

A meeting of the Limerick Township Planning Commission was called to order by Michele Chrisman, on Thursday, October 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, Ken McLaughlin, Greg Richardson, Tim O’Connell, and Michael McCloskey. Sam Barilla and Lin Braddick were absent.

**Others Present:** Joseph J. McGrory, Esq., Township Solicitor (arrived at 7:12 pm), Khaled R. Hassan, P.E. - Township Engineer, and Martena Roshon, Director of Community Planning.

**Consideration of Minutes:** Motion was made by Mr. McLaughlin, seconded by Mr. O’Connell, to approve the 9/3/2009 meeting minutes as written.

**Motion passed 5-0.**

**Subdivision and Land Development:**

17 Faust Road #09-02: Mr. Paul Newlin and Mr. Donald Nacarelli were in attendance to present the plan. The subdivision was completed about a year ago which subdivided the farmhouse off of the remaining 16 ½ acres. The applicant is asking for preliminary plan approval for this project. The project proposes a 6-lot residential subdivision for single family detached residential lots located in the R-1 zoning district. The western property line abuts the boundary line with New Hanover Township. Access to and from the lots will be by way of a cul-de-sac that intersects Faust Road. The applicant is proposing to service the lots by individual wells and on-lot septic systems. The professional review letters were discussed at length with most of the items to be complied with. The requested waivers were discussed but action will not be taken at this time on the waivers. Street lights were discussed and it was stated that the rural atmosphere of this subdivision does not warrant street lights and a variance may be required. It was suggested that post lights get installed at the end of each driveway to create enough light and not be a nuisance to everyone else.

Public Comment: William Kingsepp, 2708 Faust Road – questioned the term buffer area and the spray irrigation area. It was stated that DEP will be reviewing the planning module and making their comments regarding the buffer area.

Jason & Sharon Gabriel, 2692 Faust Road – commented that he would not like to see street lights nor outside lights and have a higher berm to keep water runoff from getting into the field. Mr. Hassan, Pennoni Associates, stated that the runoff is running left to right and it has been swaled to follow a certain path.

**Motion was made** by Mr. McLaughlin, seconded by Mr. O’Connell, to recommend Preliminary Plan approval for 17 Faust Road #09-02, contingent upon all professional review letters and contingent upon the layout of the sanitary sewers proposed and, if in the event it cannot be accomplished, a revised plan will be needed.

**Motion passed 5-0.**

Sanatoga Springs #08-14: Attorney Edward Campbell, and Tim Stout, Langan Engineering, were in attendance to present the plan. The applicant is requesting preliminary plan approval for the project which proposes two phases of development, which will include 189,000 square feet of mixed use of various retail stores, such as Costco, three (3) restaurants to be determined, and a financial institution during Phase 1. Atty. Campbell stated that the vast majority of the comments from the traffic review letter, the County review letter, and the zoning review letter are “will comply.” Atty. Campbell discussed ZHB #09-20 which is referenced in the Pennoni review letter. The Pennoni review letter was discussed at length with most items to be “will comply” except for the waiver for sidewalks and certain improvements along Evergreen Road. Mr. Hassan, Pennoni Associates, stated that the applicant has addressed 80% of the comments in the latest engineer review letter. The waivers were discussed but Mr. Hassan stated that waivers are not addressed during the Preliminary plan stage. Atty. Campbell stated that the pipeline is scheduled to be moved. Mr. Richardson stated that he does not like the way the site lays out, especially the driveways, and pedestrian issues. He also stated that the right exit only driveway on Evergreen Road should be narrowed down. Atty. Campbell stated that a vast amount of the Traffic Planning and Design review letter is “will comply.”

**Motion was made** by Mr. O’Connell, seconded by Mr. McLaughlin, to recommend Preliminary Plan approval for Sanatoga Springs #08-14, as well as the alternate plan that includes the subdivision, and contingent upon the professional review letters.

Motion passed 4-1 with Mr. Richardson having the dissenting vote.

**Old Business:** None.

**New Business:**

- 17 Faust Road Planning Module – the signing of the planning module was tabled.

**Zoning Hearing Board Advisories:**

- ZHB #09-18: Application of James & Beth Connelly, seeking a variance for relief of building coverage. No comment.
- ZHB #09-19: Application of Richard & Theresa Khal-Malek, seeking a variance for relief of rear yard setback. No comment.
- ZHB #09-20: Application of Sanatoga Interchange Associates, seeking interpretation of zoning district, setbacks, and landscape requirements. No comment.
- ZHB #09-21: Application of Limerick HC Realty Partners, seeking sign variances. No comment.
- ZHB #09-22: Application of G&B Sheds, seeking variances for use, interpretation of building definition, and setbacks. The Board of Supervisors will be sending opposition.

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**Planning Commission Comments:** None.

**Public Comments:** None.

**Adjournment:** Under mutual consent, with no further business, the Planning Commission adjourned at 8:46 P.M.

Respectfully submitted,

Martena Roshon  
Director of Community Planning