

A meeting of the Limerick Township Planning Commission was called to order by Chris Haring on Thursday, June 8, 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, Bill DeGideo, Mark Zasowski, and Ryan Wall

Members Absent: Ken McLaughlin

Others Present: Zachary Morano, Solicitor; Ted Dmytryk, P.E., Township Engineer; Greta Martin Washington, Director of Community Planning; Linda Irwin, Board of Supervisors Liason

Consideration of Minutes: 5/18/2023

Motion was made by Mr. Daywalt, seconded by Mr. Haring, to approve the 5/18/2023 minutes as written. Motion passed 4-0-2.

Subdivision and Land Development:

Hoffman Lot Line Adjustment (#23-01): The applicants Mr. Paul and Mrs. Tammy Hoffman with attorney Mr. Celso Leite presented lot line adjustment plan on Swamp Pike.

Motion was made by Mr. Daywalt and seconded by Mr. Haring to recommend the preliminary/final plan condition on satisfying the consultant review letters except for the specific request to not dedicate the ultimate right-of-way. Motion passed unanimously.

398 N. Lewis Road (#22-18): The applicant Mr. Dan Andrews and architect Mr. Jack Holz presented the proposed flower distribution center with waivers. Discussion ensued regarding outside agency permits.

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

1 & 15 Neiffer Road (#21-06): The applicants Mr. Sal Paone and Mr. Ben Sparango as well as attorney Mr. William Kerr presented the mixed-use development with waivers at the corner of Neiffer Road and W. Ridge Pike. Discussion ensued regarding vehicle access, landscaping, trail connectivity, as well as phasing of the project.

Motion was made by Mr. Richardson and seconded by Mr. Daywalt to recommend the preliminary plan condition on satisfying the consultant review letters and consideration of relocating a portion of the parking, and to provide an increased buffer between residential and commercial with berm and vegetation. Motion passed unanimously.

Planning Commission

Page 2

June 8, 2023

Limerick Commerce Center (#23-05): Attorney Mr. Ed Campbell and engineer Mr. Donald Haas presented the warehouse and storage facility plan to the Planning Commission for comment. Discussion ensued regarding sidewalks, bus stops, roadway improvements, and development phasing.

New Business:

Zoning Ordinance Amendment – Convenience Store Regulations & O/LI Permitted Uses: Ms. Martin Washington provided a summary of the proposed code amendments which are scheduled for the public hearing at the July 18 Board of Supervisors meeting.

Public Comments: No public comment received.

Next PC Meeting Date: July 13, 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 7:50 P.M.

Respectfully submitted,



Greta Martin Washington

Director of Community Planning