

Warwick Township
PLANNING COMMISSION
Meeting Minutes
March 5, 2025

Members Present: Robert Fink
Kevin Madden
Michael Martin
Kiel Sigafoos

Members Absent: Michael Italia

Others Present: Brandy Mckeever, Director of Planning & Zoning
David Keightly, Esq., Township Solicitor
John Evarts, Township Engineer

Call to Order

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

I. Consider approval of the February 5, 2025, Planning Commission Meeting Minutes

Motion by Mr. Sigafoos to approve the February 5, 2025, Planning Commission Meeting Minutes, seconded by Mr. Fink. Motion passed unanimously.

II. LD 25-02 Simple Investments, LLC (2090 Meetinghouse Road) - Sketch Plan Review

Ms. Mckeever introduced LD 25-02: Simple Investments, LLC. She explained that on January 16, 2025, the Township received a sketch plan submission by Simple Investments, LLC for 2090 Meetinghouse Road. The applicant proposes an eight (8) lot B1a Twin Residential Dwellings. The plan for review was prepared by Holmes Cunningham Engineering, dated December 30, 2024.

Ms. Holmes, engineer for the applicant, thanked Ms. Mckeever for the introduction. She explained that the proposed plan includes eight (8) units taking direct access off Meetinghouse Road. She noted that the applicant proposes a fee-in-lieu for the required open space due to limitations on the property by the building envelope and required buffers.

Mr. Evarts noted that the Township would likely want to see the widening of Meetinghouse Road and the connection of the proposed sidewalk to the sidewalk along the Jamison Place development. Ms. Holmes inquired about the Staff review letter referencing the full mill and overlay of Meetinghouse Road. Ms. Mckeever clarified that the required widening would need to be fully milled and overlaid to connect to the portion of road completed by the Jamison Place development. Mr. Madden echoed the desire for road widening and sidewalk connections.

Ms. Holmes also inquired about the required studies and assessments. Mr. Evarts stated that an education assessment would not be required because the development proposes less than ten (10) dwellings.

Ms. Holmes explained the applicant's request for a waiver from the maximum depth-to-width lot ratio. Mr. Evarts explained that such waivers had been given in the past, but typically only for one (1) to two (2) lots.

Mr. Evarts inquired about the location of stormwater management facilities. Ms. Holmes stated the applicant would need to evaluate the facilities further to determine the best way to address the requirements.

Mr. Sigafos inquired about the size of the proposed garages. Ms. Holmes stated that they would likely be two (2) car garages. Mr. Sigafos also inquired about the inclusion of basements. Ms. Holmes stated it would be likely. He then noted the possibility of a crosswalk across Meetinghouse Road to School House Lane.

Ms. Brandy pointed out the need to evaluate the driveway alignments due to several conflicts with traffic control devices along Meetinghouse Road.

III. Old Business

None.

IV. New Business

None.

V. Public Comment

None.

VI. Adjournment

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

Meeting adjourned at 7:25 pm.

Respectfully submitted,



Brandy Mckeever, CZO
Director of Planning and Zoning