

A meeting of the Limerick Township Planning Commission was called to order by Michele Chrisman, on Thursday, May 7, 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, Ken McLaughlin, and Michael McCloskey. Greg Richardson and Tim O'Connell were absent.

Others Present: Joseph J. McGrory, Esq., Township Solicitor, and 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. Barilla, to approve the 4/16/2009 meeting minutes with the following amendment: on page one, in the motion to recommend Preliminary/Final approval for St. James Lutheran Church, change the "a" to an "e" for Kugler Road.

Motion passed 5-0.

Subdivision and Land Development:

Heritage Crossing #05-18: John Anderson, Cornerstone Consulting Engineers & Architectural, Inc., and Attorney George Broseman were in attendance to present the amended plan. The applicant is proposing to amend the final plans with the change from the proposed office retail center use to a daycare facility, revise the parking layout, revise the grading for the site, and reduce the proposed bank size. The professional review letters were discussed.

Motion was made by Ms. Braddick, seconded by Mr. McCloskey, to recommend Amended Final plan approval for Heritage Crossing #05-18 contingent upon all of the professional review letters and the addition of the details for the fence to the plan.

Motion passed 5-0.

Twin County Subdivision (Dinnocenti) #08-08: John J. McMenamin, Willhallman Retirement Development, and Gene Dinnocenti were in attendance to present the project which proposes the consolidation of two lots and then to subdivide into six new lots. Access to four of the lots will be by a private access drive right-of-way located along the eastern boundary line with the other two lots having access by existing driveways. The professional review letters were discussed.

Motion was made by Mr. McCloskey, seconded by Mr. McLaughlin, to recommend Preliminary Plan Approval for Twin County Subdivision #08-08, contingent upon all professional review letters.

Motion passed 4-1 with Ms. Braddick having the dissenting vote.

Old Business: None.

New Business: Ms. Chrisman announced that the summer meeting dates for the Planning Commission for July 9, 2009 and August 13, 2009 were okay unless there are a substantial amount of development projects, and then a second meeting should be scheduled.

Zoning Hearing Board Advisories:

- **ZHB #09-05:** Application of Giant Food Stores, LLC, seeking variances from rear and front yard setbacks, parking, driveway & loading setbacks, buffer area from property lines, maximum permitted building coverage, and impervious surface. No comment.
- **ZHB #09-06:** Application of T-Mobile Northeast, LLC, seeking a variance which requires the minimum setback for a free-standing structure from a property line to be equal to height of the structure if it exceeds 35 feet. Also, seeking a variance from not being a permitted use.

Motion made by Ms. Braddick, seconded by Mr. McCloskey, to send opposition. Motion passed 5-0.

Public Comment: Paul Chestnut asked if the Board of Supervisor's were aware that the application was presented before and withdrawn. Attorney McGrory stated that the file will be reviewed before the hearing.

- **ZHB #09-08:** Application of Barry D. Groves, seeking a variance to have a rear yard setback of 18.5 feet when the ordinance requires a minimum of 25 feet, and building coverage of 27.3 percent when the ordinance requires a maximum of 25 percent. No comment.
- **ZHB #09-09:** Application of Richard J. Guber, seeking a variance from the side yard setback to permit 5 feet when the ordinance requires a minimum of 50 feet, and to permit a building coverage of 20.72 percent when the ordinance requires a maximum of 10 percent. No comment.
- **ZHB #09-10:** Application of Neal & Sharon Bieber, seeking a variance to permit an accessory building to be constructed within the required front yard of Ferndale Road. No comment.
- **ZHB #09-11:** Application of Giant Food Stores, LLC, seeking a variance to permit parking spaces, driveways and loading areas to be located within 20 feet of the street line and 15 feet from the property lines, buffer yards, location of dumpster enclosure, and removal of 50 percent of woodlands to allow additional trees. No comment.

Planning Commission Comments: None.

Public Comments: None.

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Adjournment: Under mutual consent, with no further business, the Planning Commission adjourned at 8:05 P.M.

Respectfully submitted,

Martena Roshon
Director of Community Planning