

Warwick Township Planning Commission

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

May 15, 2024 MINUTES

The Regular Meeting of the Warwick Township Planning Commission was called to order by Chair Fred Reisser at 7:00 p.m. at the Township Municipal Building. Other members present were Olga Karkalas, Jim Tevis, and Todd Verrecchia. Eileen Cameron was absent.

Minutes

The minutes of the Regular Meeting of April 17, 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 Reports for April 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. Lehrer: The plan for this subdivision proposes the creation of two lots on the tract located at 2660 St. Peter's Road, Pottstown, PA, in the R-A district. The smaller parcel has a net lot area of 2.096 acres with the remaining 60.031 acres (gross lot area) constituting the second lot. The following documents were received: letter, dated April 24, 2024, from Michael S. Gill; a copy of the completed County of Chester, Subdivision/Land Development Information Form; a copy of the completed Act 247 County Referral form; a copy of the completed Warwick Township Final (Minor) Plan Checklist; a plan dated 03-21-24; and the review letter from Township Engineer Ryan Rhode, dated May 13, 2024. The applicant intends to submit a Request for Planning Waiver & Non-Building Declaration. This tract was previously subdivided in 1994 into 2 lots as the Joseph A. Lehrer Subdivision. Further discussion on this subdivision was tabled to the next meeting of the Planning Commission.

Other Business

A. Morningside: Revised Sewage Planning Module: Component 4A – Municipal Planning Agency Review was not affected by the revisions.

Adjournment

There being no further business, at 7:35 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