

Warwick Township
PLANNING COMMISSION
Meeting Minutes
June 1, 2022

Members Present: Kevin Madden
Michael Italia
Robert Fink

Others Present: Brandy Mckeever, Director of Planning & Zoning
William D. Oetinger, Township Solicitor
John Evarts, Township Engineer

I. Call to Order

Kevin Madden called the June 1, 2022, Planning Commission meeting to order at 7:00 pm.

II. Consider approval of the March 2, 2022, Planning Commission Meeting Minutes

Motion by Michael Italia to approve the March 2, 2022, Planning Commission meeting minutes without revision, seconded by Robert Fink. Motion passed unanimously.

III. LD 21-03 CNKA, LP Final Plan Review

The following individuals were present on behalf of the applicant:

- Mike Whalen, Applicant
- Carrie Nase-Poust, Applicant Attorney

Ms. Mckeever provided a brief overview of the project. On April 13, 2022, the Township received a final plan submission for CNKA, LP C/O Mike Whalen. The applicant proposes to construct a 21,600 square foot flex space building on lots 22 & 23 within the Warwick Business Campus development. The plan reviewed was prepared by Eastern/Chadrow Associates, INC., dated 8/2/2021, last revised 4/7/2022. The applicant is seeking a final approval recommendation from the Planning Commission.

Mrs. Nase-Poust, applicant's attorney, introduced the applicant Mike Whalen and provided a brief overview. She noted that the two lots would be consolidated and one building would be constructed which will contain eight (8) units. They have received preliminary approval and obtained required variances for parking and the location of the trash enclosure which she explained in more detail. She acknowledged the township engineer and township staff review letters noting all the comments within these documents are a will comply. She stated they will be adding the additional tree and landscaping, working with the neighboring properties for required easements, and working with the township solicitor on the agreements. It was noted that they are also working with the township solicitor on a stormwater easement that needs to be relocated.

Mr. Madden asked about deed restrictions.

Mrs. Nase-Poust acknowledged they will comply and that she is currently rereviewing documentation to ensure there are no deed restrictions.

There was a brief discussion on the uses and Ms. Mckeever noted so long as the uses are within the allowances for H16 Flex Space they will be authorized.

Motion made by Michael Italia to recommend final plan approval subject to compliance with the May 24, 2022, CKS Engineers review letter and the May 25, 2022, Township Staff review letter. Seconded by Robert Fink. Motion passed unanimously.

VI. Old Business

None.

VII. New Business

VII. Adjournment

Motion made by Michael Italia to adjourn; seconded by Robert Fink. Motion passed unanimously.

Meeting adjourned at 7:06 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Brandy Mckeever', with a long horizontal flourish extending to the right.

Brandy Mckeever, CZO
Director of Planning and Zoning