

Warwick Township Planning Commission

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July 19, 2017

MINUTES

The Regular Meeting of the Warwick Township Planning Commission was called to order by Chair Fred Reisser at 7:00 p.m. at the Township Municipal Building. Other members present were Andy Donaldson, Susan Hudson, Charles Jacob, and Olga Karkalas.

Minutes

The minutes of the Regular Meeting of June 21, 2017 were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Andy Donaldson. The motion was approved with Charles Jacob abstaining, because he had not attended the meeting.

Public Comments

There were no public comments.

Correspondence

The Building Permit Report for the month of June 2017 was reviewed.

Sketch Plans

No sketch plans were submitted.

Preliminary and Final Subdivision Plans

A. *545 Rock Run Road Minor Subdivision Plan*: No reviews or amended plans have been received. Further discussion on this subdivision was tabled.

B. *Black Granite*: No reviews or amended plans have been received. Further discussion on this subdivision was tabled.

C. *Winters*: No reviews or amended plans have been received. Further discussion on this subdivision was tabled.

D. *Joseph A. Lehrer Family Trust*: The following documents were received: review letter from Kraft Engineering, dated July 13, 2017; revised plans dated June 19, 2017 and July 17, 2017; letter from Bercek and Smith Engineering, Inc., dated June 30, 2107; description of parcel A and consolidation descriptions of lots 1 and 2; and a review letter from the Chester County Planning Commission. The applicant had requested various waivers to the SLDO. Fred Reisser made the motion to recommend to the Board of Supervisors that they grant the requested waivers to the following SLDO sections: §701.A.1.a. (to allow plan scale to be less than 1"=50'); §701.A.2.I. (partial waiver for location of features);

§701.A.2.n.i. (not to provide wetlands delineation); §701.A.2.u. (partial waiver for setting of property corners); §701.A.2.hh. (not to provide PNDI data); and §701.A.2.aa. (not to provide written agreement per §305). The motion was seconded by Susan Hudson and passed with Charles Jacob abstaining because he is a supervisor. It was pointed out that the two lots were adjacent flag lots but were created prior to the revision to the Zoning Ordinance concerning flag lots. Fred Reisser made the motion to recommend to the Board of Supervisors that they approve the lot line revision plan. The motion was seconded by Susan Hudson and passed with Charles Jacob abstaining because he is a supervisor. Chair Fred Reisser and Vice-Chair Andy Donaldson signed 12 copies of the final plan.

Commission members also discussed the SLDO requirement in §304.O.3 regarding signatures by two Planning Commission members on the final plan and possible revisions to the wording of this section. SLDO §306.A, which deals with the recording of the final plan, does not require the signatures of Planning Commission members.

Other Business

Floodplain Ordinance: The Planning Commission continued its discussion of the review draft of the Floodplain Ordinance as part of the Act 247 review process. Email from Gary Kraft of Kraft Engineering, dated June 22, 2017, with his review of the Ordinance was discussed. In regard to Comment No. 1: as §1505.A.1.a refers to new structures and §1505.A.1.k to existing structures, the Planning Commission did not feel that there was a conflict here. In regard to Comment No. 2: §1505.A.1.k.viii (prohibition of sanitary facilities) may be inconsistent with current DEP regulations. As the revision of the Floodplain Ordinance was based on current DEP and FEMA requirements, this "inconsistency" should be reviewed. The Planning Commission's opinion was that §§1505.A.1.a, 1505.A.1.k, and 1505.A.1.k.viii, as set forth in the Act 247 Review draft: 6-18-17, were in keeping with Article 15 of the current Zoning Ordinance and did not need to be modified. Fred Reisser made the motion to recommend adoption of the draft of the Floodplain Ordinance to the Board of Supervisors. The motion was seconded by Andy Donaldson and passed with Charles Jacob abstaining because he is a supervisor.

Adjournment

There being no further business, at 7:40 p.m. Fred Reisser made the motion to adjourn the meeting, which was seconded by Susan Hudson. The motion passed unanimously.

Respectfully submitted,

Olga Karkalas,
Secretary