

Warwick Township
PLANNING COMMISSION
Meeting Minutes
September 2, 2020

Members Present: Kiel Sigafoos
Michael Riotto
Kevin Madden
Michael Italia

Members Absent: James Hoffecker

Others Present: Brandy Mckeever, Director of Planning and Zoning
Catherine Topley, Recording Secretary
William D. Oetinger, Township Solicitor
John Evarts, Township Engineer

A. Call to Order

Mike Riotto called the September 2, 2020 Planning Commission meeting to order at 7:00 pm.

B. Consider approval of the August 5, 2020 Planning Commission Meeting Minutes

Motion by Mike Italia to approve the August 5, 2020 Planning Commission meeting minutes without revision, seconded by Kiel Sigafoos. Motion passed unanimously.

C. LD 20-03 Gasper Landscapes, Lot 4 Mearns Road Business Campus Sketch Plan

Larry Bryne of Eastern Chadrow Associates gave a brief background of the property on behalf of the applicant. He explained wholesale business, landscaping business and flex space is being proposed on the property. They are before the Commission this evening for feedback.

Robert Gasper, owner of Gasper Landscapes, gave an overview of his business located in Richboro, PA. Mr. Gasper stated that he would like to move his landscaping business to this property and run a wholesale business at the same location. He would also like to have flex space on the property to generate additional income.

There was discussion as to whether the general public would be able to come to this property to make purchases. Mr. Gasper stated that there would be no retail sales out of this location. It was noted however that people could come to meet with designers when planning a project that Gasper Landscaping would be installing.

Primary uses; wholesale, landscaping and office space were discussed. Mr. Evarts pointed out that as the Ordinance is written there is only allowed to be one primary use per parcel.

Ms. McKeever explained the H16 flex space only permits office, light manufacturing, assembly, warehousing, or repair shop by-right.

A discussion ensued and it was noted that the applicant may want to re-work their uses so that they are clearer. This way, when the applicant goes to the Zoning Hearing Board, they can request all required relief in one application.

Mr. Evarts reminded the applicant that they would need to show how they will contain the runoff in the recycle area.

D. LD 20-03 Gasper Landscapes, Lot 4 Mearns Road Business Campus Sketch Plan

Mr. Byrne questioned the need for curbs and sidewalks. It was expressed that curbs are desired, but sidewalks could be considered for a fee in lieu of. Mr. Evarts pointed out that Mearns Road is a state road so a PennDOT permit will most likely dictate.

Mr. Sigafoos asked Mr. Evarts about section three, item four in the CKS letter. Mr. Evarts stated that CKS is suggesting stream restoration as part of the MS4 plan.

Ms. McKeever and Mr. Evarts pointed out that the display area will need to be shielded from the street and not located in the setback.

Mr. Gasper stated that this lot is ideal because of its exposure on Mearns Road but he is not sure they will even be able to do what they want on the small lot. He stated there is a 50/50 chance they will move forward with lot 4. Ultimately, they are trying to find out if they will get approval for what they desire.

The Commission stated that they like the concept, but the applicant will need address the items of concern.

Ms. McKeever reminded the applicant that they will be in front of the Board of Supervisors on September 21st to get their feedback as well.

E. LD 17-01 Loria Sewage Planning Module Review

Mr. Evarts stated that CKS is recommending that the Sewage Planning Module be rejected for inconsistency with Township Ordinances

Motion by Mike Italia to reject the LD 17-01 Loria Sewage Planning Module because it is inconsistent with Township Ordinances. Seconded by Kiel Sigafoos. Motion passed unanimously.

F. Old Business None

G. New Business None

H. Adjournment

Kiel Sigafoos made a motion to adjourn, Mike Italia seconded the motion. Motion passed unanimously. Meeting adjourned at 7:40 pm.

Respectfully submitted,



Brandy McKeever, CZO
Director Planning & Zoning