

Warwick Township  
PLANNING COMMISSION  
Meeting Minutes  
February 9, 2022

Members Present: Kevin Madden  
Michael Riotto  
Kiel Sigafos

Members Absent: Michael Italia  
Robert Fink

Others Present: Brandy Mckeever, Director of Planning & Zoning  
Skye Sorresso, Recording Secretary  
William D. Oetinger, Township Solicitor  
Michele Fountain, Township Engineer

**I. Call to Order**

Kevin Madden called the February 9, 2022, Planning Commission meeting to order at 7:00 pm.

**II. Consider approval of the January 5, 2022, Planning Commission Meeting Minutes**

**Motion by Michael Riotto to approve the January 5, 2022, Planning Commission meeting minutes without revision, seconded by Kiel Sigafos. Motion passed unanimously.**

**III. LD 19-02 1549 Stony Road - Shihadeh Final Plan**

The following individuals were present on behalf of the applicant:

John Shihadeh, Applicant  
Anthony Brunkan, Applicant Engineer

Ms. Mckeever provided a brief introduction to the project. On December 6, 2021, Warwick Township received a final plan submission by Cornerstone Consulting Engineers & Architectural, Inc. on behalf of Shihadeh Contracting, LLC. The applicant proposes to join two parcels 51-003-062 and 51-003-072-001 to build thirteen (13) B-1 single-family custom homes in the RR Zoning District. The proposal reflects a C-9 municipal utility in the form of a pump station taking access from an existing driveway off Bristol Road. Breton Hill is proposed to be extended into a cul-de-sac with eight homes and a stormwater basin. Five additional homes are proposed along Stony Road. The plan reviewed was prepared by Cornerstone Consulting Engineers & Architectural, Inc., dated March 1, 2021, last revised November 23, 2021.

The applicant received eight (8) variances with conditions from the Zoning Hearing Board. In addition to seven (7) waivers previously granted by the Board of Supervisors, the applicant has requested six (6) additional waivers with this application. The Commission shall note waiver considerations are based on the understanding that the developer is not seeking recapture for the Breton Hill Drive sewer connections for existing residents, that a uniform full mill and overlay with a vertical edge is completed with the widening of Breton Hill Drive and that a public access easement for the pedestrian trails will be obtained. The applicant seeks a recommendation for final approval.

Mr. Brunkan, Engineer to the applicant, thanked Ms. Mckeever for the introduction. He noted several changes to the project including the widening of Stony Road.

Mr. Brunkan stated that the applicant's request for private ownership of open space was denied. The applicant has since agreed to HOA ownership and maintenance of the open space, including the stormwater basin, stormwater collection system, and pedestrian trail.

Regarding the CKS review letter section two (2), item eleven (11) F, Mr. Brunkan stated that he spoke with Ebert Engineering about the pump station facility streetlight and was told it would not be required. Ms. Fountain recommended the applicant submit a letter from Ebert Engineering stating that fact; however, she still felt lighting around the pump station would be necessary.

Regarding CKS review letter section two (2), item four (4), the applicant wished to utilize the existing vegetation at the Bristol Road frontage to satisfy a portion of the required canopy tree plantings.

Regarding CKS review letter section two (2), item twelve (12) B, the applicant requested a waiver to allow a reduced driveway width of ten (10) feet to serve proposed Lots One (1) and Six (6) through Thirteen (13). Mr. Madden inquired about the applicant's reasoning for requesting a driveway less than the required twelve (12) feet. Mr. Brunkan relayed the applicant's desire to minimize paving costs and match the waiver that was previously granted to allow ten (10) foot driveways on several other lots.

Regarding CKS review letter section two (2), item twelve (12) C, the applicant requested a waiver to provide less than the required 400 feet of driveway sight distances for Lots 2/3 and 4/5. Mr. Madden asked Ms. Fountain if the applicant's plan would satisfy PennDOT requirements for minimum safe stopping distance. Ms. Fountain stated that it would and that CKS Engineers found no issue with the waiver.

Regarding CKS review letter section two (2), item twelve (12) F, the applicant requested a waiver to not require the replacement of any individual tree, outside of woodlands, having a diameter eight (8) inches or greater that is removed as a result of development to be replaced with a new tree of like-kind having a diameter of 2.5 caliper inches measured at breast height. Ms. Fountain informed Mr. Brunkan that the provided plans do not adequately identify the caliper or specimen of the trees in question. Mr. Sigafos noted that the Board of Supervisors may be able to designate trees to other areas around the Township if the applicant is unable to place them within the proposed area. The Commission chose not to issue an opinion on this request at this time.

