Warwick Township
PLANNING COMMISSION
Meeting Minutes
May 7, 2025

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

Others Present: Brandy Mckeever, Director of Planning & Zoning
Will Oetinger, Esq., Township Solicitor
John Evarts, Township Engineer
Skye Sorresso, Recording Secretary

Call to Order

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

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

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

II. DCED Multimodal Transportation Fund - Almshouse Road Sidewalks Grant Support Letter

Ms. Mckeever introduced the DCED Multimodal Transportation Fund Grant Support Letter. She explained that if approved, the letter would support the Township's application to the MTF program to fund the installation of sidewalks on Almshouse Road between Sunrise Way and Land Road.

Motion by Mr. Italia to authorize execution of the support letter for Warwick Township's application to the Multimodal Transportation Fund Program to install sidewalks on Almshouse Road between Sunrise Way and Land Road. Seconded by Mr. Fink. Motion passed unanimously.

III. LD 24-02 R3 Properties LLC (2550 Valley Road) - Lot Line Change Review

Ms. Mckeever introduced LD 24-02: R3 Properties LLC (2550 Valley Road) - Lot Line Change Review. She explained that on April 8, 2025, the Township received a revised plan submission by R3 Properties, LLC for 2550 Valley and 2520 Valley Road. The applicant proposes a lot line change to incorporate acreage from 2550 Valley Road into 2520 Valley Road. The existing residential single-family dwellings are to remain on each lot respectively. Ms. Mckeever noted that the plans for review were prepared by Michael S. Russek P.E. dba MSR Engineering, dated February 28, 2025, last revised April 7, 2025.

Mr. Russek, applicant engineer, thanked Ms. Mckeever for the introduction. He explained that the properties were originally established by the Felten Tract in 1986 and the current owner has begun exploring options for lot line changes. Mr. Russek noted that during the original land development, the sizes of the lots exempt them from sewage planning. The proposed lot line change would require the existing septic systems be permitted and installed before the line change could be approved.

The applicant, Mr. Larry Coleman, explained that the tenant currently renting the dwelling at 2550 Valley Road has expressed an interest in buying the property. As such, Mr. Coleman wishes to move forward by adding the rear of the property on 2550 Valley Road to his adjacent parcel at 2520 Valley Road.

Mr. Russek pointed out the required 300-foot septic setback from the stream in the rear yard as mentioned in the review letters. He questioned the potential of extending the non-conformity for the septic system to allow the system to encroach on the setback. Ms. Mckeever explained that would be determined by the Zoning Officer.

Mr. Sigafoos expressed a desire to establish a condition that no further development be permitted on either property. Mr. Russek explained that the nature of the property makes it difficult to develop and would likely not be of any interest for further development.

Motion by Mr. Martin to recommend approval of LD 24-02: R3 Properties, LLC – 2250 Valley Road Lot Line Change, conditioned upon:

> **a. Compliance with the CKS Engineers review letter dated 5/1/2025**
> **b. Compliance with the Warwick Township staff review letter dated 5/1/2025**
> **c. The acquisition of a zoning determination regarding the septic nonconformity and setback prior to going before the Board of Supervisors.**

Seconded by Mr. Italia. Motion passed unanimously.

IV. Old Business

None.

V. New Business

Ms. Mckeever noted that there would be business for the June Planning Commission meeting.

VI. Public Comment

None.

VII. Adjournment

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

Meeting adjourned at 7:26 pm.

Respectfully submitted,

Brandy Mckeever, CZO

Director of Planning and Zoning