

Warwick Township Planning Commission

2500 Ridge Road • Elverson, PA 19520

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December 18, 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, and Jim Tevis. Township Engineer, Mr. Ryan Rhode, also attended the meeting. Todd Verrecchia was absent.

Minutes

The minutes of the Regular Meeting of November 20, 2024 were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Jim Tevis. The motion passed with three ayes; Olga Karkalas abstained.

Public Comments

There were no public comments.

Correspondence

The Planning Commission reviewed the Building Permit Report for November 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. 2578 Ridge Road-Land Development Plan: The 7.37-acre site is located at 2578 Ridge Road, along the south side of Ridge Road (Route 23), just east of Morningside Road. The plan proposes the erection of a 20,736 square foot commercial building with 43 parking spaces. The applicant was represented by Andy Eberwein from E.B. Walsh & Associates, Inc. The following documents were received: plan of land development (10 pages), dated 11/26/24, a Post-Construction Stormwater Management Report, dated 11/15/24, an Erosion and Sedimentation Pollution Control Report, dated 11/22/24, and a review letter, dated 12/16/24, from Ryan Rhode, Kraft Municipal Group. Mr. Eberwein described the project. The Planning Commission discussed the Kraft review letter with Mr. Rhode and the applicant. The one-story building is intended to house office space (25%) and a warehouse (75%). Tenants will be All Climate and various contractors. Access to the warehouse section will be from the back of the building. There are man-made berm-like areas which fall under the definition of steep slopes. However, these are not on the Township steep slopes map and are not to be regarded as steep slopes. The Planning Commission did not

believe that sidewalks were necessary in this case (SALDO §805). In regard to the right-of-way, this will remain at 60 feet along Route 23 and the current right-of-way of Morningside Road will also remain the same. Mr. Eberwein stated that the rest of the items in the Kraft review letter will be complied with. One further item discussed was the drainage from the site through an existing pipe under Route 23 north to a neighboring property. The pipe is located in the State right-of-way and is under the purview of the State. A maintenance agreement between the State and the Township will need to be drawn up. A plunge pool to receive water from the pipe is to be located on the neighboring property. An easement with the neighbor is being discussed.

Other Business

A. Date and Time for the 2025 Reorganization Meeting: Fred Reisser made the motion that the 2025 Reorganization Meeting be held on January 6, 2025 at 6:45 p.m. at the Township Municipal Building. The motion was seconded by Jim Tevis and passed with all ayes.

Adjournment

There being no further business, at 7:43 p.m. Fred Reisser made the motion to adjourn the meeting, which was seconded by Eileen Cameron. The motion passed unanimously.

Respectfully submitted,

Olga Karkalas,
Secretary