

Warwick Township
PLANNING COMMISSION
April 14, 2008

Members Present: Lorraine Sciuto-Ballasy, Chairman
Paul Rush, Vice Chairman
Joe Costello
Bill Johnson
Frank Jarrett
Ron Tornari

Members Absent: Ganesh Pai

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

I. Call To Order:

Chairman Sciuto-Ballasy called the April 14, 2008 Planning Commission meeting to order at 7:33 p.m.

III. Minutes:

- March 10, 2008 Planning Commission Meeting Minutes

Peter Nelson noted a correction to page 3, requesting removal of the word "not" from the last sentence of the third paragraph, and Mr. Costello noted the word "asked" should be removed from the same paragraph.

Motion by Paul Rush to approve the March 10, 2008 planning commission minutes as corrected. Bill Johnson seconded the motion.

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

The motion passed unanimously by members present.

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

III. New Life Christian Final Plan (LD 06-08)

Kellie McGowan, Esq., Eastburn and Gray, was present for applicant, noted that applicant is seeking final plan approval this evening. Ms. McGowan noted all items from the staff memo have been resolved.

Ms. McGowan referred to the CKS letter, dated April 8, 2008:

- #1 – will comply
- #2 – these outstanding issues are still in process with PennDOT
- #3 – will comply, easement to Township, description needs to be prepared.

Mr. Rush asked if changes were not made because there is not PennDOT approval. Dave Connell, Township Engineer, noted his associate had spoken with Doug Waite, applicant's engineer, and the plans will not be changed until applicant hears from PennDOT. Mr. Connell has no problem with this since this will be noted.

Ms. McGowan referred to the Bucks County Planning Commission letter, dated April 14, 2008 and stated that there are no issues raised.

Paul Rush made a motion to recommend that the Board of Supervisors grant approval for New Life Christian Center final plan, subject to CKS letter, dated April 8, 2008; Bucks County Planning Commission letter, dated April 14, 2008 and the Township Solicitor's letter, dated February 4, 2008. Joe Costello seconded the motion.

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

The motion was passed unanimously by members present.
(P. Rush, Costello, B. Johnson, L. Sciuto-Ballasy, F. Jarrett, R. Tornari – in favor; G. Pai – absent)

IV. Giamo Minor Subdivision Preliminary Plan (LD 08-02)

Thomas Smith, attorney for applicant noted that this project is in the RR zoning district, along Meetinghouse Road and is approximately 4.07 acres. Applicant is proposing to subdivide into two (2) lots.

Mr. Smith referred to CKS' letter, dated March 13, 2008:

- #1 – will comply, applicant states there is an existing Township easement.
- #2 – applicants said this is individual lots to be served by a common driveway

Frank Jarrett, asked if there is an easement or written agreement regarding item #1. Mr. Smith said the right of way is filed and he will request a letter from the previous owner that they have no objection. Dave Connell, Township Engineer, cautions that the Township needs to be careful regarding some else's recorded easement. Peter Nelson, Township Solicitor, would like all to sign off on a joint agreement.

- #3 – applicant notes it is difficult to comply due to the shape of the lot and applicant would request a waiver.
- #4 – applicant will be asking for a waiver based on substantial vegetation along Meetinghouse Road.
- #5 – applicant will ask for a waiver from road improvement requirements but would offer to re-grade roadside swale
- #6 – notes plans do not mention open space because there is no required open space.
Mr. Connell apologizes for his error.
- #7 – will comply – applicant notes discussion required. Mr. Connell said these are minor issues and we should be able to come to a resolution.

Mr. Smith referred to staff memo, dated April 9, 2008:

- #1 – applicant said this is a common driveway, with three (3) accesses. Applicant has concerns with the ability to comply with a request for an additional driveway cut into Meetinghouse Road, where there are already several accesses in a short span.
- #2 – will comply
- #3 – applicant states the small apartment would not be occupied by anyone other than family members. Ms. Harding reported that the fire marshal said there were code violations in the home and the garage that will need to be dealt with.

- #4 – applicant notes net lot are includes easements and right of way. Ms Harding will send applicant information regarding tables.
- #5 – will show detailed breakdown of calculations.
- #6 – applicant will show location of old septic system. Applicant notes submission of application for a permit. Applicant also reports that the Department of Health no longer requires backup septic locations.

Per comment from Bucks County Planning Commission letter, dated April 14, 2008, applicant will show notes on sheet 4.

Ms. Sciuto-Ballasy invited further comment on this matter.

Paul Rush said he agrees with the widening waiver request. However, Mr. Rush cannot agree with a waiver from sidewalks because he believes any way we can move people through the Township safely, without using cars, is a good thing. There was discussion as to the use of macadam, rather than concrete and that the sidewalk does not need to be a straight line.

Paul Rush made a motion to recommend that the Board of Supervisors grant Giamo Minor Subdivision Preliminary Plan approval, subject to:

CKS letter, dated March 13, 2008;

Staff memo dated April 9, 2008;

Bucks County Planning Commission letter, dated April 4, 2008;

waiver request as to lot configuration which should include length and width;

waiver request as to street trees along Meetinghouse Road;

waiver request as to curbing and road widening;

and waiver request as to sidewalks should not be approved.

Mr. Jarrett is would like assurance that applicant will not disturb the mature street trees. Peter Nelson, Township Solicitor, notes the waiver as to street trees is based on the fact that the current vegetation will remain. Applicant will show sidewalk and existing vegetation.

Mr. Johnson seconded the motion and the motion passed unanimously by members present.

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

V. Adjournment

The April 14, 2008 Planning Commission meeting adjourned at 8:36 p.m.