

Warwick Township
PLANNING COMMISSION
Meeting Minutes
December 7, 2022

Members Present: Kevin Madden
Michael Riotto
Kiel Sigafos
Robert Fink

Members Absent: Michael Italia

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

I. Call to Order

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

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

Motion by Robert Fink to approve the October 5, 2022, Planning Commission Meeting Minutes, seconded by Michael Riotto. Motion passed unanimously.

III. LD 22-04 Mega Supply Pro – Sketch Plan Review

The following individuals were present on behalf of the applicant:

- Steven Levin, Applicant
- Tanya Sharpan, Applicant
- Zachary Ranstead, P.E., Applicant Engineer

Ms. Mckeever provided a brief introduction to the project. On November 1, 2022, the Township received a sketch plan submission by T&M Associates on behalf of Mega Supply Pro. The applicant proposes to construct a 67,600-square-foot warehousing building for light manufacturing and wholesale of building materials on Lots Two (2) and Three (3) of the Stover Industrial Park. The plan for review was prepared by T&M Associates, dated October 3, 2022.

Ms. Mckeever explained that at the time of submission, the applicant attempted to submit a secondary plan that was rejected. The secondary plan was an alternate that maximized the building to the limit of the Zoning Ordinance and as noted in the cover letter was for informational purposes only.

Mr. Zach Ranstead, Applicant Engineer, thanked Ms. Mckeever for the introduction. He explained that the applicant wished to present the concept sketch to determine whether they should move forward with the project.

Mr. Steven Levin, Director of Procurement of Mega Supply Pro, explained to the Commission that Mega Supply works with developers and the City of Philadelphia to provide goods and logistic services.

Mr. Madden inquired about the proposed use of the facility. Mr. Levin explained that the applicant is interested in light manufacturing with some assembly. He also explained that Mega Supply Pro would expect on average five (5) to ten (10) deliveries a week via box truck or tractor-trailer.

Mr. Riotto asked Mr. Levin what percentage of the building's use is expected to be manufacturing. Mr. Levin estimated fifteen (15) percent.

Mr. Riotto also inquired about the reasoning behind the number of bays included in the plan. Mr. Levin explained that the applicant would like to expand their business further into branded items such as porcelain tiles.

Mr. Riotto inquired about the number of tractor-trailer deliveries he would expect with such an expansion. Mr. Levin replied that it would be inaccurate for him to estimate.

Mr. Ranstead spoke about the proposed accesses. He explained that all access to the lot would be via Stover Park Drive. One emergency accessway would connect to Mearns Road. All traffic would utilize the existing intersection.

Mr. Madden mentioned the homes across the street from the project location. He noted that the proposed plan would have trucks facing those homes when parked. As such, he inquired about the buffer that would be required between the property and those homes. Mr. Ranstead explained that there would have to be a significant grading cut between twelve (12) and fifteen (15) feet at the rear of the property. The cut would result in the tops of the trucks being close to the grade of creek road to help puffer from the Residential District. He also noted that the applicant would comply with the required two hundred (200) foot setback and landscape buffer.

Mr. Sigafos asked about the operating hours of the business and the expected hours of shipping and receiving. Mr. Levin stated that the operating hours would be 9 am to 5 pm, and the shipping and receiving hours would be 8 am to 3:30 or 4 pm.

Mr. Riotto asked about the number of employees for this location. Mr. Levin replied that they expect to employ thirty (30) individuals but would hire more during an expansion.

Mr. Riotto wished to note the significant vegetation on the property. Ms. Mckeever noted that the property would be classified as woodland.

Mr. Riotto also inquired about Mr. Ranstead's thoughts on walking paths or sidewalks along the exterior of the property. Mr. Ranstead said that the walkability of the property had not yet been discussed. Mr. Levin noted that Mearns Road does not currently have sidewalks. Mr. Madden explained that the Planning Commission continues to push for sidewalks on all new projects that come before them to further the walkability goal of the Township's Comprehensive Plan. He also noted that the Commission would want the applicant to investigate the possibility of sidewalks if they were to return for preliminary plan approval.

Ms. Mckeever inquired about plans to meet the septic requirements. Mr. Ranstead stated that the applicant plans to remain consistent with the current 537 plan and would stay on-lot if required. Mr. Ranstead also said he plans to look into the existing neighbor's septic plans and see what was done there. Regarding stormwater management, Mr. Ranstead explained that there is an existing basin and that the applicant has reached out to the Conservation District to request plans and determine if there are any existing easements. He added that infiltration tests will need to be done and an NPEDES permit will need to be acquired, but the applicant expects to have to install stormwater management facilities on the lower corner of the property.

Ms. Mckeever asked if the proposed emergency access was included in the impervious surface calculation provided. Mr. Ranstead replied that the applicant plans to comply with the impervious surface requirements. Mr. Riotto also noted that the applicant will need to show the trash area on the next plan.

Ms. Mckeever cautioned the applicants that light manufacturing is different than a warehousing

Mr. Oetinger informed the applicants that he would expect the need to widen Mearns Road to come up during PennDOT's scoping. Mr. Sigafos added that there are existing problems with tractor-trailer traffic on Mearns Road and that improvements would need to be made.

Mr. Riotto inquired about the possibility of moving the loading bays to the other side of the building. Mr. Ranstead explained that the residential setback requirements limit the location of the bays unless a variance was requested.

Mr. Paul Stavrides of Creek Road expressed his concern about increased traffic on Mearns Road.

Ms. Meadow Green of Creek Road felt the Township's Comprehensive Plan did not align with the construction of a building on that parcel.

Mr. Madden thanked the applicant and members of the public for speaking with the Commission.

IV. Warwick Township Water & Sewer Authority – Grant Support Letter

Ms. Mckeever explained that the Planning Commission was asked to execute a letter of support for the Township's application to the COVID ARPA Small Water & Sewer Program. If awarded, the funds would be utilized to upgrade the Fish Creek Wastewater Treatment Plant.

Motion by Michael Riotto to authorize execution of the COVID ARPA Small Water & Sewer Support Letter – Fish Creek Wastewater Treatment Plant by Chairman Kevin Madden. Seconded by Kiel Sigafos.

V. Warwick Township – Grant Support Letter

Ms. Mckeever explained that the Planning Commission was asked to execute a letter of support for the Township's application to the COVID ARPA Small Water & Sewer Program. If awarded, the funds would be utilized to retrofit the Stover Mill Basin.

Motion by Michael Riotto to authorize execution of the COVID ARPA Small Water & Sewer Support Letter – Stover Mill Basin Retrofit by Chairman Kevin Madden. Seconded by Kiel Sigafos.

VI. Old Business

None.

VII. New Business

Mr. Madden, the Commission, and Ms. Mckeever thanked Mr. Sigafos for his work on the Planning Commission and wished him well in his future endeavors. Mr. Sigafos thanked the Commission as well.

VIII. Adjournment

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

Meeting adjourned at 7:52 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