

A meeting of the Limerick Township Planning Commission was called to order by Sam Barilla, on Thursday, March 25, 2010 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:** Sam Barilla, Michael McCloskey, Ken McLaughlin, Lin Braddick, Jonathan Traywick, Greg Richardson, and Marta Pecharo.

**Others Present:** John J. Iannozzi, Esq., Township Solicitor, Khaled R. Hassan, P.E. - Township Engineer, Martena Roshon, Director of Community Planning, and Kara Shuler, Board of Supervisors Liaison.

**Consideration of Minutes:** Motion was made by Mr. McLaughlin, seconded by Ms. Pecharo, to approve the 3/4/2010 meeting minutes as written.

**Motion passed 5-0 with Mr. Barilla and Mr. Richardson abstaining.**

**Subdivision and Land Development:**

**Ziegler Estate Subdivision #07-20:** John Aston, Aston Surveyors/Engineers, Inc., was in attendance to present the plan. The applicant proposes to subdivide a 10.294 gross acreage lot into four (4) lots located in the R-1 Residential-Agricultural District on North Limerick Road. There is an annexation parcel to the East. The original plan that was submitted had a lot across the street and it was determined that the lot did not need to be a part of the subdivision. However, as part of the Open Space requirement, it was resolved that Conservation Easements would be provided along the frontage to try and preserve the natural view. The professional review letters were discussed along with the waivers that are requested. Ms. Braddick asked for a temporary sign for the open space per the Township witness post ordinance. Mr. Aston stated that all comments in the review letters will be complied with.

**Motion was made** by Mr. McLaughlin, seconded by Mr. Traywick, to recommend Final Plan approval for Ziegler Estate Subdivision #07-20, conditional upon all professional review letters, recommending approval of the requested waivers, and the conservation easement sent to the Township Attorney.

**Motion was amended** by Mr. McLaughlin, seconded by Mr. Traywick, to include the placement of the temporary conservation easement signs.

Motion passed 7-0.

**Carr-Penn Road #09-03:** Amy Houseknecht, All County & Associates, Inc., and Jason Carr, was in attendance to present the plan. Preliminary approval was received by the Board of Supervisors in December 2009. The project proposes to construct 5,000 square foot warehouse building located in the OLI district with access from Penn Road. The project will connect to public sewer and connect to an existing well. The professional review letters were discussed at length along with the requested waivers. Ms. Houseknecht stated that all of the items in the review letters will be complied with, with the exception of the Pennoni comment regarding the Planning Module. DEP sent out a letter stating that the project does not meet the definition of a subdivision, and therefore, no planning module is required to be submitted to the regional office. Ms. Pecharo requested native plantings. Mr. Hassan stated that the planting list in the ordinance is in the process of being reviewed.

**Motion was made** by Mr. McCloskey, seconded by Mr. Traywick, to recommend Final Plan approval for Carr-Penn Road #09-03, conditional upon all professional review letters.

Motion passed 7-0.

Coale Subdivision #09-09: Justin Tyson, RCMA was in attendance to present the plan on behalf of the applicants. A color aerial photo of the project was provided. Mr. Tyson stated that the applicants are seeking the recommendation for final approval for the subdivision and a recommendation for approval of the waivers. The project proposes to subdivide a 6.6 tract of land into three smaller lots located in the R-1 Zoning District. The professional review letters were discussed. Mr. Tyson stated that all review letters will be complied with, with exception for the Fire Marshall review letter item #'s 19, 20, and 21. Discussion ensued regarding the driveway sight distance for Lot #2 and Lot #3. Mr. Tyson discussed the waivers that were requested, including corrections of waiver number 155-20.A.(1)(a)(4) should be waiver number 155-20.A.(1)(a)(1), and waiver number 155-33.C. should be waiver number 155-33.C.(1).

**Motion was made** by Ms. Braddick, seconded by Mr. Richardson, to recommend Final Plan approval for the Coale Subdivision #09-09, conditional upon all professional review letters, and conditional upon the sight distance analysis coming off of sheet #3.

Motion passed 7-0.

1310 Main Street #08-15: Tom Ludgate, Ludgate Engineering, and Dan Brennan were in attendance to present the plan. Chairman, Mr. Barilla, requested from the applicant that a letter be written to the Township withdrawing the "final" part of the application making the application preliminary only.

Public Comment: Dan Brennan, the applicant, stated that the process has been costly and lengthy and is respectfully requesting that the Planning Commission consider Preliminary/Final approval. He believes that the issues are extremely minor and can be addressed prior to the Supervisors meeting. Mr. Hassan explained the Land Development procedures including the importance of receiving Preliminary approval.

Mr. Ludgate discussed the proposed plan which consists of a 5,180 square foot restaurant and an existing house with a proposed 1,496 square foot building addition to be a pub/tavern located in the R-3 zoning district. The project will be serviced by individual wells and public sewer. The lot is square and butts up against Main Street, the Schuylkill River, woodlands, and a railroad. The PennDOT permit has been approved for the driveway and associated improvements. Landscaping will be put in around the rear, side, and front of the lot. The professional review letters were discussed at length along with the requested waivers including providing curb along the frontage of Main Street and sidewalk on Main Street, in detail. Mr. Ludgate stated that all review letters will be complied with including a water device for the sprinkler system. Mr. Ludgate requested Preliminary/Final plan recommendation by the Planning Commission for the project.

**Motion was made** by Ms. Braddick, to recommend Preliminary Plan approval for 1310 Main Street #08-15, conditional upon all professional review letters, and with the condition that speed deterrent devices be researched and proposed for the final plan.

**Motion was amended** by Ms. Braddick, seconded by Ms. Pecharo, as stated by the Township Engineer, for the Planning Commission to recommend Preliminary Plan approval, denial of final plan approval, and the applicant make a written submission to the Township that only Preliminary Plan approval is being requested and Final Plan approval is being withdrawn.

Motion passed 7-0.

**Old Business:** None.

**New Business:**

Component 1 Planning Module – Coale Subdivision

**Motion was made** by Mr. McLaughlin, seconded by Mr. McCloskey, to authorize the Chairman of the Planning Commission to execute the Planning Module for the Coale Subdivision.

Motion passed 7-0.

Subdivision & Land Development Ordinance Amendment: Minor Additions Excepted

**Motion was made** by Ms. Braddick, seconded by Mr. Traywick, to recommend the Subdivision & Land Development Ordinance Amendment for the minor additions excepted to the Board of Supervisors.

Motion passed 7-0.

**Zoning Hearing Board Advisories:**

- ZHB #10-01: Application of Andrew Casino, seeking variance for setbacks. No comment.

**Planning Commission Comments:** Ms. Braddick requested to receive a Subdivision & Land Development Ordinance.

**Public Comments:** None.

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**Adjournment:** Under mutual consent, with no further business, the Planning Commission adjourned at 9:10 P.M.

Respectfully submitted,

Martena Roshon  
Director of Community Planning