Mr. Brunkan informed the Commission that the applicant proposes to address CKS review letter section three (3), item five (5) regarding the maintenance of shared concrete aprons by placing a construction joint down the center of each apron. Mr. Oetinger expressed concern about future disputes should an apron need replacement and delineation is not clear. Mr. Brunkan replied that the proposed construction joint would be the full depth of the apron and should clearly separate each property owner's side. Ms. Fountain added that the plans must clearly state that the construction joint must be placed on the property line.

Regarding section four (4), item two (2) of the CKS review letter, Mr. Brunkan stated that the applicant has submitted a scoping application to PennDOT to determine if a drainage plan will be needed for Bristol Road.

Mr. Brunken also requested the Public Works Director's recommendation on crosswalk and streetlight specifications.

**CKS review letter dated December 28, 2021**

I. Zoning

1. Acknowledged
2. Acknowledged
3. Acknowledged
4. Will Comply
5. Will Comply
6. Will Comply
7. Applicant must amend lighting plan; subject to approval by Warwick Water and Sewer Authority.

II. SALDO

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. Will Comply
10. Will Comply
11. Waivers Granted on August 16, 2021, per RES 2021-22:
  - a. Section 163-13, partial waiver to not require an Educational Impact Study, Transportation Impact Study, and Impact Assessment. A Financial Disclosure is provided with the current submission.
  - b. Section 163-33.F, to allow a cul-de-sac street greater than 500 feet in length due to the proposed Breton Hill Drive extension.
  - c. Section 163-33.1, a partial waiver to not require installation of sidewalk along the stormwater management frontage.
  - d. Section 163-33.1, to allow a driveway width of 10 feet instead of the required 12-foot width at Lots 2, 3, 4 and 5.
  - e. Section 163-40.E, to allow sidewalks along the Stony Road frontage to be in excess of seven percent (7%) grade, consistent with PennDOT guidance indicating that sidewalk grade can match existing road grade.
  - f. Section 163-43, to not require streetlights on Breton Hill Road and Stony Road, conditioned upon installation of streetlights at the intersection of the pumping station driveway and Bristol Road and at the pump station facility.
  - g. Section 157-16.B(7)(n) to allow basin side slopes of 3:1 instead of 4:1.
12. Additional Waiver Requests
  - a. Section 163-33.1 to not meet minimum street requirements for Breton Hill Drive, a secondary street, required to have a minimum cartway width of 36 feet.
  - b. Section 163-33.1 to allow a reduced driveway width of 10 feet to serve proposed Lots 1 and 6 through 13.
  - c. Section 163-35.D to provide less than the required 400 feet of driveway sight distances for Lots 2/3 and 4/5 which access off of Stony Road (primary street).
  - d. Section 163-38.A which requires driveways to provide a minimum sight distance at street intersections in accordance with 163-35.D.
  - e. Section 163-38.A which requires a clear sight triangle meeting the sight distance requirement and a stopping area not exceeding four percent (4%) grade, measured 20 feet behind the ultimate right-of-way line. The applicant proposes a clear sight triangle equal to the available site distance and a stopping area of 20 ft. measured from the curb.
  - f. Section 163-51.2 to not require replacement of any individual tree (outside of a forest/woodlands) having a diameter eight inches or greater as measured at

breast height that is removed as a result of development to be replaced with a new tree of like-kind having a diameter of 2.5 caliper inches measured at breast height.

- III. Traffic and Roadway Design Comments
  - 1. Will Comply
  - 2. Will Comply
  - 3. Will Comply
  - 4. Will Comply
  - 5. Compliance subject to the placement of the construction joint on the property line between driveways.
  - 6. Will Comply
  - 7. Will Comply
  - 8. Will Comply
  - 9. Will Comply
- IV. Grading, Stormwater Management/Storm Drainage and Erosion and Sedimentation Control
  - 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. Will Comply
  - 10. Will Comply
- V. General
  - 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. Will Comply

**Staff review letter dated January 6, 2022**

- I. General
  - 1. Acknowledged
  - 2. Acknowledged
  - 3. Acknowledged
  - 4. Acknowledged
  - 5. Will Comply
- II. Zoning
  - 1. Will Comply
  - 2. Will Comply
- III. SALDO
  - 1. Will Comply
  - 2. Will Comply
  - 3. Acknowledged
- IV. Variances Granted & Denied
  - 1. §195-16.B(1)(a)[4][a][i] - To permit a variance from the requirement of active open space for subdivisions of 10 or more B1 Single Family Dwelling lots.

