

Warwick Township Planning Commission

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June 19, 2024 MINUTES

The Regular Meeting of the Warwick Township Planning Commission was called to order by Chair Fred Reisser at 7:03 p.m. at the Township Municipal Building. Other members present were Eileen Cameron, Olga Karkalas, Jim Tevis, and Todd Verrecchia. Ryan Rhode of Kraft Municipal Group also attended.

Minutes

The minutes of the Regular Meeting of May 15, 2024 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.

Public Comments

There were no public comments.

Correspondence

The Planning Commission reviewed the Building Permit Reports for May 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 applicant, Chel Loughhead, and Kaelin Loughhead Mast and Jackson Loughhead attended. The submitted plan was discussed with the applicant. Mr. Rhode explained that the lot, after the riparian buffer had been netted out, had to accommodate two viable locations for a septic system and a well location. The plan also had to show a possible house location, driveway, and stormwater management measures. Chel Loughhead stated that percolation tests were being done and a location for a well was also to be determined. A main issue is that, after the riparian buffer is netted out, only approximately half of the lot is available as a building area and for the septic system and well. If the lot cannot accommodate septic system and well locations, a possible solution may be increasing the overall lot area, which may be problematic, however, because of restrictions imposed by the easement agreement covering the lots. The applicant will also determine if the stream shown on the map is indeed present. A stream is considered to be part of the waters of the Commonwealth even if the water flow is intermittent.

Other Business

There was no other business.

Adjournment

There being no further business, at 7:54 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