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A meeting of the Limerick Township Planning Commission was called to order by Chris Haring on Thursday, April 13, 2023 at 7:00 P.M. in the Public Meeting Room of the Limerick Township Municipal Building at 646 W. Ridge Pike, Limerick, PA 19468, and opened with the Pledge of Allegiance to the Flag. This meeting was advertised in The Mercury on January 5, 2023.

**Members Present:** Chris Haring, Keith Daywalt, Greg Richardson Mark Zasowski, Bill DeGideo, Ken McLaughlin, and Ryan Wall.

**Others Present:** Zachary Morano, Township Solicitor; Ted Dmytryk, P.E., Township Engineer; Greta Martin Washington, Director of Community Planning; Tess Giordano, Assistant Zoning Officer; Linda Irwin, Board of Supervisors

**Consideration of Minutes:** 2/9/2023

**Motion was made** by Mr. McLaughlin, seconded by Mr. Zasowski, to approve the 2/9/2023 minutes as written. Motion passed 6-0-1.

**Subdivision and Land Development:**

**LCC Lots 4-12 (#22-08 P):** The applicant's engineer Mr. Thomas Ludgate, P.E. with Ludgate Engineering presented the preliminary plan and waivers for a 71,850 SF warehouse. Discussion ensued regarding stop bars and requested deferral of sidewalk along Reed Road.

**Motion was made** by Mr. McLaughlin and seconded by Mr. Daywalt to recommend the preliminary plan condition on satisfying the consultant review letters. Motion passed unanimously.

**127 Steinmetz Road (#22-19 P/F):** The applicant's engineer Mr. Peter Costanzo, EIT with All County & Associates presented the preliminary/final plan and waivers for a two-lot subdivision. Discussion ensued regarding sidewalk waivers and deferrals.

Suzanne Kunda, representative of Catherine & Clarence Brightbill, 127 Steinmetz Road requested clarification on waiver and deferral for sidewalk.

**Motion was made** by Mr. Richardson and seconded by Mr. McLaughlin to recommend the preliminary/final plan condition on satisfying the consultant review letters, waivers per the letter dated March 20, 2023 with specific modification for consideration of deferral of sidewalk. Motion passed unanimously.

**97 Steinmetz Road (#23-02 P/F):** The applicant's engineer Mr. Scott Nemetz, with Bercek & Associates presented the preliminary/final lot line adjustment plan.

**Motion was made** by Mr. Daywalt and seconded by Mr. DeGideo to recommend the preliminary/final lot line adjustment plan condition on satisfying the consultant review letters. Motion passed unanimously.

1206 Main Street Subdivision (#23-03 P/F): The engineer Mr. Theodore Dmytryk with Pennoni Associates presented the preliminary/final subdivision plan for 1206 Main Street and 14 Longview Road and waiver. Discussion ensued regarding connectivity and easements.

**Motion was made** by Mr. Wall and seconded by Mr. Daywalt to recommend the preliminary/final plan condition on satisfying the consultant review letters. Motion passed unanimously.

**New Business:**

Conditional Use #23-01 – Vincent & Marianna Mazzamuto – 100 W. Ridge Pike: Ms. Martin Washington summarized the proposal. Discussion ensued regarding connectivity.

**Motion was made** by Mr. Haring and seconded by Mr. DeGideo to recommend the Board of Supervisors consider the Conditional Use with comment: the applicant to consider pedestrian connectivity to W. Ridge Pike and adjacent properties, as well as conversation with adjacent property owners to coordinate possible interconnectivity for vehicle traffic.

Chapter 155 Ordinance Updates: Ms. Martin Washington summarized the updates to the Subdivision and Land Development code.

Chapter 170 Ordinance Updates: Ms. Martin Washington summarized the updates to the Vehicles and Traffic code.

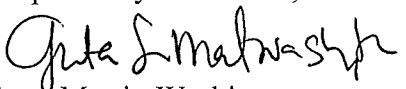
**Public Comments:** None.

**Planning Commission Comments:** Mr. Dmytryk provided an update on the Limerick Community Park and N. Lewis Road projects.

**Next PC Meeting Date:** May 11, 2023 at 7:00 P.M.

**Adjournment:** **Motion was made** by Mr. Daywalt, and carried unanimously under mutual consent, with no further business, to adjourn the Planning Commission meeting at 7:54 P.M.

Respectfully submitted,

  
Greta Martin Washington  
Director of Community Planning