

Warwick Township
PLANNING COMMISSION
Meeting Minutes
December 2, 2020
Virtual Meeting

Members Present: Kiel Sigafos
Michael Riotto
Kevin Madden
Michael Italia
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 December 2, 2020 Planning Commission meeting to order at 7:00 pm.

B. Consider approval of the September 2, 2020 Planning Commission Meeting Minutes

Motion by Mike Italia to approve the September 2, 2020 Planning Commission meeting minutes without revision, seconded by Kevin Madden. Motion passed unanimously.

C. LD 20-05 2140 York Road Waiver of Land Development Review

Ms. Mckeever stated that on October 16, 2020, the Township received a waiver of land development submission by Sandip Talati, AKA Shree Enterprises Inc. The applicant proposes to increase a portion of the existing buildings height by six (6) feet. The plan shows the rear portion of the existing building at twelve (12) feet and a proposed increase of six (6) feet for a total height of eighteen (18) feet. No additional floor area is being proposed only an increase in interior ceiling/roof height. The roof is currently flat and will remain flat with the increase. The plan reviewed was prepared by AAA Foundation Consulting Co., dated October 9, 2020.

The applicant is seeking a recommendation from the Planning Commission.

Mike Riotto called for any questions or comments, there were none.

Motion by Mike Italia to recommend approval of Waiver of Land Development for LD 20-05: 2140 York Road. Seconded by Kiel Sigafos. Motion passed unanimously.

D. LD 17-01 Loria Revised Preliminary Plan Review

Ms. Mckeever stated that on October 14, 2020, the Township received a revised preliminary plan application submitted by Giuseppe Loria of 1598 Stony Road. The applicant proposes to subdivide 1598 Stony Road into a five lot B1 residential subdivision (two new building lots). The plan includes road widening, curbing, and sidewalks along Stony Road. This parcel previously received minor subdivision approval on February 15th, 2010. The lot created at that time now contains an established single-family dwelling. The prior approval subjected the parcel to a Unilateral Declaration of Covenants, Conditions and Restrictions agreement. In the event the parcel is further subdivided, the agreement requires the

installation of curbs, sidewalks, and street trees along both original lots. The plan reviewed was prepared by Holmes Cunningham Engineering, dated February 14, 2020, last revised October 5, 2020.

The Township has not received a revised sewage planning module application but is expecting to once the applicant receives confirmation that all zoning requirements have been satisfied.

The applicant is seeking a preliminary plan recommendation from the Planning Commission.

Joe Blackburn of Wisler Pearlstine, LLP was here on behalf of the applicant along with Rob Cunningham of Holmes Cunningham Engineering. Mr. Blackburn explained the background of the property and stated that the Township had previously requested a trail connection along the back of the properties in-lieu of sidewalks but no longer believes that is feasible.

Mr. Blackburn stated they are requesting the following five (5) waivers:

1. Section 163-38.A – requiring a stopping area, measured 20 feet behind the ultimate right-of-way line, and shall not exceed 4%.
2. Section 163-43 and 163-63 – requiring the installation of streetlights along Stony Road.
3. Section 163-51.1.A(1) – requiring a tree protection zone 20 feet from the trunk of existing trees to remain.
4. Section 163.51.2 – requiring replacement trees to be replaced with trees of like kind.
5. Section 163-46.F – requiring lots be designed with a lot depth-to-width ratio not to exceed 2.5.

Mr. Blackburn stated that the balance of items in the CKS review letter dated November 24, 2020 are will comply. Regarding the sidewalk being extended to Bentley Drive, the applicant does not feel this is feasible due to the existing right-of-way and cartway width. They do not feel that CKS's suggestion of a midblock crossing to the proposed development across Stony Road is appropriate.

Kiel Sigafos stated that the Commission would like to confirm, in writing, that sidewalks would be installed to the satisfaction of the Township.

There was some discussion regarding the common open space and whether it meets the common space definition. Mr. Blackburn stated that it does not meet the definition and a fee-in-lieu of may be necessary.

Mr. Sigafos stated that there are still a lot of comments that need to be addressed.

Mr. Cunningham commented that all calculations and items required in the zoning ordinance will be shown on the plan.

There was some discussion regarding waiver #1. It was confirmed that this waiver would be a partial waiver, and the applicant is to submit a sketch as to why they cannot meet the 20 ft. stopping area. Mr. Cunningham stated that after the amount of work/construction that will need to be done it may make sense to modify this in order to comply.

Mr. Evarts stated that additional design information is required regarding the road widening. The driveway aprons seem extraordinarily steep. Mr. Cunningham stated they would comply.

Mr. Cunningham explained that regarding the storm water, he needs to speak with Mr. Evarts regarding some issues.

There was some discussion regarding streetlights, a waiver for streetlights is requested since their installation would not be in character with Stony Road as it exists today.

Mr. Riotto called for public comment, there was none.

Mr. Sigafos stated that because of the outstanding items needed he would like to make a motion to table preliminary plan approval.

There was a discussion regarding this motion. Mr. Blackburn felt that they are ready for preliminary plan approval. Mr. Italia and Mr. Sigafos both commented on the eight (8) pages of review comments that still need to be addressed and it was agreed they need to be addressed before giving preliminary approval.

Motion by Kiel Sigafos to table preliminary plan approval for LD 17-01 Loria Revised Plan. Seconded by Kevin Madden. Motion passed unanimously.

F. **Old Business** None

G. **New Business** None

H. **Adjournment**

Motion by Mike Italia to adjourn, Kevin Madden seconded the motion. Motion passed unanimously. Meeting adjourned at 7:33 pm.

Respectfully submitted,



Brandy Mckeever, CZO
Director Planning & Zoning