2. 195-31.B - To permit the C9 Municipal use (proposed pump station) to be constructed on a lot containing 0.48 acres, or 20,875sq. ft., where the minimum lot size requirement is 1.0 acre, to permit a lot width of 130 feet where the minimum lot width requirement is 150 feet, to permit a front yard setback of 35 feet where 50 feet is required, and to permit a rear yard setback of 35 feet where 50 feet is required.
3. §195-60.C.(1), C.(2), and C.(3) - To permit disturbance of: more than 40% of the 8%-15% steep slopes on the property, more than 30% of the 15%-25% steep slopes on the property, and more than 15% of the steep slopes greater than 25% on the property.
4. §195-60.D.(1) - To disturb more than 10% of the “woodlands located in environmentally sensitive areas” on the property.
5. §195-60.D.(2) - To disturb more than 20% of “other woodlands areas” on the property.
6. §195-61.A(1) - To permit the minimum individual lot buildable area to encroach into natural resources areas to a greater extent than would be allowed by §195-60
7. §195-62.B(1)(a) - To permit common open space to include more than 70% natural resource protection areas; and
8. §195-62.B(2)(a) - To permit a variance from the requirement of active open space where the Ordinance requires that active open space be generally flat, dry and clear of any trees or other vegetation.

Relief Denied

1. §195-62.B(3)(c) - To permit private ownership of open space that is not used for agriculture.

The relief granted is subject to conditions:

- I. The Applicant shall construct a sewage pump station; capable of accommodating sanitary sewer flows from the proposed new dwellings as well as the existing houses on Breton Hill Drive.
- II. The Applicant shall construct a gravity-fed sewer main to serve all existing houses on Breton Hill Drive, and shall provide individual laterals, stubbed at each residence on Breton Hill Drive.
- III. The Applicant shall widen the existing Breton Hill Drive by four (4') feet, shall perform base repairs as determined by the Township Engineer, and shall perform a full-width mill and paving overlay of Breton Hill Drive.
- IV. Applicant shall comply with all other applicable governmental ordinances and regulations.

V. Waivers Granted/Requested

Granted

1. Section 163-13 – from the requirement to submit a Developer Financial Disclosure Statement, an Educational Impact Study, Transportation Impact Study, and Impact Assessment. A partial waiver is granted from submitting an Educational Impact Study, Transportation Impact Study, and Impact Assessment. A waiver from the requirement to submit a Financial Disclosure Statement is denied.
2. Section 163-33.F – which requires that a cul-de-sac be a maximum of 500 ft. in length.
3. Section 163-33.I – which requires sidewalks to be installed adjacent to cul-de-sac streets. The Applicant shall install sidewalks on both sides of the cul-de-sac in front of all residential lots, but sidewalks along the frontage of the basin lot are waived. The Applicant shall contribute to the Township a fee-in-lieu of the waived section of sidewalk in the amount of 75% of the total cost of improvements will be required. (Resolution No. 2008-06)
4. Section 163-33.I - to allow 10' wide driveways instead of the required 12' wide driveways to serve Lots 2, 3, 4, & 5.
5. Section 163-40.E – which requires sidewalks not to exceed a seven percent grade. Sidewalk along Stony Road exceeds the required seven percent. The Applicant has provided from PennDOT guidance indicating that sidewalk grade can match the existing road grade.
6. Section 163-43 – which requires streetlights to be installed on all public and private roads. This waiver is conditioned on the installation of streetlights at two proposed

locations: within the project located at the intersection of the pumping station driveway and Bristol Road and at the pump station facility.

7. Section 157-16.B(7)(n) – which requires all basin berms to have basin side slope of 4:1 or less to allow 3:1 basin side slopes.

