

Warwick Township
PLANNING COMMISSION
Meeting Minutes
April 13, 2009

Members Present: Frank Jarrett
Paul Rush
Lorraine Sciuto-Ballasy
Ron Tornari

Members Absent: Joe Costello
Bill Johnson
Ganesh Pai

Others Present: Peter Nelson, Township Solicitor
Dave Connell, Township Engineer
Katrina Harding, Planning Director
Linda Grant, Recording Secretary

I. Call To Order:

Lorraine Sciuto-Ballasy called the April 13, 2009 Planning Commission meeting to order at 7:30 p.m.

II. Minutes – January 12, 2009

•Motion by Paul Rush to accept the January 12, 2009 Planning Commission Minutes, as presented.

Second to motion by Ron Tornari.

Ms. Sciuto-Ballasy invited comment or discussion. There being none, the vote was called.

Motion passed.

(P. Rush, R. Tornari, L. Sciuto-Ballasy, F. Jarrett - in favor; B. Johnson, G. Pai, J. Costello – absent; 0 – opposed; 0 - abstained)

III. LD 09-01 –Warwick Meadows IV Preliminary Land Development

Ed Chadrow, Engineer for applicant , and applicant, Ed Dudlik were present for this 52,000 square foot flex space use project.

CKS review letter, dated March 17, 2009 - Applicant noted items are will comply, pointing out a waiver request for edge of paving and a waiver request for use of HDPE pipe. Dave Connell, Township Engineer, noted that item 9 is not applicable.

Bucks County Planning Commission letter, dated March 27, 2009 – Applicant noted applicant will request a waiver from item 1 and also notes, per item 3, that applicant will make correction.

Township Staff Memo, dated April 8, 2009 – Applicant asked why it suggested to have an additional trash enclosure. Ms. Harding explained there have been issues on Stout drive and that is why staff is recommending additional accommodation for trash. Mr. Dudlik believes the trash issues are caused by outside individuals dumping trash in the enclosures and the accommodation is adequate for the project. As response to item 4, Mr. Dudlik suggested a temporary permit for 15 days.

Ms. Scuito-Ballasy invited further discussion or comment.

Frank Jarrett asked if all receptacles for recyclables are in the same enclosure. Applicant said they are, and are emptied frequently.

Motion by Paul Rush to recommend that the Board of Supervisors grant LD 09-01 Warwick Meadows IV, Preliminary /Final approval, subject to:

- CKS' review letter, dated March 17, 2009, excluding item #9;
- Bucks County Planning Commission letter, dated March 27, 2009;
- Staff Review Memo, dated April 8, 2009, excluding item #3

Applicant asked about the number of trees that are required for the site, and whether applicant should appear before the tree committee. The Planning Commission members believe this should be deferred to the Township Engineer and ultimately the Board of Supervisors. Mr. Rush amended his motion to add the tree item.

- The number of trees required for the site will be determined by the Township Engineer.

Dave Connell, Township Engineer, said that applicant should note the number of trees on his revised plan.

The motion was seconded by Ron Tornari and passed unanimously by members present.

IV. Review of Draft Zoning Ordinance

Ms. Harding updated the members of previous discussions and suggested amendments.

V. Adjournment