

Warwick Township
PLANNING COMMISSION
Meeting Minutes
July 7, 2021

Members Present: Kevin Madden
Robert Fink
Michael Italia
Kiel Sigafos

Members Absent: 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 July 7, 2021, Planning Commission meeting to order at 7:01 pm.

II. Consider approval of the May 5, 2021, Planning Commission Meeting Minutes

Motion by Michael Italia to approve the May 5, 2021, Planning Commission meeting minutes without revision, seconded by Robert Fink. Kiel Sigafos abstained due to absence on May 5, 2021. Motion passed 3-0.

III. LD 20-02 Kampus Klothes Final Plan

Ms. McKeever provided a brief overview of the project. On June 30, 2021, the Township received a final plan submission from the applicant, Kampus Klothes.

The applicant proposes a 42,000 square foot building for warehousing on lots fifteen (15) and sixteen (16) combined within the Warwick Business Campus Industrial Park. The applicant received a variance from the Zoning Hearing Board to construct the building within five hundred (500) feet of a residential district. The final plan, prepared by Holmes Cunningham, LLC, was last revised on May 4, 2021. The applicant is before the Planning Commission seeking final plan approval.

Mr. Daniel Lyons, Attorney to the applicant, clarified that all outstanding comments in the review letters are 'will comply'.

Mr. Oetinger asked Mr. Lyons if the applicant received a written decision from the Zoning Hearing Board. Mr. Lyons confirmed that they had.

Mr. Oetinger then asked if the Zoning Hearing Board required a declaration regarding the setback and development conditions. Mr. Lyons stated that the conditions were only required to be listed on the plans.

Motion made by Michael Italia to recommend final land development approval for LD 20-02: Kampus Klothes, with the following conditions:

1. Compliance with the CKS Engineers Review Letter dated June 29, 2021.
2. Compliance with the Staff Review Letter dated June 29, 2021.
3. Compliance with the Ebert Engineering Review Letter dated July 1, 2021.

Seconded by Kiel Sigafos. Motion passed unanimously.

V. Old Business

None.

VI. New Business

None.

VII. Adjournment

Motion made by Michael Italia to adjourn; seconded by Kiel Sigafos. Motion passed unanimously.

Meeting adjourned at 7:06 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Brandy McKeever". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brandy McKeever, CZO
Director of Planning and Zoning