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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 1, 2025

Ms. Brianna Costira, Planning Administrator
Limerick Township
646 West Ridge Pike
Limerick, Pennsylvania 19468

Re: MCPC #16-0046-004
Plan Name: Buckman Facility Expansion
(2 lots comprising 20 acres)
Situate: 105 Airport Road679 West Ridge Pike
Limerick Township

Dear Ms. Costira:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 8, 2025. We forward this letter as a report of our review.

BACKGROUND

Buckman Enterprises, LLC has submitted a subdivision and land development proposal to develop a warehouse and a salt storage buildings that will have a combined footprint of 110,950 square feet. The Hypo 2 Building will have a footprint of 70,950 square feet and will contain uses such as office and lab space, a cell maintenance room, a process room, storage areas, a refinery, a pump room, and saturation pits. The second building will have a footprint of 40,000 square feet, including a 30,000-square foot salt storage area and another 10,000-square foot storage area, with 30,000 square feet set aside for future building expansion for additional storage. The development contains two adjacent parcels across Airport Road from Limerick Airport. Parcel 37-00-04042-00-7 is 37.32 acres and is located at 679 West Ridge Pike, while Parcel 37-00-00029-00-6 is 48.17 acres and is located at 105 Airport Road. The proposal involves adjusting the lot line between the two parcels to convey acreage from Parcel 37-00-04042-00-7 to Parcel 37-00-00029-00-6. This lot line adjustment enables both proposed buildings to be on Parcel 37-00-00029-00-6. The development is in the Office/Limited Industrial (O/LI) Base Zoning District.

This development proposal is the fourth iteration of proposals for the Buckman Facility Expansion development. The first iteration's review letter was sent out March 18, 2016 and discussed the original development proposal, which was one warehouse on Parcel 37-00-00029-00-6. The second iteration's (review letter was sent out March 31, 2020 and discussed joining Parcel 37-00-00029-00-6 and Parcel 37-00-04042-00-7 and expanding existing

warehouse and manufacturing facilities. The third iteration's review letter was sent out January 19, 2022 and discussed a lot line adjustment to transfer area from another parcel to Parcel 37-00-04042-00-7.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision, the Montgomery County Planning Commission's 2015 comprehensive plan, includes this parcel in the Designated Growth Area on its development potential map and the Business Area on its future land use map. The Designated Growth Area includes the most logical places in the county for future growth and development, and almost all new non-residential development should be in these areas. The Business Area includes employment-oriented development such as offices, research and development facilities, and large industrial, manufacturing, and warehouse uses.

In addition, the 2009 Limerick Township Comprehensive Plan includes this parcel in the Airport Business Area. The plan states that the Airport Business Area is a great place in Limerick Township for offices and business parks adjacent to the Limerick Airport, and the plan calls for office and light industrial development in the area.

Because this development proposal is for a warehouse and storage facility, the Montgomery County Planning Commission finds this project to be consistent with both *Montco 2040* and the 2009 Limerick Township Comprehensive Plan.

RECOMMENDATION/REVIEW COMMENTS

The Montgomery County Planning Commission generally supports the applicant's proposal. However, in the course of our review, we have identified the following issues that the applicant and Limerick Township may wish to consider prior to final plan approval. Our comments are as follows:

PARCEL SIZE

According to the applicant's Lot Line Adjustment Plan, Parcel 37-00-04042-00-7 loses 4.631 acres of gross area, while Parcel 37-00-00029-00-6 gains 4.586 acres of gross area. Is the applicant dedicating any of the land to the township or county? If so, this should be clearly labeled on the plans and in the zoning table. If not, the applicant should ensure that their calculations regarding the gross area being conveyed from Parcel 37-00-04042-00-7 to Parcel 37-00-00029-00-6 is accurate. In other words, the gross area that Parcel 37-00-04042-00-7 loses should equal the gross area that Parcel 37-00-00029-00-6 gains.

BUFFER

According to the applicant's Overall Plan, the entire development proposal will be on Parcel 37-00-00029-00-6, which borders residential neighborhoods on Bayberry Drive and Azalea Circle. We recommend that the applicant add a high-intensity vegetative buffer along the property border with these residential properties.

STORMWATER BASIN

1. We support the inclusion of trees in both stormwater basins. In addition, if the drainage and soils permit, the applicant should add warm-season grasses and riparian-friendly bioretention shrubs to both stormwater basins.

2. According to the applicant's Site Plan, there is some area reserved for the addition of future parking. The applicant should size the stormwater basins to accommodate runoff from these future parking areas.

ZONING

According to the Limerick Township Zoning Map and Zoning Code Section 184-194A, this development will be within the transitional zone of the Pottstown-Limerick Airport Zoning District. The applicant should note this zoning district in their plans and ensure that their proposal meets the requirements of this zoning district.

IMPERVIOUS SURFACES

According to the applicant's Overall Plan, there is a gravel drive between the Hypo 2 building and the other building. If not included already, the applicant should include this gravel drive in their impervious surface calculations.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Limerick Township's planning objectives.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number #16-0046-004 on any plans submitted for final recording.

