

Warwick Township Planning Commission

2500 Ridge Road • Elverson, PA 19520

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May 21, 2025

The Regular Meeting of the Warwick Township Planning Commission was called to order by Chair Fred Reisser at 7:04 p.m. at the Township Municipal Building. Craig Gundrum, Olga Karkalas, and Jim Tevis were present. Todd Verrecchia did not attend. Ryan Rhode, Township engineer, also attended.

Minutes

The minutes of the Regular Meeting of April 16, 2025 were reviewed. Jim Tevis made a motion to approve the minutes as submitted, which was seconded by Craig Gundrum. The motion passed with all ayes with Fred Reisser abstaining because he had not attended the meeting.

Public Comments

There were no public comments.

Correspondence

The Planning Commission reviewed the Building Permit Report for April 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 amended plans have been received. Further discussion on this land development plan was tabled.

C. 2649 Ridge Road Land Development Plan: The applicant was represented by William Whitman of Whitman Engineers & Consultants, LLC. Mr. DiMattia and son, the applicants, also attended. The following correspondence was received: a letter, dated May 12, 2021, from Unruh Turner Burke & Frees to Parke J. Bishop, Jr., regarding the Warwick Township Zoning Hearing Board decision on the Special Exception Application for 2649 Ridge Road, Elverson, PA, and a letter, dated April 23, 2025, to Joe Boulanger, Warwick Township Zoning Officer, from MacElree Harvey, Ltd., regarding the May 12, 2021 letter. Mr. Whitman described the proposed project. Building 1 contains an office area. Building 2 is currently occupied by a tenant and is used for car storage and restoration. The proposed Building 3 is to be used to store vehicles that are not being worked on. The plan shows 19 parking spaces. An evergreen screen between the parking area and the Route 23 right of way is

proposed. A waiver from the sidewalk requirement will need to be requested. The existing lighting will be left as is. Part of the steep slopes are man-made. The Planning Commission and Mr. Rhode went over his review letter of April 28, 2025. The plan will be modified to show 10 parking spaces per row. The existing signage will also be added to the plan. A note will be added to the plan stating that the existing use will continue. Mr. Whitman also stated that the grass areas will be maintained. The plan states that the proposed use is for the storage of owner's personal property, which appears to be contrary to the Zoning Hearing Board Special Exception approval. This issue needs to be resolved.

Adjournment

There being no further business, at 7:36 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