

Warwick Township
PLANNING COMMISSION
Meeting Minutes
March 3, 2021
Virtual Meeting

Members Present: Kiel Sigafos
Kevin Madden
Robert Fink

Members Absent: Michael Italia
Michael Riotto

Others Present: Brandy McKeever, Director of Planning & Zoning
Skye Sorresso, Recording Secretary
William D. Oetinger, Township Solicitor
John Evarts, Township Engineer

I. Call to Order

Kevin Madden called the March 3, 2021, Planning Commission meeting to order at 7:00 pm.

II. Consider approval of the February 3, 2021, Planning Commission Meeting Minutes

Motion by Kiel Sigafos to approve the February 3, 2021, Planning Commission meeting minutes without revision, seconded by Robert Fink. Motion passed unanimously.

III. LD 21-01 2119 YORK ROAD – DIAMOND EXPRESS CARWASH WAIVER OF LAND DEVELOPMENT

The following individuals were present on behalf of Diamond Express Carwash (2119 York Road):

Naresh Jain
Candace Jain

Ms. McKeever provided a brief introduction of the project. The Diamond Express Carwash, located at 2119 York Road, comes before the Planning Commission seeking a recommendation for a waiver of land development to add a raised cashier tower and decorative cupola with no increase in impervious surface.

Mr. Jain, owner of the Diamond Express Carwash, explained that the purpose of the improvements is to improve the overall appearance of the building. The current shingle roofing would be removed and replaced with metal and a decorative cupola added. Canopies would also be installed over the sun-facing pay stations.

Both Mr. Madden and Mr. Sigafos asked Mr. Jain to clarify whether the cashier's tower extension would create any additional usable square footage. Mr. Jain confirmed that it would not create any usable space and serves no true purpose as the system is fully automated.

Mr. Oetinger instructed Mr. Jain to make sure he complies with the Township Zoning Ordinance and the 2003 Zoning Hearing Board decision regarding signage on the property. Mr. Jain noted that he will be in compliance.

It was mentioned that upon visiting the location, the Township Engineer noted some trees that were dead, dying, or had been removed. As such, the Planning Commission requested that the trees be replaced. There was some discussion as to whether this request related to a previous request made by the Zoning Department to address dead or dying trees on the property. Ms. McKeever clarified that the site visit by CKS Engineers and the subsequent new request is in addition to the previous matter.

Mr. Sigafos noted that an inspection of the sidewalks could not be completed due to snow. As such, it was requested that a future inspection occur to ensure the sidewalk's condition. Mr. Jain agreed.

Mr. Sigafos then inquired as to whether the applicant would be open to installing standard lights on the sidewalk in front of the property. Mr. Jain indicated that he would be willing to discuss the installation of such lights after the current improvements are completed.

Motion by Kiel Sigafos to recommend approval of Waiver of Land Development for LD21-01: 2119 York Road with the following conditions:

- 1. Signage must be compliant with the Zoning Hearing Board decision from 2003**
- 2. Replacement of missing trees as discussed**
- 3. Inspection of the sidewalks by CKS Engineers**
- 4. Deferred addition of streetlights until the completion of the property to the South of 2119 York Road**

Motion seconded by Robert Fink. Motion passed unanimously.

IV. LD 20-02 KAMPUS KLOTHES PRELIMINARY PLAN

The following individuals were present on behalf of Kampus Klothes:

Rick Bates
Daniel Lyons
Tom Gonsiewski
Rob Cunningham

Ms. McKeever informed the Planning Commission that Kampus Klothes is proposing a 42,000 sq. ft. building for warehousing in the Warwick Business Campus Industrial Park.

Daniel Lyons, Solicitor for the applicant, introduced the project. Kampus Klothes currently owns two lots in the Warwick Business Campus Industrial Park. The applicant proposes the combination of the lots to construction a 42,000 sq. ft. warehouse to serve as the headquarters for his family business. Mr. Lyons wished to clarify that the property will have an H-3 warehouse use and a Zoning Hearing Board application has been submitted as recommended by Township staff.

Robert Cunningham, Engineer for the applicant, stated that they are requesting the following six (6) waivers:

1. Section 163.13 & 163.14 – requiring Developer Financial Disclosure Statement.
2. Section 163.13 & 163.16 – requiring an Educational Impact Study
3. Section 163.13 & 163.15 – requiring an Impact assessment.
4. Section 163.13 & 163.17 – requiring a Transportation Impact Study.
5. Section 163.33.I – requiring the installation of a sidewalk along Campus Drive.
6. Section 163.39.D – requiring parking rows of no more than 12 spaces.

Regarding the CKS review letter dated February 23, 2021: Mr. Cunningham stated that the applicant plans to address item section two (2), item five (5), regarding the physical definition of parking areas, by installing tire stops where there are no curbs. To address section two (2), item six (6), the applicant proposes the use of a five (5) foot striped area for pedestrian movement.

Additionally, Mr. Cunningham indicated that the applicants will be seeking Township approval to continue the use of Belgium Block curbing in the driveway. Mr. Cunningham also indicated the need for a waiver to allow for grading within five (5) feet of the property line to correct an overly flat swale.

