

Warwick Township Planning Commission

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January 15, 2025 MINUTES

The Regular Meeting of the Warwick Township Planning Commission was called to order by Chair Fred Reisser at 7:01 p.m. at the Township Municipal Building. Other members present were Craig Gundrum, Olga Karkalas, Jim Tevis, and Todd Verrecchia. Chair Fred Reisser welcomed the new member, Craig Gundrum, to the Planning Commission.

Minutes

The minutes of the Regular Meeting of December 18, 2024 were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Jim Tevis. The motion passed with four ayes; Craig Gundrum abstained.

Public Comments

There were no public comments.

Correspondence

The Planning Commission reviewed the Building Permit Report for December 2024. A letter from Eileen Cameron stating that she was resigning from the Planning Commission effective December 30, 2024 was received.

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: No reviews or amended plans have been received. Further discussion on this subdivision was tabled.

Other Business

A. Zoning Hearing Board: Schoepe-622 Rock Run Road: The application, with a received date of 12/23/24, to the Zoning Hearing Board requested a variance from the terms of §603.A.2 (which directs to §403.B.8) of the Zoning Ordinance. The property, which is a flag lot, is located in the R2 district and is 2.3 acres in size. The applicant proposes remodeling the house and building a wrap-around porch which would not conform with the required minimum front yard depth of 60 feet. The requested reduction of the minimum front yard depth is approximately 10 feet (from

60' to 50'3"). No photographs of the house were provided but were found on the Zillow website. The Commission had also received a letter from Joseph Boulanger, the Township's Zoning Officer, dated January 15, 2025, and agrees with Mr. Boulanger's statements that the application is deficient in that it lacks graphical details and did not provide legible drawings. The application also does not meet the criteria in the MPC for a variance. Todd Verrecchia made a motion that a letter describing the Commission's concerns be sent to the Board of Supervisors. The motion was seconded by Jim Tevis and passed with all ayes.

Adjournment

There being no further business, at 7:21 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