Sincerely,

Russell Livolsi

Russell Livolsi, Transportation Planner I
Russell.Livolsi@montgomerycountypa.gov - 610-278-3638

c: Nicholas E. Feola, Buckman Enterprises, LLC
Daniel Kerr, Township Manager, Limerick Township
Greta Martin Washington, Director of Community Planning, Limerick Township
Christopher J. Haring, Chairperson, Limerick Township Planning Commission

Attachments: A. Aerial View
B. Record Plan



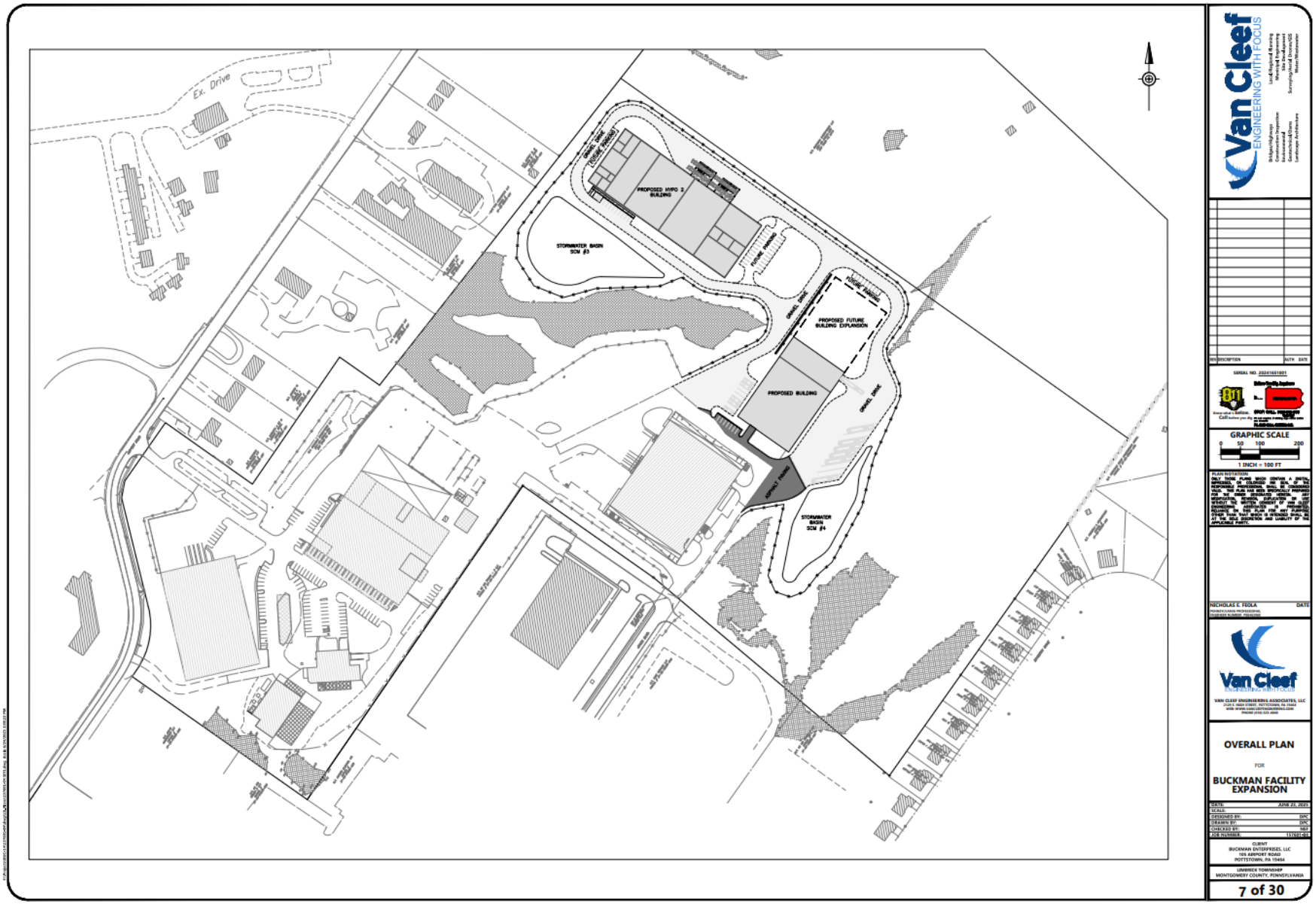
Buckman Facility Expansion
MCPC #16-0046-004

Montgomery County Planning Commission

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Aerial Imagery provided by Nearmap


Ex. Drive
PROPOSED HYPO 2 BUILDING
STORMWATER BASIN SCM #3
PROPOSED FUTURE BUILDING EXPANSION
PROPOSED BUILDING
STORMWATER BASIN SCM #4
GRAPHIC SCALE
1 INCH = 100 FT
OVERALL PLAN
FOR
BUCKMAN FACILITY EXPANSION
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