

Warwick Township  
PLANNING COMMISSION  
Meeting Minutes  
January 5, 2022

Members Present: Robert Fink  
Michael Italia  
Kevin Madden  
Michael Riotto  
Kiel Sigafoos

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**

Michael Riotto called the January 5, 2022, Planning Commission meeting to order at 6:59 pm.

**II. Consider approval of the September 15, 2021, Planning Commission Meeting Minutes**

**Motion by Michael Italia to approve the September 15, 2021, Planning Commission meeting minutes without revision, seconded by Kevin Madden. Motion passed unanimously.**

**III. Reorganization**

**Motion by Kiel Sigafoos to nominate Kevin Madden as Chairperson, seconded by Michael Italia. Motion passed unanimously.**

**Motion by Kevin Madden to nominate Michael Riotto as Vice Chairperson, seconded by Michael Italia. Motion passed unanimously.**

A decision was made to appoint committee liaisons as needed.

**IV. LD 21-06 Schneider – Neshaminy Valley Golf Club Preliminary Plan Review**

The following individuals were present on behalf of Neshaminy Valley Golf Club:

Mr. Matthew Conosciani, Applicant Engineer

Mr. Consosciani provided a brief introduction to the project. The applicant, James Schneider, proposes to construct a 2,400 square foot pole barn on the property located at 440 Almshouse Road. The pole barn would have four entrances and be located directly off the existing parking lot.

Mr. Riotto inquired about the purpose of the pole barn. Mr. Conosciani stated that the barn would be utilized for the storage of landscaping equipment and would have no utilities connected.

Mr. Evarts inquired about paved access to the barn. Mr. Consociani replied that the access would not be paved. Instead, it would remain grass.

Mr. Sigafoos and Ms. Mckeever asked if there would be any improvements to the property's driveway that connects to Almshouse Road. Mr. Consociani replied that the applicant repaved the first five hundred (500) feet of the driveway this year and will continue to repave sections of the driveway over the next two to three years.

Mr. Consociani requested to amend the plan to preliminary/final.

**Motion by Michael Italia to recommend preliminary/final approval subject to the following conditions:**

- 1. Amendment of the plan to reflect preliminary/final status.**
- 2. Compliance with the CKS Engineers Review Letter dated December 21, 2021.**
- 3. Compliance with the Staff Review Letter dated December 31, 2021.**
- 4. Waiver from Section 163-24.C – To not require a final plan submission.**
- 5. Waivers as requested in the Carroll Engineering Letter dated January 5, 2022:**
  - a. Section 163-13 - To not require educational impact study, transportation impact study, and impact assessment due to the de minimis nature of the proposal.**
  - b. Section 163-51.A – To not require street trees along Almshouse Road be shown.**
  - c. Section 163-51.B – To not require parking area plantings in the vicinity of the proposed pole barn and existing parking lot be shown.**
  - d. Section 163-65 – To not require sidewalks along Almshouse Road.**
  - e. Section 163-66 – To not require curbs along Almshouse Road.**

**Seconded by Michael Riotto. Motion passed unanimously.**

#### **VIII. Adjournment**

**Motion by Michael Italia to adjourn; seconded by Kiel Sigafoos. Motion passed unanimously.**

**Meeting adjourned at 7:09 pm.**

Respectfully submitted,



Brandy Mckeever, CZO  
Director of Planning and Zoning