

Warwick Township Planning Commission

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February 19, 2025 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 Craig Gundrum, Olga Karkalas, Jim Tevis, and Todd Verrecchia.

Minutes

The minutes of the Reorganization Meeting of January 15, 2025 were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Jim Tevis. The motion passed with all ayes. The minutes the Regular Meeting of January 15, 2025 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 Report for January 2025.

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.

C. Manorek – 2117 School Road – Lot Line Adjustment: The applicants, who were present, were represented by Robert Beers of All County and Associates, Inc. The lot line adjustment was to account for the annexation of 0.6032 acres from the lot located at 2133 School Road and owned by Eugene and Mary Kelly, who also attended the meeting, to the Manorek lot. The lots are in R-1 Zoning District. A review letter from Ryan Rhode of Kraft Municipal Group, dated February 17, 2025, and a revised plan with the revision date of 2/18/25 were received and reviewed. The Manorek property was identified as Lot 2 and the Kelly property as Lot 1. Neighbor notification

letters satisfying SALDO §303.E had been received. A letter from All County and Associates, dated February 18, 2025 and a revised letter dated February 19, 2025 were also received. The review letter from Mr. Rhode was discussed with Mr. Beer and the applicants. Two requested waivers, #1 and #2 under General Comments, were erroneously included on the initial plan and were removed in the revised plan. The applicant requested a waiver to Zoning Ordinance §503.1 (reduction of lot area due to wetlands). However, waivers to the Zoning Ordinance are not within the purview of the Planning Commission and this issue needs to be addressed by Board of Supervisors. The Planning Commission has no objections to this waiver being granted and to the soil type line Bo being used to delineate the wetlands. This waiver should be removed in the final plan from the list under 'SALDO request for waiver' and an appropriate note should be added. Mr. Beer stated that the remaining comments on the Kraft review letter have been or will be complied with. Fred Reisser made the *motion* to recommend to the Board of Supervisors that they approve the request for a waiver to SALDO §701.A.2.v (perc testing on Lot 1) conditioned upon a review by the Township Sewage Enforcement Officer. The motion was seconded by Jim Tevis and passed with all ayes. Fred Reisser made the *motion* to recommend to the Board of Supervisors that they approve the request for a waiver to SALDO §802.C.4 (street upgrades) as no new lots will be created and there will be no change in the traffic volume. The motion was seconded by Jim Tevis and passed with all ayes. Fred Reisser made the *motion* to recommend to the Board of Supervisors that the plan be approved subject to the following: legal descriptions of the lots be provided, the ultimate right of way be shown on the plan, the note on the plan with respect to the waiver to Zoning Ordinance §503.1 be removed on the final plan from the list under 'SALDO request for waiver' and an appropriate note be added, and an easement agreement be provided concerning the portion of the driveway for Lot 2 located on Lot 1. The motion was seconded by Jim Tevis and passed with all ayes.

Other Business

A. Conditional Use Application: Recchilongo – 458 Rock Run Road: The application concerns the building of a swimming pool and increasing the existing impervious cover within areas of steep slope 15% to 25%. This is a permitted use in accordance with Zoning Ordinance §1602.B.2. The applicants were represented by Andrew Miller of Hopkins and Scott Inc. and also attended the meeting. Documents received were: the Conditional Use Application, dated 1/13/25; a pool permit plan, dated 12/20/24; and a review letter from Ryan Rhode, dated 2/17/2025. During the discussion of Mr. Rhode's letter, Mr. Miller stated that engineered blocks would be used instead of boulders. The plan will be amended in keeping with the comments in Mr. Rhode's review letter. Jim Tevis made the *motion* to recommend to the Board of Supervisors that they approve the Conditional Use Application subject to changes being made to the plan as stated in Mr. Rhode's review letter and subject to the stormwater

management design being reviewed and approved. The motion was seconded by Todd Verrecchia and passed with all ayes.

Adjournment

There being no further business, at 7:48 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