

Warwick Township Planning Commission

2500 Ridge Road • Elverson, PA 19520

(610) 286-5557

www.warwick-chester.org

April 16, 2025

The Regular Meeting of the Warwick Township Planning Commission was called to order by Vice-Chair Jim Tevis at 7:02 p.m. at the Township Municipal Building. Craig Gundrum, Olga Karkalas, and Todd Verrecchia were present. Fred Reisser did not attend.

It was duly noted that the March 2025 meeting was cancelled due to lack of a quorum.

Minutes

The minutes of the Regular Meeting of February 19, 2025 were reviewed. Craig Gundrum 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 March 2025. A review letter from the Chester County Planning Commission, dated March 5, 2005, concerning the Manorek subdivision was received. The letter stated that the "applicant should ... show a potential on-lot sewage disposal area for Lot 1," in part due to the location of the well and the difficulty in locating a replacement on-lot sewage disposal area. The CCPC also stated that it may be preferable to adjust a lot line to accommodate the section of the driveway serving Lot 2 that is located on Lot 1 (the current proposal is to deal with this issue via an easement). A letter from Craig Kologie of Castle Valley Consultants, dated March 18, 2025, concerning the Manorek subdivision was also received. It was recommended that soil tests be conducted to determine suitable replacement absorption areas for the sewage disposal system.

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 amended plans have been received and the applicant and/or his representatives did not attend. A letter from Andrew Eberwein of E.B. Walsh & Associates, Inc., dated April 15, 2025, requesting a 90-day extension was received. A letter from the PA DEP, dated March 18, 2025 and

addressed to Ms. Melasecca of Chester County Septic, LLC, concerning the Act 537 Planning Waiver was received. The letter stated that no Sewage Facilities Planning Module is required for this project. Also received were a Post-Construction Stormwater Management Report, dated November 15, 2024, prepared by E.B. Walsh, and an Erosion and Sedimentation Pollution Control Report, dated November 22, 2024, prepared by E.B. Walsh. Further discussion on this land development plan was tabled.

C. 2649 Ridge Road Land Development Plan: The applicant and/or his representatives did not attend. This Land Development Plan concerns a property at the above Ridge Road address (RAMA Properties, LLC) within the B-1 Business District with a gross lot area of 2.29 acres. The plan proposes erecting a storage building (in addition to the current two buildings) and increasing the impervious cover from 42.28% to 42.61%. The following documents were received: a plan dated 2/26/2025 and a revised plan dated 4/15/2025; a review letter, dated April 11, 2025, from the Chester County Planning Commission and a review letter from Ryan Rhode of Kraft Municipal Group, dated March 18, 2025; an Erosion and Sediment Pollution Control Report, dated February 5, 2025, prepared by Witman Engineers & Consultants, Inc., and a Stormwater Management Report, dated April 15, 2025, prepared by Witman Engineers; a review letter, dated April 11, 2025, from the Chester County Planning Commission; a letter, dated April 15, 2025, from William Witman of Witman Engineers, with comments and responses to the Ryan Rhode letter of March 18, 2025; a completed Act 247 County Referral form dated 3/6/2025; and copies of the required neighbor notifications. Further discussion on this land development plan was tabled.

Adjournment

There being no further business, at 7:11 p.m. Todd Verrecchia made the motion to adjourn the meeting, which was seconded by Craig Gundrum. The motion passed unanimously.

Respectfully submitted,

Olga Karkalas,
Secretary