

Warwick Township  
PLANNING COMMISSION  
Meeting Minutes  
August 3, 2022

Members Present: Kevin Madden  
Michael Riotto  
Kiel Sigafos  
Michael Italia

Members Absent: Robert Fink

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

**I. Call to Order**

Kevin Madden called the August 3, 2022, Planning Commission meeting to order at 7:00 pm.

**II. Consider approval of the July 13, 2022, Planning Commission Meeting Minutes**

**Motion by Michael Italia to approve the July 13, 2022, Planning Commission meeting minutes without revision, seconded by Michael Riotto. Motion passed unanimously.**

**III. LD 22-02 Kampus Klothes Inc. – Lot 29 Warwick Business Campus Sketch Plan**

The following individuals were present on behalf of the applicant:

- Tom Gonsiewski, Applicant
- Dan Lyons, Esq., Applicant Attorney
- Tom Borghetti, P.E., Applicant Engineer

Ms. Mckeever provided a brief overview of the project. On June 24, 2022, the Township received a sketch plan submission for LD 22-02 Kampus Klothes Inc. – Lot 29 Warwick Business Campus. The applicant proposes to construct a 12,000 square foot H3 Warehouse building for warehousing on lot 29 of the Warwick Business Campus. The plan reviewed was prepared by Holmes Cunningham Engineering dated June 22, 2022.

Mr. Dan Lyons, applicant attorney, thanked Ms. Mckeever for her introduction. He noted that the applicant came before the Planning Commission previously for land development on two properties across the street from the proposed location. He added that the proposed 12,000 square foot warehouse would have the same H3 Warehouse use as the aforementioned project.

Mr. Sigafos inquired about the height of the proposed building. Mr. Lyons stated that it would be a one story, twenty-eight (28) foot high warehouse.

Mr. Sigafos also asked about deed restrictions. Mr. Lyons acknowledged they will comply and that they are currently rereviewing documentation to ensure there are no deed restrictions.

Mr. Riotto asked Mr. Lyons about truck sizes for deliveries. Mr. Borghetti clarified that the applicant expects the largest tractor trailer deliveries to be WB50 trucks, which can be accommodated per the current plan.

Mr. Italia reminded Mr. Lyons to address the remaining comments in the most recent review letters.

#### **IV. LD 22-03 MBIT – Waiver of Land Development**

The following individuals were present on behalf of the applicant:

- Justin Dinardo, P.E., Applicant Engineer
- Greg Bustamante, P.E., Applicant Engineer

Ms. Mckeever provided a brief overview of the project. On July 1, 2022, the Township received a waiver of land development application submitted by Justin Dinardo, Bustamante Engineers, on behalf of Middle Bucks Area Vocational Technical School located at 2740 York Road. The applicant proposes to construct a 1,240 square foot weld shop addition located in the D wing at the rear of the school. This proposal will not increase impervious surface, stormwater, traffic, or occupancy. The plan for review was prepared by Bustamante Engineers Inc., dated February 18, 2022, last revised on July 1, 2022.

Mr. Dinardo thanked Ms. Mckeever for her introduction. He explained that the Middle Bucks Area Vocational Technical School proposes to construct a weld shop addition to declutter and disperse the existing shop and provide students with the opportunity to spread out while working. The proposed project includes the construction of the building addition on existing asphalt and a seventy-five (75) square foot shed. Mr. Dinardo noted that no additional stormwater management would be necessary because there will be no additional impervious surface.

Mr. Dinardo also added that the applicant felt the installation of street trees every sixty (60) feet along the frontage of the property was excessive due to the size and location of the addition. Mr. Italia replied that the requirement of the trees is outlined in the Township Ordinance. Mr. Bustamante informed the Commission that the applicants have allotted budgets to each portion of the project and the additional landscaping would require Board approval.

Regarding the Staff review letter item one (1), Ms. Mckeever informed the applicant that three (3) inches of nineteen (19) millimeter wearing course would be considered sufficient for the requested path.

Regarding the CKS review letter item five (5), Mr. DiPersio and Mr. Italia recommended the engineer strongly consider rerouting the existing twelve (12) inch corrugated metal pile due to accessibility issues once the addition is constructed.

Regarding the CKS review letter item six (6), Mr. DiPersio requested the applicant engineer provide a turning movement plan for a fire truck and all possible delivery vehicles. Mr. Dinardo agreed.

Mr. Sigafos inquired about fire safety measures inside the weld shop. Mr. Bustamante said that the school is required to adhere to strict safety guidelines.

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

**Motion made by Michael Italia to recommend a Waiver of Land Development for LD 22-03: MBIT (2740 York Road), subject to compliance with the following:**

- 1. Compliance with the CKS Engineers Review Letter dated July 20, 2022.**
- 2. Compliance with the Staff Review Letter dated July 27, 2022.**

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

#### **V. Old Business**

None.

**VI. New Business**

None.

**VII. Adjournment**

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

**Meeting adjourned at 7:19 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