

Warwick Township Planning Commission

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January 17, 2024 MINUTES

The Regular Meeting of the Warwick Township Planning Commission was called to order by Chair Fred Reisser at 7:05 p.m. at the Township Municipal Building. Other members present were Eileen Cameron, Olga Karkalas, and Todd Verrecchia. Jim Tevis did not attend.

Minutes

The minutes of the Regular Meeting of December 20, 2023 were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Eileen Cameron. The motion passed with all ayes. The minutes of the Reorganization Meeting of January 2, 2024 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 December 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. Bellay: Linda Layer represented the applicant. The following documents were received and reviewed: a letter from Linda Layer, dated December 20, 2023, requesting a 90-day extension; a letter from Linda Layer, dated January 9, 2024, constituting a response to the review letter of the Township Engineer, dated November 14, 2023; and a letter from Linday Layer, dated January 9, 2024, requesting a waiver to SALDO §301.A.2.a. Legal descriptions of Lot 1 and Lot 2, the Access Easement for the shared driveway, and the Saint Peters Road Ultimate Right of Way Dedication had been previously received by the Township. The Zoning Hearing Board had granted variances to Zoning Ordinance §§403.B.3 and 403.B.5 in early January 2024. Per SALDO §301.A.2.a., these variances changed this subdivision to a major subdivision. The applicant requested a waiver to this SALDO section, i.e., for this subdivision to continue to proceed as a minor subdivision. Todd Verrecchia made

the motion to recommend to the Board of Supervisors that they approve the waiver to SALDO §301.A.2.a. The motion was seconded by Fred Reisser and passed with Eileen Cameron abstaining because she is a supervisor. Action on Component 1 of the Sewage Facilities Planning Module was tabled to the February meeting of the Planning Commission, pending review and signature by the Zoning Officer. Further discussion on compliance with the Zoning Ordinance and SALDO was also tabled pending the decision by the Board of Supervisors on the above waiver.

Other Business

Planning Module: 61 Morningside: The Sewage Facilities Planning Modules for the Two-Lot Residential Subdivision 61 Morningside Road was received. The Planning Commission completed and signed Component 4A – Municipal Planning Agency Review.

Adjournment

There being no further business, at 7:49 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