

Warwick Township Planning Commission

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August 16, 2023 MINUTES

The Regular Meeting of the Warwick Township Planning Commission was called to order by Chair Fred Reisser at 7:10 p.m. at the Township Municipal Building. Other members present were Eileen Cameron, Olga Karkalas, Jim Tevis, and Todd Verrecchia. Joe Boulanger, Township Zoning Officer, also attended.

Minutes

The minutes of the Regular Meeting of July 19, 2023 were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Jim Tevis. 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 July 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. *61 Morningside LLC*: The applicant was represented by Peter Cokonis. A review letter from Ryan Rhode, Township Engineer, dated August 11, 2023, was received. All comments related to compliance with the Zoning Ordinance have been addressed. In regard to compliance with SALDO, PA DEP approval for all on-lot sewage disposal systems is still pending. Mr. Cokonis stated that an agreement in compliance with SALDO §305 will be prepared. The Cemetery Easement has been completed and will be recorded when an approved plan is recorded. The proposed septic easement for Lot 1 shown on the plan has not been submitted; it should be included in the legal description of the lots. Prior discussions had raised the issue of whether the cemetery easement should be excluded from the lot area calculations. The definitions in the Zoning Ordinance and SALDO differ somewhat with the definition in the Zoning Ordinance being more specific. The Township Solicitor was of the opinion that the cemetery easement could not be excluded from the calculated lot area per the definition in the Zoning Ordinance. The plan with the revision date of 07/06/2023 provides net lot areas from which the cemetery easement has been excluded. To

obtain the minimum lot area, the ultimate right of way was reduced and does not comply with the SALDO requirements. It was suggested that the 05/31/23 plan be used. The lot line between the two lots may need to be revised. The waiver request to SALDO §808.G ("any on-lot sewage disposal system shall be located upon the lot which it is intended to serve") was discussed. As there are no septic systems in the Township that serve lots on which the particular system is not located, granting this waiver would set a precedent and may have unforeseen consequences. The sharing of driveways, for example, has in the past produced disputes between the parties involved, leading to requests for dispute resolution before the Board of Supervisors and before courts. Todd Verrecchia made the motion that the Planning Commission not recommend that the Board of Supervisors approve the waiver request. The motion was seconded by Jim Tevis. The motion was approved by three ayes (Karkalas, Tevis, Verrecchia) with one nay (Reisser). Eileen Cameron abstained. Fred Reisser made the motion to recommend to the Board of Supervisors that they approve the plan contingent upon obtaining DEP approval for the on-lot sewage disposal system, resolution of the request for a waiver to SALDO §808.G, execution of an agreement in compliance with SALDO §305, and providing and recording of the revised cemetery easement. The motion passed with three ayes (Karkalas, Reisser, Tevis) with one nay (Verrecchia). Eileen Cameron abstained.

Other Business

There was no other business.

Adjournment

There being no further business, at 8:20 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