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**LIMERICK TOWNSHIP - BOARD OF SUPERVISORS  
REGULAR MEETING MINUTES**


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**MAY 2, 2023  
7:08 P.M.**

A meeting of the Limerick Township Board of Supervisors was held on Tuesday, May 2, 2023, in the Public Meeting Room of the Limerick Township Municipal Building, located at 646 W. Ridge Pike, with Kenneth W. Sperring, Jr., Chairman, presiding. This meeting was advertised in The Mercury on January 5, 2023.

**Members Present:** Supervisors Kenneth W. Sperring, Jr., Michael J. McCloskey, III, Kara Shuler, Linda Irwin, and Patrick M. Morroney.

**Members Absent:** None.

**Others Present:** John J. Iannozzi, Esq., Township Solicitor; Khaled R. Hassan, P.E.; Daniel K. Kerr, Township Manager; Beth F. DiPrete, Assistant Township Manager; Timothy A. Haas, Director of Administration; Robert Matalavage, Chief of Police; Greta Martin Washington, Director of Community Planning.

**Call to Order:** Mr. Sperring called the meeting to order at 7:08 P.M. and led the Pledge of Allegiance.

Mr. Sperring announced that the meeting is being recorded and live-streamed. He continued by stating the Board met prior to the meeting for matters regarding personnel, no action was taken and read the following announcements:

**Opening Comments/Announcements**

- **Receive important Township updates & alerts on your smart device:**
  - Click “Notify Me” on the Township website for further instructions
  - Follow us on Twitter: @limericktwp
  - Like us on Facebook
- **Primary Election Day – Tuesday, May 16<sup>th</sup>**
  - Last day to apply for an absentee/mail-in ballot is Tuesday, May 9<sup>th</sup>
  - Last day for County Boards of Elections to receive voted absentee/mail-in ballots is Tuesday, May 16<sup>th</sup>
- **Adjusted BOS Meeting Date:** Due to the Primary Election, the next Board of Supervisors’ meeting will be Tuesday, May 23<sup>rd</sup>.
- **Limerick Township Police Department’s Annual Designer Bag Bingo:**  
Saturday, May 6<sup>th</sup> at 12 PM at the Limerick Fire Station; Tix: \$30 advance/\$35 at the door
- **MontCo. Household Hazardous Waste Recycling Event:**  
Saturday, May 6<sup>th</sup> at Oak Ridge Elementary School (465 Moyer Road, Harleysville);  
Appt. only, Pre-reg. Required
- **Annual Limerick Fire Department Carnival:** May 16<sup>th</sup> – 20<sup>th</sup>  
Full details on Limerick Fire Department’s website (LFD51.org)
- **Office Closure:** In observance of Memorial Day, the Twp. offices & Public Works Dept. will be closed Monday, May 29<sup>th</sup>

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**CONSIDERATION OF MINUTES: 4/18/23**

**Motion was made** by Ms. Irwin, and seconded by Ms. Shuler, to approve the Minutes of the April 18, 2023 Board of Supervisors' meeting. Motion passed unanimously.

**Public Comments on Agenda Items:** None.

**Bills List:** #9, 4/15/23 through 4/28/23, \$334,967.69.

**Motion was made** by Ms. Shuler, and seconded by Ms. Irwin, to approve Bills List #9 in the amount of \$334,967.69. Motion passed unanimously.

**PUBLIC HEARING #1**

CU #23 – 01 Vincent & Marianna Mazzamuto – 100 W. Ridge Pike: Mr. Iannozzi suspended the public meeting to proceed into a public hearing and entered one exhibit into the hearing. A Court Reporter was present. Mr. Iannozzi moved back into the Public Meeting. A decision is expected at the next meeting on May 23rd.

**SUBDIVISION AND LAND DEVELOPMENT**

**Development Projects:**

Name/File No.: LCC Lots 4-12 (#22-08)  
 Location: Keystone Drive  
 Review Phase: Preliminary Plan Discussion

Project Manager Thomas Ludgate was present to represent the applicant. Linfield Corporate Center LP proposes to construct a 75,000 SF warehouse on lots 4 and 12 on Keystone Drive with associated parking, loading and stormwater management. The project is located in the O/LI Office/Limited Industrial district and will be connected to public sewer and water.

Ms. Irwin asked about the curbing waiver and if there were any storm water concerns. Mr. Ludgate said the waiver is in line with other projects and there are no concerns for storm water. Mr. Hassan concurred.

**Motion was made** by Ms. Shuler and seconded by Ms. Irwin to authorize the Township Solicitor to prepare a Preliminary Resolution for Board consideration for the LCC Lots 4-12 SLD project (#22-08). Motion passed unanimously.

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Name/File No.: 127 Steinmetz Road (#22-19)  
 Location: 127 Steinmetz Road  
 Review Phase: Preliminary/Final Plan Discussion

All County Associates engineer Peter Costanzo was present to represent the applicant. Catherine and Samuel Gutchen propose to subdivide their lot, massing 4.885 acres, into 2 parcels. Lot 1 will retain their original home and associated outbuildings with 2.451 acres. This lot has frontage on both Steinmetz Road and Mill Road. Lot 2 will encompass 2.434 acres with frontage on Mill Road, with proposed improvements including a new single-family dwelling and pole barn. Both properties are in the R-1 Residential Agricultural district and will be served by on-site septic and wells. Mr. Costanzo requested several waivers which include the 10% open space requirement, cartway expansion between Steinmetz Road and Mill Road, and curbing. A deferral of sidewalks was also requested.

