

Warwick Township  
PLANNING COMMISSION  
Meeting Minutes  
November 1, 2023

Members Present: Kevin Madden  
Michael Riotto  
Robin Taber  
Michael Italia

Members Absent: Robert Fink

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

**I. Call to Order**

Mr. Kevin Madden called the November 1, 2023, Planning Commission meeting to order at 7:00 pm.

**II. Consider approval of the July 12, 2023, Planning Commission Meeting Minutes**

**Motion by Mr. Italia to approve the July 12, 2023, Planning Commission Meeting Minutes, seconded by Mr. Riotto. Motion passed unanimously.**

**III. LD 22-04 Mega Supply – Sketch Plan**

Ms. Mckeever introduced LD 22-04: Mega Supply Pro, explaining that on September 14, 2023, the Township received a new sketch plan submission by T&M Associates on behalf of the applicant. The applicant proposes to construct a 59,082-square-foot warehousing building for light manufacturing and wholesale of building materials on Lots 2 & 3 of Stover Industrial Park. The plan for review was prepared by T&M Associated and dated September 5, 2023. Ms. Mckeever, noted that the applicant had a pending Zoning Hearing Board application for variances relating to parking spaces, parking locations, open space, side yard setback, steep slope disturbance, and woodland disturbance tentatively scheduled for November 14<sup>th</sup>. She noted that the applicant felt the provided sketch plan was permitted by right.

Ms. Carrie Nace, attorney for the applicant, thanked Ms. Mckeever for the introduction. She explained that the proposed facility would replace the applicant's current leased facility in Bensalem that is used primarily for storage of building material. She also explained that the applicant had previously been before the Commission and Board of Supervisors with a prior sketch plan and had made modifications accordingly. Ms. Nace described several of the plan changes including a reduction in the size of the proposed building, a reduction in the number of parking, tractor trailer, and loading spaces, relocation of the loading area to the rear of the building, an increase in the size of the side yard, and the relocation of the parking and drive aisle further from Creek Road.

Regarding the CKS Review Letter, Ms. Nace explained that the applicant did not believe the office area within the warehouse would be considered a separate use but that additional parking could be added if required for the space. She also noted that the applicant was working on possible plan revisions to bring

the width of the buffer along Mearns Road into compliance. Ms. Nace felt that the property was zoned for the proposed use and that the applicant had revised the plan to better account for the neighboring residents and use. She elaborated on the current operations of the business, with hours of operation Monday through Friday, 8 AM to 5 PM, with approximately fourteen (14) trips made in the morning and eleven (11) trips made in the evening.

Mr. Madden inquired about the reasoning behind the significant reduction in tractor trailer parking, questioning whether there had been a change in the proposed use. Ms. Nace explained that the applicant had reevaluated their current operation and had adjusted the plan to reflect the lowest number of tractor trailer spaces needed. She added that the previous number of spaces had been chosen based on possible growth of the operation.

Mr. Madden also inquired about possible issues with truck access and maneuvering within the lot. Ms. Nace explained that a truck turning plan had been completed and no issues were found.

Mr. Riotto inquired about the necessary tractor trailer parking maneuvers needed within the lot. Mr. Jacob Tackett, applicant engineer, explained that tractor trailers would need to use a "K turn" maneuver to back into one of the six (6) spaces.

Mr. Riotto requested the applicant provide the Township with a copy of the arborist report referenced in section one (2), item two (2) of the October 25<sup>th</sup> CKS review letter. Ms. Nace agreed to provide the report. Mr. Italia asked if removed trees would be replaced as needed. Ms. Nace stated that the applicant was not seeking relief for vegetation but that they would comply with the ordinance.

Mr. Italia asked about the proposed location for the required trash enclosure. Mr. Tackett expected the enclosure to be placed to the south of the loading bay.

Mr. Italia also inquired about proposed emergency access ways per the fire code. Ms. Nace stated that she would investigate the matter further.

Mr. Evarts asked about future stormwater plans. Ms. Nace believed the facilities would likely be underground.

Ms. Mckeever inquired about the outcome of the slope evaluation. Ms. Nace said that many of the slopes were thought to be manmade from the development of Stover Park Drive. Ms. Mckeever asked Ms. Nace if she was taking the position that the ordinance differentiates between natural and manmade slopes. Ms. Nace felt that the ordinance likely did not intend to protect manmade slopes but stated that she would submit the report to the Township.

Mr. Italia asked if the applicant planned to acquire PennDOT approval for the improvements. Ms. Nace and Mr. Tackett believed it may not be required because the proposed ingress and egress would be outside of the PennDOT Right-of-Way but stated that they would if necessary.

Mr. Madden invited public comment.

Mr. Paul Stavrides of Creek Road thanked the applicant for revising the original sketch plan. He expressed concern regarding increased traffic on Creek Road, runoff from increased impervious surface, and stormwater management issues. Mr. Stavrides also expressed concerns about the size of the proposed sewer sand mound but acknowledged that the matter would be reviewed by the Water and Sewer Authority Board at a later date. Mr. Stavrides asked Ms. Mckeever about the requirements for

woodland disturbance. Ms. Mckeever explained that between disturbance is typically limited to ten (10) to twenty (20) percent, depending on several factors.

Mr. Craig Cornell of Creek Road also expressed concern for traffic on Creek Road and requested that no access to Creek Road be permitted. He also felt that the proposed sand mound location would not be permitted due to tree growth and vegetation. Mr. Madden noted that more information regarding these matters would be required during the Land Development process.

Mr. Stavrides requested more information about future stormwater plans. Mr. Tackett explained that a system would be designed specifically for the lot and its projected needs but that it is not yet shown during the sketch plan review. Mr. Stavrides explained that Creek Road is typically closed three (3) to four (4) times per year from existing stormwater issues as it is. Ms. Nace stated that stormwater management plans are not typically completed until the Land Development process but would be completed if the project moves forward. Mr. Evarts noted that the plans would also have to be reviewed by the Conservation District and during the NPDES permitting process.

Mr. Madden invited further comment. Nothing was heard.

#### **IV. Multi-Modal Transportation Fund Program Support Letter**

Ms. Mckeever presented the Multi-modal Transportation Fund Program Support Letter. She explained that earlier in the year, the Planning Commission had approved a similar letter of support for a special funding round of the Multi-Modal Transportation Fund Program for repairs to the Valley Road Bridge. Unfortunately, the project was not selected, and the Township requested the Commission's support in applying for the new funding round of the MTF program.

**Motion by Mr. Riotto to authorize execution of the Multi-Modal Transportation Fund Program Support Letter, seconded by Ms. Taber. Motion passed unanimously.**

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

Ms. Mckeever informed the Board that the Planning Commission would hold their regularly scheduled public meeting in December to hear several items of business including a sketch plan for the abandoned Lukoil property.

#### **VI. New Business**

None.

#### **VII. Adjournment**

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

**Meeting adjourned at 7:40 pm.**

Respectfully submitted,



Brandy Mckeever, CZO  
Director of Planning and Zoning