

Warwick Township
PLANNING COMMISSION
Meeting Minutes
February 5, 2025

Members Present: Robert Fink
Michael Italia
Kevin Madden
Michael Martin
Kiel Sigafos

Others Present: Brandy Mckeever, Director of Planning & Zoning
Will Oetinger, Esq., Township Solicitor
George DiPersio, EIT, Township Engineer
Michael Riotto, Board of Supervisor Planning Commission Liaison

Call to Order

Mr. Kevin Madden, Chair, called the February 5, 2025, Planning Commission meeting to order at 7:00 pm.

I. Consider approval of the January 8, 2025, Planning Commission Meeting Minutes

Motion by Mr. Fink to approve the January 8, 2025, Planning Commission Meeting Minutes, seconded by Mr. Sigafos. Motion passed unanimously.

II. LD 25-01 Hallmark Building Group (1908 York Road) - Sketch Plan Review

Ms. Mckeever introduced LD 25-01 Hallmark Building Group (1908 York Road). She explained that on January 10, 2025 the Township received a sketch plan submission by Hallmark Building Group for 1908 York Road proposing to subdivide the 7.267-acre residential parcel into eleven (11) B1 single family dwelling lots with an associated stormwater management lot. The plans for review were prepared by Holmes Cunningham Engineering, dated May 2, 2022, and December 26, 2024.

Ms. Von Spreckelsen, attorney to the applicant, thanked Ms. Mckeever for the introduction. She introduced Ms. Kristin Holmes, applicant engineer, and Mr. Richard Carroll and Mr. Tom Imperato of Hallmark Building Group.

Ms. Holmes provided a brief overview of the project. She explained that the applicant would comply with nearly all of the comments in the Staff and CKS review letters.

Mr. DiPersio inquired about the applicant's compliance with open space requirements. Ms. Holmes explained that the applicant understood that a fee-in-lieu of open space would likely be required due to the plan's failure to meet the minimum requirements. She explained that though lots 8-10 would not have direct access to the open space, the lots abut the public right-of-way which would allow them to access the space.

Mr. Madden noted that any fee-in-lieu would ultimately be decided by the Board of Supervisors. He inquired about which type of open space the proposed plan would be deficient in. Ms. Von Spreckelsen explained that the plan was deficient in active open space, which she believed was not conducive to the proposed development.

Ms. Mckeever inquired about the applicant's willingness to make sidewalk connections to ensure walkability around the development, particularly along Sweetbriar Drive and York Road. Ms. Von Spreckelsen explained that the connections would likely be costly; however, the applicant would consider the extensions in place of a fee-in-lieu.

Ms. Holmes explained that the proposed sidewalk along York Road was not located in the right-of-way, but rather further into the property due to the topography of the property and the speed of traffic on York Road. Mr. DiPersio inquired about the distance from the right-of-way. Ms. Holmes explained that it would likely be fifteen (15) feet into the property. Mr. Madden replied that it would be interesting to see potential York Road connections; however, a connection to Sweetbriar Drive would likely be necessary.

Mr. Sigafoos expressed concern regarding the removal of an emergency access proposed on the original plan. Ms. Von Spreckelsen explained that the units would be sprinklered and emergency services could likely take access from one of the three frontages. Mr. Sigafoos felt the applicant should reevaluate the possibility of including an emergency access.

Mr. DiPersio asked if the applicant had decided to include the stormwater management area as an easement rather than its own lot. Ms. Holmes confirmed the change.

Mr. Madden noted the importance of a fence around the stormwater management area due to foot traffic and the volume of children that walk along the perimeter of the property.

Mr. DiPersio also noted that no road widening had been included in the plan. Ms. Holmes replied that the applicant would comply with that requirement; however, they wanted to see if the Township felt the widening was necessary.

Ms. Mckeever inquired about the applicant's compliance with the required snow storage area. Ms. Holmes confirmed the applicant's compliance and stated that the area would likely be along the cul-de-sac.

Ms. Holmes asked if an aerial photo would satisfy the requirement for an existing features plan within 400 feet. Ms. Mckeever confirmed that it would.

Mr. Sigafoos asked if the applicant intended to add to the existing buffer between the development and existing homes. Ms. Holmes replied that a full landscape plan would be created if the applicant chose to move forward with the land development process.

III. Old Business

None.

IV. New Business

Ms. Mckeever informed the Commission of an upcoming sketch plan submission for 2090 Meetinghouse Road at their March meeting. She also noted that the Valley Road minor subdivision had switched gears and would be pursuing a lot line change later this year.

V. Public Comment

None.

VI. Adjournment

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

Meeting adjourned at 7:31 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Brandy Mckeever". The signature is written in a cursive style with a long horizontal stroke at the end.

Brandy Mckeever, CZO
Director of Planning and Zoning