Requested

1. Section 163-33.I – The applicant is requesting a waiver from the requirement that Breton Hill Drive, a secondary street, have a cartway width of 36 feet.
2. Section 163-33.I – The applicant is requesting a waiver from the requirement that the driveways for lots 1 and 6 through 13 are required to be 12 ft wide.
3. Section 163-35.D – The applicant is requesting a partial waiver to provide less than the required driveway intersection sight distance in accordance with PA code, title 67, chapter 441 for the Lot 2 & 3 driveway and the Lot 4 & 5 driveway.
4. Section 163-38.A – The applicant is requesting a waiver to construct a driveway without a stopping area measured 20 feet behind the ultimate right-of-way.
5. Section 163-38.A – The applicant is requesting a waiver to construct driveways with less than the required sight distance along Stony Road.
6. Section 163-51.2 – The applicant is requesting a waiver to not require tree replacement of any individual tree (outside of a forest/woodland) having a diameter of eight inches or greater as measured at breast height that is removed as a result of development to be replaced with a new tree of like kind having a diameter of 2.5 caliper inches measured at breast height due to having to address reforestation requirements within the Zoning Ordinance.

**Mr. Sigafos invited public comment. There being none, a motion was made.**

**Motion made by Kiel Sigafos to recommend final plan approval for LD 19-02 1549 Stony Road - Shihadeh, with the following conditions:**

1. **Compliance with the CKS Engineers Review Letter dated December 28, 2021.**
2. **Compliance with the Staff Review Letter dated January 6, 2022.**
3. **Compliance with the Ebert Engineering Review Letter dated January 4, 2022.**
4. **Regarding Section One (1), Item Seven (7) of the CKS Engineers Review Letter, the Applicant must amend the lighting plan, subject to the approval of the Warwick Township Water and Sewer Authority.**
5. **Waivers as requested in the CKS Engineers Review Letter Section Two (2), Item Twelve (12):**
  - a. **Section 163-33.1 to not meet minimum street requirements for Breton Hill Drive, a secondary street, required to have a minimum cartway width of 36 feet.**
  - c. **Section 163-35.D to provide less than the required 400 feet of driveway sight distances for Lots 2/3 and 4/5 which access off of Stony Road (primary street).**
  - d. **Section 163-38.A which requires driveways to provide a minimum sight distance at street intersections in accordance with 163-35.D.**
  - e. **Section 163-38.A which requires a clear sight triangle meeting the sight distance requirement and a stopping area not exceeding four percent (4%) grade, measured 20 feet behind the ultimate right-of-way line. The applicant proposes a clear sight triangle equal to the available site distance and a stopping area of 20 ft. measured from the curb.**
  - f. **Section 163-51.2 to not require replacement of any individual tree (outside of a forest/woodlands) having a diameter eight inches or greater as measured at breast height that is removed as a result of development to be replaced with a new tree of like-kind having a diameter of 2.5 caliper inches measured at breast height. Labels indicating diameters of all trees that are 8" in caliper or larger that are to be removed must be added to the Existing Tree Survey Plan and the Existing Features Plan. We note that an individual tree tabulation on Sheet 8 indicates that 115 trees are to be removed, but this quantity could not be verified. The required number of tree replacements should be determined before the Board of Supervisors consider the waiver request. (163-51.2)**

6. **Waiver as requested in the CKS Engineers Letter Section Two (2), Item Twelve (12) B, is denied.**
  - a. **Section 163-33.1 to allow a reduced driveway width of 10 feet to serve proposed Lots 1 and 6 through 13.**
7. **Regarding Section Three (3), Item Five (5) of the CKS Engineers Review Letter, Compliance is subject to the placement of the construction joint on the property line between driveways.**

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

#### **IV. LD 20-03 Gasper Landscape Inc. – Lot 4 Mearns Road Business Campus Final Plan**

The following individuals were present on behalf of the applicant:

- Bob Gasper, Applicant
- Nathan Fox, Applicant Attorney
- Larry Byrne, Applicant Engineer

Ms. Mckeever provided a brief overview of the project. On January 3rd, 2022, the Township received a final plan submission from Gasper Landscapes Inc. The applicant proposes a 23,460 square foot building for an H3 Wholesale, Business, Storage, Warehousing use as well as an H5 Contracting use. The site will also include storage bins, a display area, and an asphalt pad with canopy. The property consists of 15.1 acres in the LI – Limited Industrial District. The plan reviewed was prepared by Eastern Chadrow Associates Inc., dated June 30, 2021, last revised January 16, 2022. The applicant seeks a final approval recommendation from the Planning Commission.

