

Warwick Township Planning Commission

2500 Ridge Road • Elverson, PA 19520

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June 18, 2025

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. Craig Gundrum, Olga Karkalas, and Todd Verrecchia were present. Jim Tevis did not attend. Ryan Rhode, Township engineer, also attended.

Minutes

The minutes of the Regular Meeting of May 21, 2025 were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Craig Gundrum. The motion passed with all ayes with Todd Verrecchia 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 May 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: A review letter, dated June 13, 2025, from Ryan Rhode, a revised Post-Construction Stormwater Management Report, with the date 'edited March 5, 2025', and a revised plan, dated April 22, 2025, had been received. The Commission and Mr. Rhode discussed the Rhode review letter with the applicant. The plan now states that there are 20 employees on the largest shift. The 42 parking spaces shown on the revised plan therefore should be adequate. A note is to be added to the plan stating that, because both the rate and volume of discharge will be reduced, a formal easement covering the discharge to the adjoining property is not required. The PennDOT Highway Occupancy Permit Number should be added to the plan once available. The applicant stated that a verbal approval from PennDOT had been received. Fred Reisser made a motion to recommend that the Board of Supervisors approve a waiver to SALDO §805 (sidewalks) on the condition that this waiver is included on the plan. The motion was seconded by Todd Verrecchia and

passed with all ayes. Fred Reisser made a motion to recommend that the Board of Supervisors approve the plan subject to the approval of the waiver to SALDO §805, the addition of a note regarding the reduction of the rate and volume of discharge (no need for an easement and associated agreements), and the satisfactory addressing of other comments in the Rhode letter of June 13, 2025. The motion was seconded by Todd Verrecchia and passed with all ayes.

C. 2649 Ridge Road Land Development Plan: The applicant was represented by William Witman of Witman Engineers & Consultants, LLC. The following documents were received: a review letter from Ryan Rhode with the last revised date of 6/11/2025; a letter from William Witman, dated June 2, 2025, which constituted a response to the Rhode review letter of April 28, 2025; a letter from William Witman, dated June 18, 2025, regarding waivers; a PNDI receipt, dated 6/17/2025, indicating that there would be no known impact, and a plan with the revised date of 6/11/2025. The Commission discussed Mr. Rhode's review letter with the applicant. The applicant stated that the steep slope areas were man-made (prior construction). Fred Reisser made a motion, seconded by Todd Verrecchia, to recommend that the Board of Supervisors approve the waivers to SALDO §303 (submission as a preliminary/final plan) and to SALDO §805 (sidewalks) on the condition that these waivers are referenced on the final revised plan. The motion passed with all ayes. Fred Reisser made a motion, seconded by Todd Verrecchia, to recommend that the Board of Supervisors approve the plan conditioned upon the approval of the waivers and on the submission of any necessary agreements before the release of the plan. The motion passed with all ayes.

Adjournment

There being no further business, at 7:23 p.m. Fred Reisser made the motion to adjourn the meeting, which was seconded by Craig Gundrum. The motion passed unanimously.

Respectfully submitted,

Olga Karkalas,
Secretary