

Warwick Township Planning Commission

2500 Ridge Road • Elverson, PA 19520
(610) 286-5557 • FAX (610) 286-7792
www.warwick-chester.org

May 17, 2023 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 Olga Karkalas, Jim Tevis, and Todd Verrecchia. Also attending was Joe Boulanger, Township Zoning Officer. Eileen Cameron was absent.

Minutes

The minutes of the Regular Meeting of April 19, 2023 were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Todd Verrecchia. The motion passed with all ayes.

Public Comments

There were no public comments.

Correspondence

The Planning Commission reviewed the Building Permit Report for April 2023.

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

C. *61 Morningside LLC*: Eli Kahn, the applicant, and Peter Cokonis, P.E., described the proposed subdivision. This is a minor subdivision into two lots of the parcel located at the intersection of Morningside Road and Mine Hole Road. The proposed Lot 1 has an area of 1.012 acres and Lot 2 of 3.699 acres. A church, built in the late 1980s/1990s, an attached auxiliary parish house/hall, and a cemetery with graves dating back to the 1800s are located on the property. The cemetery is maintained under an agreement and declaration of easement by the rectors, wardens, and vestrymen of St. Mary's Church in Warwick. Submitted documents included: a review letter from Kraft Municipal Group, dated May 12 2023, the Application Form, Act 247 County Referral, a letter, dated April 26, 2023, from HILBEC Engineering & Geosciences, LLC, regarding the PA DEP Mailer Package, a copy of said PA DEP Mailer Package, Soil Test Field Sheets, the PNDI receipt with search results indicating that there were no known impacts, various maps showing the location of the site, a Record Plan,

dated April 26, 2023, and a Subdivision Plan for Sewage Planning, dated 4/25/2023. The Commission, together with Mr. Boulanger, went over the Kraft review letter with the applicant. A note will be added to the plan stating that the proposed use of the lots is residential. A residential use rendered a number of the comments related to the compliance with the Zoning Ordinance and the Subdivision and Land Development Ordinance (SALDO) not applicable. The applicant will comply with the removal of several existing improvements that traverse the proposed property line. A point of access or driveway to Lot 2 will also be shown. Neighbor notifications per SALDO §303.E have been mailed and copies will be provided to the Planning Commission. A note will be added to the plan stating that each lot will have its own well. The proposed plan shows that Lot 1 will be served by a septic system that will be located on Lot 2. The applicant presented various versions for the subdivision in which each lot would be served by its own septic system. Craig Kologie of Castle Valley Consultants, Inc., the Township's Sewage Consultant, will be providing a sewage planning review. The cemetery easement will be modified after a meeting between the applicant and St. Mary's Church representatives. Other comments in the Kraft review letter will be addressed.

Other Business

There was no other business.

Adjournment

There being no further business, at 8:10 p.m. Fred Reisser made the motion to adjourn the meeting, which was seconded by Todd Verrecchia. The motion passed unanimously.

Respectfully submitted,

Olga Karkalas,
Secretary