vice-Chairman:

Mr. McGrory turned the meeting over to Ms. Chrisman to call for nominations for the position of Vice Chairman of the Planning Commission. Mr. Richardson nominated Mr. Barilla for Vice Chairman of the Planning Commission. There being no other nominations, **motion was made** by Mr. Richardson and seconded by Mr. McLaughlin, to nominate Mr. Barilla as Vice Chairman of the Planning Commission. Motion passed unanimously.

Nominations for Secretary:

Ms. Chrisman took nominations for the position of Secretary of the Planning Commission. Mr. Barilla nominated Ms. Braddick for Secretary of the Planning Commission. There being no other nominations, **motion was made** by Mr. Barilla and seconded by Mr. Richardson, to nominate Ms. Braddick as Secretary of the Planning Commission. Motion passed unanimously.

Consideration of Minutes: Motion was made by Mr. McLaughlin, seconded by Mr. Richardson, to approve the 12/18/08 meeting minutes with one change on page 1, second paragraph, last sentence of Ziegler Estate Subdivision. The sentence should read “. . . the request for tabulation for existing sight distances for each driveway.”

Motion passed 5-0-2 with Ms. Braddick and Mr. McCloskey abstaining.

Subdivision and Land Development: None.

Old Business: None.

New Business:

Ø Conditional Use Application #08-05: PhyCare Real Estate Holdings II, LP

Mr. Ted Kochen, Gambone Development Company, and Mr. Tom Ludgate, Ludgate Engineering, were in attendance to present the application for a medical office and hospital located on lots 51 & 50 in the Linfield Corporate Center. Discussed was the lot consolidation plan, access, and phasing of the construction. Also discussed was the one year limit on Conditional Use approvals and the potential impact on the construction phasing plan.

Motion was made by Ms. Braddick, seconded by Mr. O'Connell, and passed unanimously, for Ms. Chrisman to send a letter of support to the Board of Supervisors for Conditional Use Application #08-05 – PhyCare Real Estate Holdings II, LP.

Public Comment:

Jennifer Kare – resident of the Township, asked for the location of the project.

Ø Public Meeting – Comprehensive Plan

Mr. Oliver Carley, Simone Collins, was in attendance to present the power point presentation of the Comprehensive Plan for Limerick Township. Mr. Carley explained various sections of the plan including demographics, land use, recreational facilities, natural features, infrastructure, and transportation, and implementation. Mr. Kerr explained that the Planning Commission will comment on this plan at their scheduled meeting on February 5, 2009. The Comprehensive Plan will be placed on the February 26, 2009 Board of Supervisors meeting agenda for a Public Hearing.

Zoning Hearing Board Advisories:

Ø ZHB #08-24: Application of John & Tamara Lawrence, appealing the enforcement notices listing the violations that would require a variance. **Motion made by** Mr. McLaughlin, and seconded by Mr. Richardson, to send opposition to ZHB #08-24. Motion passed unanimously.

Ø ZHB #08-25: Application of Girish Sheth, seeking use and dimensional variances. **Motion made by** Mr. McLaughlin, and seconded by Mr. O'Connell, to send opposition to ZHB #08-25. The motion passed unanimously.

Ø ZHB #08-26: Application of Albert & Debra Herr, seeking use and dimensional variances. No action taken.

Planning Commission Comments: None.

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Public Comments: None.

Mr. Kerr introduced Martena Roshon, who will be the Director of Community Planning for Limerick Township.

Adjournment: Under mutual consent, with no further business, the Planning Commission adjourned at 8:17 P.M.

Respectfully submitted,

Daniel K. Kerr
Township Manager