

Warwick Township Planning Commission

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January 18, 2017

MINUTES

The Regular Meeting of the Warwick Township Planning Commission was called to order by Chair Fred Reisser at 7:02 p.m. at the Township Municipal Building. Other members present were Andy Donaldson, Susan Hudson, and Olga Karkalas. Charles Jacob was absent.

Minutes

The minutes of the Regular Meeting of December 21, 2016 were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Andy Donaldson. The motion passed unanimously. The minutes of the Reorganization Meeting of January 3, 2017 were reviewed. Andy Donaldson made a motion to approve the minutes as submitted, which was seconded by Susan Hudson. The motion passed unanimously.

Public Comments

There were no public comments.

Correspondence

The Building Permit Report for the month of December 2016 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*: A letter from Matthew R. Cremers of Black Granite, LP, requesting an extension to June 30, 2017, was received. The applicant was represented by Hope and Matthew Cremers. A 'summary and memorandum of information' with maps, photographs, and supporting documents were provided to the Planning Commission by Hope and Matthew Cremers along with a presentation. The main issue of contention is whether the landlocked parcel (Lot #3) is part of the subdivision or even a legal lot because it did not undergo the necessary subdivision process in Warwick Township. The applicants were told that this particular matter is not within the purview of the Planning Commission and is being discussed by the Township Solicitor and legal representatives of Black Granite. The current legal advice to the applicant was to apply to the Zoning Hearing Board for a variance.

C. *Winters*: A letter from Jason R. Winters requesting an extension was received. A sewage planning review from Craig Kologie, Castle Valley Consultants, Inc., dated January 4, 2017, was received. The review concluded that "the use of the 'Request for Planning Waiver & Non-Building Declaration' is not acceptable for the proposed subdivision".

Other Business

There was no other business.

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