

Warwick Township Planning Commission

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

February 21, 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 Jim Tevis. Todd Verrecchia did not attend.

Minutes

The minutes of the Regular Meeting of January 17, 2024 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. Jim Tevis abstained as he had not attended the meeting.

Public Comments

There were no public comments.

Correspondence

The Planning Commission reviewed the Building Permit Report for January 2024.

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 of InLand Design represented the applicant. The following documents were received and reviewed: review letters from Ryan Rhode, dated January 29, 2024 and February 19, 2024, a letter from Linda Layer, dated February 16, 2024, regarding requested waivers, and a revised plan, dated 2/15/2024. The Planning Commission discussed the waivers requested. Fred Reisser made the motion to recommend to the Board of Supervisors that they approve the following waivers: SALDO §802.A.18 (incorrectly listed as §802.18 on the plan, requirement to provide upgrades to the frontage street), SALDO §806.E (lot depth to width ratio), and SALDO §804.D (driveway grade). The motion was seconded by Jim Tevis and passed with Eileen Cameron abstaining because she is a supervisor. The Planning Commission discussed the review letters from Ryan Rhode. Fred Reisser made the motion to recommend to the Board of Supervisors that they grant approval for this subdivision conditioned upon granting of the above waivers, review of the legal description for Lot 1 and the shared driveway agreement, and approval of the Sewage Facilities

Planning Module. The motion was seconded by Jim Tevis and passed with Eileen Cameron abstaining because she is a supervisor. Fred Reisser made a motion stating that the Planning Commission certifies that it has reviewed the Sewage Facilities Planning Module, Component 1. Exception to the Requirement to Revise the Official Plan, and has completed and signed Section J. Planning Agency Review. The motion was seconded by Jim Tevis and passed with Eileen Cameron abstaining because she is a supervisor.

Other Business

There was no other business.

Adjournment

There being no further business, at 7:50 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