

Warwick Township Planning Commission

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September 17, 2025

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. Craig Gundrum, Olga Karkalas, and Jim Tevis were present. Also attending was Ryan Rhode, Township Engineer. Todd Verrecchia resigned from the Planning Commission and the Board of Supervisors accepted his resignation. The Planning Commission wishes to extend its gratitude to Todd for his service to the Township.

Minutes

The minutes of the Regular Meeting of August 20, 2025 were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Jim Tevis and passed with all ayes.

Public Comments

There were no public comments.

Correspondence

The Planning Commission reviewed the Building Permit Report for August 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. 190 Morningside Road: This minor subdivision involves a lot line adjustment of two properties owned by Keith and Corinne Bentley. The parcels are located within the Natural Heritage Protection Zoning District. The plan proposes adding approximately 25,000 square feet to Lot 1 from Lot 2 to make the lot conform to setback requirements, with the exception of the front yard setback. An addition to the existing house on Lot 1 is planned. The applicant was represented by Christina Walker from the Hankin Group and by Jack Robinson from JMR Engineering. The following documents were received: a plan dated August 18, 2025 (3 sheets), a review letter from Ryan Rhode, dated September 11, 2025, and copies of neighbor notifications in accordance with SALDO §303.E. Ms. Walker and Mr. Robinson described the project. The Planning Commission reviewed Mr. Rhode's review letter with the applicant's representatives. A new plan had just been drawn up which addressed most of the comments in the review letter, but a copy was not provided to the Planning Commission at the time of the meeting. A PNDI search ticket had

been received but was not provided. Review comments from the Chester County Planning Commission have also not been received. Approvals from the Township Sewage Enforcement Officer, Chester County, and PA DEP are to be provided for all sewage planning. The ultimate right-of-way will be offered for dedication. The applicant requested two waivers. Fred Reisser made a motion to recommend approval of the waiver to SALDO §701.A.2.l (existing improvements), which was seconded by Jim Tevis. The motion passed with all ayes. Fred Reisser made a motion to recommend approval of the waiver to SALDO §701.A.2.n (existing natural resources), which was seconded by Jim Tevis. The motion passed with all ayes. Fred Reisser made a motion to recommend approval of the proposed lot line adjustment conditioned upon the receipt of a favorable review from the Chester County Planning Commission, receipt of the PNDI search ticket, and the addressing of all comments in Ryan Rhode's review letter dated September 11, 2025. The motion was seconded by Craig Gundrum and passed with all ayes.

Other Business

There was no other business.

Adjournment

There being no further business, at 7:26 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