

Warwick Township Planning Commission

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

December 20, 2023

MINUTES

The Regular Meeting of the Warwick Township Planning Commission was called to order by Chair Fred Reisser at 7:01 p.m. at the Township Municipal Building. Other members present were Eileen Cameron, Olga Karkalas, Jim Tevis, and Todd Verrecchia.

Minutes

The minutes of the Regular Meeting of November 15, 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 November 2023. A letter, dated December 19, 2023, from the DEP regarding the 61 Morningside Road Subdivision was received. It stated that the proposed subdivision did not qualify for an exemption from the requirement to revise the Warwick Township Act 537 plan. The reasons stated for the denial were that the subdivision was within an Exceptional Value watershed and that, per 25 Pa. Code, Chapter 71, Section 71.51 (b)(1)(v), soil tests must confirm that it is possible to have both a primary and replacement absorption area on each lot in order to qualify for an exemption.

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. Bellay: Further discussion on this subdivision was tabled. An application to the Zoning Hearing Board requesting variances is to be heard in early January 2024.

Other Business

A. Date and Time for the 2024 Reorganization Meeting: Fred Reisser made the motion that the 2024 Reorganization Meeting of the Warwick Township Planning Commission be held on January 2, 2024 at 6:30 p.m. at the Township Municipal Building. The motion was seconded by Todd Verrecchia and passed with all ayes.

B. Zoning Hearing Board Application: Bellay: The Planning Commission reviewed the application documents which constituted: a letter, dated December 6, 2023, to Eileen Cameron from Linda Layer of InLand Design; the completed ZHB application form, with a received date of December 1, 2023; and a subdivision plan, dated 10/5/2023. This subdivision is also currently being reviewed by the Planning Commission. The applicant is requesting a variance from the terms of §§403.B.3 and 403.B.5 of the Zoning Ordinance. §403.B.3 states that the 200-foot lot width be provided at the building line, which is 60 feet in this case. The plan shows that the 200-foot lot width is provided at a front yard distance of 77.45 feet rather than at a minimum distance of 60 feet. §403.B.5 states that the minimum lot width at the street line should be 100 feet. The plan shows a width of 95.82 feet. It was also noted that according to §1901.J of the Zoning Ordinance, no more than 2 flag lot frontages along a street are permitted within a distance of 500 feet. This property is located at the border with North Coventry Township. The small map on the plan appears to show that not all of the flag lot frontages are located within Warwick Township. If this is the case, then a different configuration of the lots may be possible which does not require variances from the aforementioned two Zoning Ordinance sections. In the event that the variances are required, the Planning Commission has no objections to the granting of the variances from the terms of §§403.B.3 and 403.B.5 of the Zoning Ordinance.

Adjournment

There being no further business, at 7:32 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