

Warwick Township Planning Commission

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June 21, 2023 MINUTES

The Regular Meeting of the Warwick Township Planning Commission was called to order by Chair Fred Reisser at 7:03 p.m. at the Township Municipal Building. Other members present were Eileen Cameron, Olga Karkalas, Jim Tevis, and Todd Verrecchia. Also attending was Joe Boulanger, Township Zoning Officer.

Minutes

The minutes of the Regular Meeting of May 17, 2023 were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Todd Verrecchia. The motion passed with Eileen Cameron abstaining because she had not attended the meeting.

Public Comments

There were no public comments.

Correspondence

The Planning Commission reviewed the Building Permit Report for May 2023. A letter from Jenna Bless and Daniel Menna, dated 5/17/23, withdrawing the pending subdivision and land development application for the Winters subdivision (423 Rock Run Road, Elverson) was received.

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. *61 Morningside LLC*: Peter Cokonis, P.E., representing the applicant attended. The following documents were received: a plan with the revised date of 05/31/23; a letter, dated May 31, 2023, to Ryan Rhode, Warwick Township Engineer, from Peter Cokonis; a letter, dated June 16, 2003, from Ryan Rhode; a review letter, dated June 6, 2023, from Craig Kologie of Castle Valley Consultants, Inc.; a Water & Septic Availability Study, dated May 30, 2023; and neighbor notifications per SALDO §303.E. The Planning Commission went over the letter from Mr. Cokonis, which constituted a response to the review by Mr. Rhode of May 12, 2023, and the June review letter of Mr. Rhode. A general note was added to the plan stating that "the use of each lot will be single family residential." An Erosion and Sedimentation Control Plan was provided. A request for a waiver to SALDO §808.G was added to the plan. The plan shows the on-lot sewage disposal system for Lot 1 as being located on Lot 2, which is contrary to

SALDO §808.G which requires sewage systems to be located on the lot they serve. An easement on Lot 2 is proposed for the required Lot 1 system and conveyance lines. The percolation tests on Lot 1 failed and sand mound results were marginal. There was also concern that the septic system on Lot 2 proposed to service Lot 1 may be close to the graves in the cemetery. It was also pointed out that the access to the cemetery should be improved. The gross and net acreage of the lots should also be added to the plan as specified in the SALDO Plan Requirements. Comments from neighbors focused on the preservation of the existing church.

Other Business

There was no other business.

Adjournment

There being no further business, at 8:04 p.m. Fred Reisser made the motion to adjourn the meeting, which was seconded by Jim Tevis. The motion passed unanimously.

Respectfully submitted,

Olga Karkalas,
Secretary