Mr. Fox thanked Ms. Mckeever for her introduction.

Regarding section one (1), item five (5) of the CKS Engineers letter, Mr. Fox stated that the applicant's Lighting Consultant advised against warm lighting. He added that the applicant would like to utilize 4000k lights instead. Mr. Sigafoos inquired about light spillover onto the adjacent properties. Mr. Byrne, Applicant Engineer, said the lights will be forward throwing and shielded to prevent any spillover.

Regarding the Staff review letter section one (1), item two (2), Mr. Fox and Mr. felt that inlet filters could not be placed on the proposed inlets without disrupting stormwater management. Ms. Fountain informed the applicants that she felt more extensive measures should be in place in case of a fuel spill than the proposed emergency spill kit. Mr. Riotto inquired about the capacity of the proposed fuel storage tank and emergency spill kit. Mr. Byrne replied that the expected capacity of the tank would be 2,500 gallons and the emergency spill kit could be used for a spill of up to one hundred (100) gallons. Mr. Madden asked if all company drivers would be trained to properly utilize the emergency spill kit and Mr. Gasper replied that they would. Ms. Fountain restated her concern for any type of fuel spill in the proposed project location due to its proximity to Township waterways. Mr. Fox asked if the applicant could work with the Township Engineer to ensure compliance with the item. The Planning Commission and Township Engineer agreed.

#### ***CKS Engineers review letter dated February 3, 2022.***

- I. Zoning
  1. Will Comply
  2. Will Comply
  3. Will Comply
  4. Will Comply
  5. Request to use 4000K as recommended by Applicant Lighting Consultant.
- II. SALDO
  1. Will Comply
  2. Will Comply

- 3. Will Comply
- 4. Will Comply
- 5. 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
- IV. General
  - 1. Will Comply
  - 2. Will Comply

**Staff review letter dated February 3, 2022**

- I. General
  - 1. Will Comply
  - 2. Applicant must engage in further discussion with Board of Supervisors regarding fuel spill protection measures.
  - 3. Acknowledged
- II. Zoning
  - None
- III. SALDO
  - 1. Applicant will complete one-to-one replacement for any removal of existing street trees
  - 2. Will Comply
- IV. Variances Granted
  - 1. §195-10 to allow 2 principal uses on the subject property
  - 2. §195-16.H(13)(c)[2][a][iii] to allow a building or structure to be within 106 feet of a residential zoning district.
  - 3. §195-16.H(13)(c)[2][a][iv] to allow building and improvements within 200 feet of any residential district boundary line and parking within 100 feet of a residential district boundary line.
  - 4. §195-57.C to allow an industrial building closer than 200 feet to any residential district boundary line and from the 50-foot landscaped buffer.
  - 5. §195-57.D to allow an industrial building closer than 125 feet from any existing residential district or use, and to allow parking closer than 50 feet from any residential district or use subject to the following conditions:
    - a. All lighting on the Subject Property shall be shielded and directed down so as not to produce glare on nearby residential uses;
    - b. The Applicant shall install a buffer against all residential properties sufficient in width and density to serve as a vegetative screen between the Applicant's property and adjacent residential uses.
- V. Waivers Granted
  - 1. Section 163-13 – To not require educational impact study, transportation impact study and impact assessment.
  - 2. Section 163-24.B(2)(c)[2] – To not be required to show features within 400 feet of the site.
  - 3. Section 163-33.I – To not install curbs and sidewalks along the property frontage of Mearns Road.
    - a. Sidewalks and curbs not installed are subject to a fee-in-lieu of calculated at 75% of current construction cost per Resolution 2008-26 and 2008-27.
  - 4. Section 163-39.C – To not require all parking areas, drive, or accesses to be defined by concrete curb, wood, concrete bollards, railroad tires or concrete tire stops.



- a. Curb, tire stops and boulder shall be used only in locations, as shown on the plan.
5. Section 157-16.B(2)(h)(1) – To not require a 18 inch diameter storm pipe.

