

Warwick Township
PLANNING COMMISSION
Meeting Minutes
October 5, 2022

Members Present: Kevin Madden
Michael Riotto
Michael Italia

Members Absent: Kiel Sigafos
Robert Fink

Others Present: Brandy McKeever, Director of Planning & Zoning
Skye Sorresso, Recording Secretary
Will Oetinger, Township Solicitor
John Evarts, Township Engineer

I. Call to Order

Kevin Madden called the October 5, 2022, Planning Commission meeting to order at 6:59 pm.

II. Consider approval of the September 7, 2022, Planning Commission Meeting Minutes

Motion by Michael Italia to approve the September 7, 2022, Planning Commission meeting minutes without revision, seconded by Michael Riotto. Motion passed unanimously.

III. LD 22-02 Kampus Klothes – Lot 29 Warwick Business Campus Preliminary Plan

The following individuals were present on behalf of the applicant:

- Tom Gonsiewski, Applicant
- Dan Lyons, Esq., Applicant Attorney
- Rob Cunningham, P.E., Applicant Engineer
- Rick Bates, Applicant Developer

Ms. McKeever provided a brief introduction to the project.

Mr. Lyons, applicant attorney, thanked Ms. McKeever for the introduction. He explained that the applicant seeks preliminary/final approval due to the limited nature of the comments on the submitted plans. He noted that the property is located in an existing warehouse park and plans to utilize a similar, smaller scale (H3) use as the parcel across the street.

Mr. Cunningham, applicant engineer, addressed the Commission regarding the Staff review letter section one (1), item four (4). He explained that the largest tractor trailer the applicant expects to receive is a forty (40) foot truck. He noted that the proposed plan could accommodate a forty-three (43) foot truck without the relocation of any parked vehicles. Mr. Italia asked Mr. Cunningham to note on the recorded plan that the proposed development is not intended to accommodate fifty-three (53) foot tractor trailers. Mr. Cunningham agreed.

Ms. Mckeever asked Mr. Cunningham to clarify whether the 12,000 total square footage of the warehouse includes the 3,000 of office space denoted on the plan. Mr. Cunningham confirmed it does.

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

Motion made by Michael Italia to recommend preliminary/final plan approval for LD 22-02: Kampus Klothes Inc. (Lot 29 – Warwick Business Campus), subject to compliance with the following:

- 1. Compliance with the CKS Engineers Review Letter dated September 29, 2022.**
- 2. Compliance with the Staff Review Letter dated September 29, 2022**
- 3. Applicant to note restriction on fifty-three (53) foot trucks on recorded plan.**
- 4. Waivers as requested in the Holmes Cunningham letter dated August 31, 2022:**
 - a. SLDO Section 163.13 & 163.16 – To not require Educational Impact Study.**
 - b. SLDO Section 163.13 & 163.15 – To not require an Impact Statement.**
 - c. SLDO Section 163.13 & 163.17 – To not require a Transportation Impact Study.**
 - d. SLDO Section 163-24.B(2)(c)[2] – To not require information for properties within 400 feet of the project.**
 - i. Applicant has provided an aerial image**
 - e. SLDO Section 163.33.I- To not require sidewalk along Campus Drive.**
 - i. Fee-in-lieu of sidewalks to be determined by Board of Supervisors.**
 - f. SLDO Section 163.40.D- To not require additional three feet of walkway where parking is adjacent.**
 - i. Applicant to provide curb stops to prevent overhang.**
 - g. SLDO Section 163.66.E(1)- To permit Belgian block curbing within the site.**
 - h. SWMO Section 157-14.A.6- To permit grading within five feet of the property line.**

Seconded by Michael Riotto. Motion passed unanimously.

IV. Multi-modal Transportation Fund Program Support Letter

Ms. Mckeever explained that the Planning Commission was asked to execute a letter of support for the Township's application to the Multi-modal Transportation Fund Program. If awarded, the funds would be utilized to reconstruct the Valley Road Vehicular Bridge.

Motion by Michael Riotto to authorize execution of the Multi-modal Transportation Fund Program Support Letter by Chairman Kevin Madden. Seconded by Michael Italia.

V. Old Business

None.

VI. New Business

None.

VII. Adjournment

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

Meeting adjourned at 7:13 pm.

Respectfully submitted,

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

Brandy Mckeever, CZO
Director of Planning and Zoning