Mr. Sigafoos inquired as to whether the applicant would be willing to provide the financial disclosure. Mr. Lyons indicated that because the applicant will be the user of the property, a waiver has been requested but the disclosure will ultimately be provided if deemed necessary by the Planning Commission.

Mr. Evarts then asked if the applicant would be able to provide the required landscaping for the landscaping islands somewhere else on the site despite the requested waiver for more than twelve (12) parking spaces. Mr. Cunningham confirmed that they would.

Ms. McKeever requested clarification regarding the loading ramp versus the loading area and how it constitutes two berths. Mr. Cunningham explained that many of the deliveries received by the applicant are via van. As such, tractor-trailers would utilize the loading area while van deliveries would pull into the building via the ramp.

Mr. Sigafoos mentioned the lack of lights at the ingress and egress of the property and inquired as to whether the applicant would be willing to install those lights. Mr. Cunningham replied that they intend to work with CKS to comply with the lighting ordinance.

Mr. Sigafoos then asked Mr. Cunningham what the intention is for the eight (8) by twelve (12) concrete pad on the property. Mr. Cunningham stated that it will be a generator pad.

Mr. Cunningham commented that in terms of lighting and things of that nature, it is a will comply to staff's and CKS's satisfaction.

Due to the lack of existing sidewalks in the industrial park, Mr. Sigafoos asked Mr. Cunningham if the applicant would be willing to pay the fee-in-lieu of for 75% of the cost of construction if the waiver is granted. Mr. Cunningham said that the applicant would like to ask for a waiver of the fee as well but would accept whatever the Township has done for applicants within the industrial park in the past.

CKS Engineers review letter dated February 23, 2021

- I. Zoning
 1. Clarified as use H3 Warehousing
 2. Will Comply
 3. Acknowledged
 4. Will Comply
 5. Will Comply
 6. Will Comply
 7. Will Comply
 8. Will Comply

9. Will Comply
- II. SALDO
 1. Will Comply
 2. Will Comply
 3. Will Comply
 4. Will Comply
 5. Waiver requested – proposed installation of tire stops.
 6. Waiver requested – proposed use of a five (5) foot striped area for pedestrian movement.
 7. Will Comply
 8. Requesting Approval
 9. Will Comply
 10. Will Comply
 11. Will Comply
 12. Will Comply
 13. Will Comply
 14. Will Comply
 15. Will Comply
- III. Stormwater
 1. Will Comply
 2. Will Comply
 3. Will Comply
 4. Will Comply
 5. Will Comply
 6. Will Comply
 7. Will Comply
 8. Will Comply
 9. Waiver requested to rectify swale as mentioned in item III – 6.
 10. Will Comply
 11. Will Comply
 12. Will Comply
 13. Will Comply
- IV. General
 1. Will Comply
 2. Will Comply
 3. Will Comply
 4. Will Comply
 5. Will Comply
 6. 8x12 pad concrete in west of building will serve as generator pad as noted above.
 7. Will Comply

Staff review letter dated February 24, 2021

- I. General
 1. Will Comply
 2. 8x12 pad concrete in west of building will serve as generator pad as noted above.
- II. Zoning
 1. Acknowledged
 2. Acknowledged
 3. Confirmed use H3 Warehousing
 4. Will Comply
 5. Zoning Hearing Board application submitted.
 6. Acknowledged
 7. Clarification provided: Loading area utilized for tractor-trailer deliveries. Loading ramp utilized for van deliveries (primary form of delivery)

III. SALDO

1. Will Comply. Applicant indicated they will work with CKS to rectify/meet lighting ordinance.
2. Will Comply
3. Will Comply
4. Waiver requested
5. Will Comply

IV. Variances/Special Exemptions

1. N/A

V. Waivers Requested

1. Applicant does not feel they should need to provide disclosure as they will be user of property; however, will ultimately comply if deemed necessary by Planning Commission.
2. Waiver Requested
3. Waiver Requested
4. Waiver Requested
5. Applicant would like to request waiver but will accept whatever the Township has decided for applicants in the industrial park in the past.
6. Waiver Requested

Motion made by Kiel Sigafos to recommend preliminary plan approval with the following waivers and conditions:

1. **Compliance with CKS Review Letter dated 2.23.21.**
2. **Waiver of CKS Review Letter Item II(5) and II(6) conditioned on installation of tire stops.**
3. **Waiver of CKS Review Letter Item III(9) conditioned on acquisition of property rights from neighbors if necessary.**
4. **Compliance of Staff Review Letter dated 2.24.21.**
5. **Waiver of Staff Review Letter Item III(4).**

Motion passed unanimously.

V. Old Business

None.

VI. New Business

Ms. McKeever noted that 1549 Stony Road is expected to come before the Planning Commission again sometime in April.

VII. Adjournment

Motion made by Kiel Sigafos to adjourn; Michael Fink seconded the motion. Motion passed unanimously.

Meeting adjourned at 7:33 pm.

Respectfully submitted,



Brandy McKeever, CZO
Director of Planning and Zoning