**Motion was made** by Ms. Irwin and seconded by Ms. Shuler to authorize the Township Solicitor to prepare a Preliminary/Final Resolution for Board consideration for the 127 Steinmetz Road SLD project (#22-19). Motion passed unanimously.

Name/File No.: 97 Steinmetz Road (#23-02)  
 Location: 81 & 97 Steinmetz Road  
 Review Phase: Preliminary/Final Plan Discussion

**Motion was made** by Ms. Shuler and seconded by Ms. Irwin to authorize the Township Solicitor to approve the Preliminary/Final Plan Resolution for the 97 Steinmetz Road SLD project (#23-02). Motion passed unanimously.

**Confirmed Appointment:**

Gregg Wagman – Residential Subdivision: 593 Limerick Center Road

*Applicant:* Gregg Wagman

*Engineer:* Edward B. Walsh & Associates

Developer Gregg Wagman is proposing the construction of five townhomes at 593 Limerick Center Road. This property had been vacant and was for sale for 2 years. Mr. Wagman discussed how the ultimate right of way (ROW) encroaches into the property, thereby making it a hardship to develop. He asked if the Legal ROW could be used instead of the Ultimate ROW. It was determined that if Limerick Center Rd was to be widened under the Ultimate ROW, at least 6 other properties would have to be condemned. Mr. Wagman was directed to meet with staff to review his plan and allow the professionals to review the project.

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**Extensions:**

LABC Lot 9 (#22-07):                      Extended to 6/21/24

**Motion was made** by Ms. Shuler and seconded by Ms. Irwin to accept the development time review extension. Motion passed unanimously.

**ZONING HEARING BOARD ADVISORIES**

ZHB #23-05 Bethlehem Truck and Body, Inc. – 3380 Ridge Pike

BJ Herbert and attorney Kathleen Mannard were present to represent the applicant, Bethlehem Truck and Body, Inc. who recently purchased the Triad Truck Equipment business located at 3380 Ridge Pike. The applicant proposes a Special Exception to allow the change of one nonconforming use to another. The applicant asserts that the proposed operations will be substantially like the previous operations. The main issue is that the applicant prefers to operate under a Vehicle Dealer's License from PennDOT, rather than a Manufacturer's License as the previous user operated. While Bethlehem Truck and Body, Inc. states they will continue to operate as a manufacturer and repairer of trucks only, the PennDOT Dealer License would permit them to sell vehicles. Mr. Sperring and Mr. McCloskey questioned the license change. Mr. Herbert stated that is how the applicant has always operated. Mr. Sperring proposed to send the solicitor to ensure that in the event the Zoning Hearing Board grants Bethlehem Truck's application, it would be granted under the condition there would be no truck or vehicle sales of any kind.

**Motion was made** by Ms. Shuler and seconded by Mr. McCloskey to send the Solicitor to ensure that no automotive sales are permitted. Motion passed unanimously.

**MANAGER'S REPORT:** Mr. Kerr stated there will be an ordinance update before the Board in the near future regarding Storm Water Management based on the Township's MS4 permit issued through the Department of Environmental Protection.

Mr. Hassan provided an update of the Lewis Rd. Project. Pennoni has contacted the low bidder of the project and is awaiting the contract documents. A pre-construction meeting is being set up, followed by a Notice to Proceed. All work inside the ROW should be completed in time for PennDOT's paving schedule in September.

**PUBLIC COMMENTS:** Thomas J. Neafcy, Jr., 103 Linfield Trappe Rd., informed the audience that Mr. Morroney used his Township email on his re-election literature (signs and magnets) for political purposes which is a violation of the Ethics code. Mr. Neafcy has submitted a Right-to-Know request for Mr. Morroney's emails and has notified the State Ethics Board as well.

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**SUPERVISOR COMMENTS**

Mr. Kerr asked that the Board adjourn to an executive session. The Board would not reconvene.

**Adjournment:** Motion was made by Mr. Morroney and seconded by Mr. McCloskey, to adjourn the meeting at 8:02 P.M.

Respectfully submitted,



Daniel K. Kerr  
Township Manager



Administration 610.495.6432

Police 610.495.7909

FAX 610.495.0353

646 West Ridge Pike, Limerick, PA 19468

[www.LimerickPA.org](http://www.LimerickPA.org)

**BOARD OF SUPERVISORS  
PUBLIC MEETING  
2 MAY 2023, 7:00 P.M. – LIMERICK TOWNSHIP MUNICIPAL BUILDING**

**AGENDA**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**OPENING COMMENTS / ANNOUNCEMENTS**

- **This meeting is being recorded and live-streamed through the Limerick Township Facebook page: (<https://www.facebook.com/LimerickTownshipPA/>).**
- **Executive Session:**
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- **Check the Twp. website and P&R FB Page for info. on upcoming Parks & Rec. events:**
  - **Camp Information:** available on the Twp. website & social media
  - **Healthy Snacks:** Tuesday, May 9<sup>th</sup> at 10 AM at the Twp. Bldg.; Pre-reg. req.

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**CONSIDERATION OF MINUTES: 4/18/23**

**PUBLIC COMMENTS ON AGENDA ITEMS**

**BILLS LIST:** #9, 4/15/23 through 4/28/23, \$334,967.69

**PUBLIC HEARING**

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**ZONING HEARING BOARD ADVISORIES**

ZHB #23-05 Bethlehem Truck and Body, Inc. – 3380 Ridge Pike

**MANAGER'S REPORT**

**PUBLIC COMMENTS**

**SUPERVISOR COMMENTS**

**ADJOURNMENT**

NEXT AVAILABLE NUMBER & MTG DATE: ORD. 421 RES. 09 5/23/23
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