**Mr. Sigafos invited public comment. There being none, a motion was made.**

**Motion made by Kiel Sigafos to recommend final plan approval for LD 20-03 Gasper Landscape Inc. – Lot 4 Mearns Road Business Campus, with the following conditions:**

1. **Compliance with the CKS Engineers Review Letter dated February 3, 2022.**
2. **Compliance with the Staff Review Letter dated February 3, 2022.**
3. **Compliance with the Ebert Engineering Review Letter dated January 20, 2022.**
4. **Regarding Section One (1), Item Five (5) of the CKS Engineers Review Letter, the Applicant is permitted to utilize 4000K neutral lighting as recommended by the Applicant lighting consultant.**
5. **Regarding Section One (1), Item Two (2) of the Staff Review Letter, the Applicant must engage in further discussions with the Board of Supervisors to ensure that best practices are in place in case of fuel spill.**

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

#### **VI. 21-02 SDHT Properties, LLC – Lot 18 Warwick Business Campus Final Plan**

The following individuals were present on behalf of the Applicant:

Julie Von Spreckelsen, Applicant Attorney  
Larry Byrne, Applicant Engineer  
Jeff Bailey, Applicant

Ms. Mckeever provided a brief introduction to the project. On January 4th, 2022, the Township received a final plan submission from SDHT Properties LLC. The applicant proposes a 14,720 square foot building for storage on lot 18 within the Warwick Business Campus. The property consists of 2.19 acres in the LI – Limited Industrial District. The plan review was prepared by Eastern/Chadrow Associates Inc., dated June 24, 2021, last revised December 27, 2021. The applicant seeks a final plan recommendation from the Planning Commission.

Ms. Von Spreckelsen thanked Ms. Mckeever for her introduction. She informed the Commission that since the applicant's preliminary plan approval, the building footprint was shifted closer to the eastern side of the property and a loading area, handicap spaces, and egress-only drive aisle around the building were added.

Mr. Byrne expressed a desire to not have curbing along the eastern edge of the property to allow stormwater to flow into the grass area adjacent to the parcel. Ms. Fountain, Mr. Madden, Mr. Riotto, and Mr. Sigafos expressed concern about not having the end of the paved area delineated. The Planning Commission expressed a desire to have railroad ties or bollards used to delineate the area where curbing is not installed.

#### ***CKS Engineers review letter dated January 31, 2022.***

- I. Zoning
  1. Will Comply
  2. Will Comply
- II. SALDO
  1. Will Comply
  2. Will Comply

3. Will Comply
  4. Will Comply
  5. Will Comply
  6. Will Comply
  7. Will Comply
- III. Stormwater
1. Will Comply
  2. Will Comply
  3. Will Comply
  4. Will Comply
- IV. General
1. Will Comply
  2. Will Comply

**Staff review letter dated February 2, 2022.**

- I. General
1. Will Comply
  2. Will Comply
  3. Acknowledged
- II. Zoning  
None
- III. SALDO
1. Will Comply
  2. Will Comply
- IV. Variances/Special Exemptions Requested  
None
- V. Waivers Granted
1. Section 163-13 to not require educational, impact study, transportation impact study and impact assessment.
  2. Section 163-24.B(2)[a][1] to permit a drawing scale of 1 inch = 30 feet.
  3. Section 163-24.C(2) to not be required to show features within 400 feet of the site.
  4. Section 163-66.E(1) to allow the proposed curbing to be Belgium block curbing.
  5. Section 163-65 to not require sidewalks along the Campus Drive property frontage.
    - a. Sidewalks not installed are subject to a fee-in-lieu of calculated at 75% of current construction cost per Resolution 2008-26.
  6. Section 163-24.B(2)(b)(9) to not require the landscape plan be prepared by a registered landscape architect.
  7. Section 157-17.A(6) to permit grading within five feet of the property line.
    - a. Applicant to obtain temporary easement where required.

**Mr. Sigafos invited public comment. There being none, a motion was made.**

**Motion made by Kiel Sigafos to recommend final plan approval for 21-02 SDHT Properties, LLC – Lot 18 Warwick Business Campus, with the following conditions:**

- 1. Compliance with the CKS Engineers Review Letter dated January 31, 2022.**
- 2. Compliance with the Staff Review Letter dated February 2, 2022.**
- 3. Compliance with the Ebert Engineering Review Letter dated January 17, 2022.**

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

**VI. Old Business**

None.

**VII. New Business**

Delaware Valley University landscape architecture students Andrew Biesecker, Benjiman Cammarano, Thomas Fitzsimmons, and Dakota Rankin introduced themselves to the Planning Commission and thanked the Commission for allowing them to sit in on the meeting.

**VIII. Adjournment**

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

**Meeting adjourned at 8:21 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