

Warwick Township
PLANNING COMMISSION
Meeting Minutes
January 3, 2024

Members Present: Robert Fink
Michael Italia
Kevin Madden
Michael Martin
Robin Taber

Others Present: Brandy Mckeever, Director of Planning & Zoning
Skye Sorresso, Assistant to the Manager/Recording Secretary
John Evarts, P.E., Township Engineer
Sean Duffy, Esq., Township Solicitor

I. Call to Order

Mr. Kevin Madden called the January 3, 2024, Planning Commission meeting to order at 7:00 pm.

II. Consider approval of the November 1, 2023, Planning Commission Meeting Minutes

Motion by Mr. Italia to approve the November 1, 2023, Planning Commission Meeting Minutes, seconded by Mr. Fink. Motion passed unanimously.

III. Reorganization

Motion by Mr. Fink nominate Mr. Italia as Chairperson. Second to motion by Mr. Madden. Motion passed unanimously.

Motion by Mr. Italia to nominate Mr. Madden as Vice Chairperson. Second to motion by Mr. Madden. Motion passed unanimously.

Motion by Mr. Italia to appoint Board and Committee Liaisons as needed. Second to motion by Mr. Madden. Motion passed unanimously.

IV. LD 23-01 Quick Lube of Carolina Land, LLC – Take 5 Oil Change at 2201 York Road Sketch Plan Review

Ms. Mckeever introduced LD 23-01: Quick Lube of Carolina Land, LLC. She explained that the applicant proposes to construct a 1,218 square foot, two-bay, Take 5 Oil Change at 2201 York Road, the former Lukoil site. The provided plan for review was dated August 25, 2022. She noted that the proposed facility would have a G25 – Vehicular Accessories use in the C-2 District.

Mr. Matthew McHugh, applicant attorney, thanked Ms. Mckeever for the introduction. He explained that the applicants were the developers, owners, and operators of Take 5 Oil Change with a number of existing facilities. The proposed facility would be the applicant's standard two-bay design used to provide oil and windshield wiper changes while customers remain in their vehicles. Each transaction would take approximately five (5) to ten (10) minutes and no retail sales would be made to customers.

Mr. McHugh informed the Commission that the applicant's traffic engineer had reached out to PennDOT and determined that full access driveways would not be permitted on either York or Almshouse Road.

Both driveways would likely be restricted to “right in, right out” only and the Almshouse Road driveway would need to be shifted as far east as possible to avoid the existing turn lanes.

Regarding the existing features plan, Mr. McHugh identified a potential stream at the rear of the property. He explained that under the Zoning Ordinance, a seventy-five (75) foot setback may be required associated with the riparian corridor district. If so, Mr. McHugh believed the applicant may require relief due to PennDOT driveway adjustments. He indicated that the applicant was not certain if the existing body of water would be considered a stream under the ordinance. Mr. Italia explained that the existing stream accepts a significant amount of water from properties above it on Almshouse Road and backs up at times. Mr. Evarts recommended the applicant examine the map and soil survey to identify any alluvial soils.

On the presented plan, Mr. McHugh identified sixteen (16) parking spaces and three (3) additional spaces held in reserve. He explained his understanding that the spaces held in reserve would require approval; however, he felt the additional sixteen (16) spaces were more than enough for the proposed operation. He elaborated further, explaining that standard operation would involve two (2) bay employees, one (1) lot attendant employee, and no customer parking outside of the two (2) proposed bays. Mr. McHugh noted that the applicant would likely seek relief from the required parking spaces if they were to go before the Zoning Hearing Board.

Mr. Italia inquired about the applicant’s willingness to install sidewalks along the property. Mr. McHugh stated that the existing features would create some conflict; however, the applicant would be willing to work with staff to find the most suitable areas.

Mr. Italia also advised the applicant that the Township would likely require street lighting as seen along York Road. Ms. McKeever stated that the lighting specifications would be provided to the applicant.

Mr. McHugh noted that the applicant intends to utilize as much of the existing woodlands as possible for the required buffers and does not plan to seek any relief from those requirements.

V. LD 23-02 1520 Meetinghouse Road – DeLuca Construction Sketch Plan Review

Ms. McKeever introduced LD 23-02: 1520 Meetinghouse Road. She explained that the applicant, DeLuca Construction, submitted a sketch plan application to the Township on November 28, 2023. The applicant proposes a four (4) lot residential subdivision consisting of B1 Single Family Detached Dwellings in the RR District. The plan for review was prepared by Kelly Engineers dated November 17, 2023.

Mr. Edward Murphy, applicant attorney, thanked Ms. McKeever for the introduction. He explained that the applicants had met with the Township in early October to discuss an extension of public sewer to the proposed development. He explained that the applicant believed no relief would be necessary should they be permitted to connect the proposed properties to public sewer. Mr. Evarts explained that the applicant’s property had not been included in the Township’s 537 Plan and would require approval.

Mr. Italia asked Mr. Murphy if the staff had been provided with the plan distributed to the Commission. Mr. Murphy indicated that they had not.

Mr. Madden asked if the applicant planned to pursue the submitted four (4) lot plan or the five (5) lot plan distributed to the Commission. Mr. Murphy stated that the applicant was prepared to do either; however, they were aware that the provided five (5) lot plan would require approval from the Board of Supervisors.

Ms. Mckeever inquired about the applicant's willingness to install sidewalk extensions. Mr. Murphy indicated that the applicant would be willing to comply.

Mr. Evarts inquired about the applicant's compliance with common open space requirements if the plan were to include five (5) lots. Mr. Murphy stated that the applicant would comply.

Ms. Mckeever asked if the five (5) lot plan showed the lot sizes at the minimum size. Mr. Murphy replied that they were slightly larger than the minimum.

VI. Old Business

None.

VII. New Business

None.

VIII. Public Comment

Mr. and Mrs. Steinberger of Buckingham Drive expressed concern regarding a lack of notification for the development of the Sailor Property Subdivision adjacent to their home. Ms. Mckeever explained that the property received approvals back in 2019 but was on hold for some time. She added that neighboring properties typically would not receive notifications for such work unless zoning relief or blasting was needed.

IX. Adjournment

Motion made by Mr. Madden to adjourn; seconded by Mr. Fink. Motion passed unanimously.

Meeting adjourned at 7:30 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Brandy Mckeever', written in a cursive style.

Brandy Mckeever, CZO
Director of Planning and Zoning