

Warwick Township  
**PLANNING COMMISSION**  
Meeting Minutes  
**October 12, 2009**

Members Present: Joe Costello  
Frank Jarrett  
Bill Johnson  
Paul Rush  
Ron Tornari

Members Absent: Ganesh Pai  
Lorraine Sciuto-Ballasy

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

**I. Call To Order:**

Vice Chairman, Paul Rush, called the October 12, 2009 Planning Commission meeting to order at 7:35 p.m.

**II. Minutes – September 14, 2009**

•Motion by Bill Johnson to table the September 14, 2009 Planning Commission Minutes.

Second to motion by Ron Tornari.

Motion passed.

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

**III. LD 09-06 –Saldan Minor Subdivision Sketch Plan**

Mr. Riniker, Gilmore Associates, engineer for applicant, noted this minor subdivision consists of 10 acres on Dark Hollow Road, has an existing house, a detached garage and a barn. Applicant proposes to divide into 2 lots, which have had preliminary testing by Del Val Soils. The results of those tests are what have determined the configuration of the lots.

Applicant referred to CKS letter, dated October 6, 2009:

#1 – applicant asked for clarification of what improvements would be required. The Planning Commission members explained that improvements may include road widening and installation of sidewalks. Mr. Rush noted that the Planning Commission generally recommends sidewalks because they are required in addition to a goal to make Warwick Township more walkable. Mr. Rush also notes the applicant may request a waiver from these improvements.

#2 – applicant notes that if the water line at Dark Hollow is available, applicant would like to have public water.

#3 – applicant does not know status of Township plan for sewerage.

#4 – applicant points out inconsistency in ordinance regarding impervious coverage, therefore applicant noted two different figures. It is estimated that coverage would be in the 2% to 3% range.

#5 – regarding natural resource protection standards, applicant has not tabulated yet and will have to do a field survey.

#6 – applicant proposes fee in lieu of open space.

Mr. Rush explained that the Planning Commission is an advisory board and does not usually recommend fee in lieu of, but applicant may request fee in lieu of to the Board of Supervisors. Ms. Harding told applicant fee in lieu of calculations is 2% for open space calculations. Ms. Harding also suggested applicant should consider deed restricted open space adjacent to the Township open space. Mr. McAdam feels that when applicant knows what they need, calculations will be easier to determine.

There was brief discussion of Staff Review letter, dated October 12, 2009.

#### **IV. LD 09-04 – PDC Machines Addition – Preliminary Land Development**

Nick Rose, Pro Tract Engineering, presented what is proposed for this lot at Sycamore and Stout. Mr. Rose noted an existing building of approximately 10,000 sq. ft. with applicant proposing to build out to 11,000 sq. ft. Mr. Rose notes there currently 6 to 10 employees and may have as many as 15 employees at times. Calculations for 20 employees have been used for parking calculations.

CKS review letter, October 7, 2009:

#2 – applicant is asking for 14 spaces to reserve parking, this is in addition to 38 spaces.

Staff Review letter, dated October 12, 2009:

#1 – applicant is asked to replace the depressed curbing at Sycamore Drive and Stout Road entrances. Bryan McAdam, Township Engineer, suggested that the curbing be inspected prior to the start of construction. Mr. Rose asked about fee in lieu of improvements. Ms. Harding stated fee in lieu of would be 75% of the cost of the improvements.

#3 – applicant will work with authority regarding whether public water is an option, but applicant does not currently need public water.

During discussion, Ms. Harding notes NPDES requirements will be required for phases. Mr. Rose states applicant may come for everything all at once. Mr. McAdam noted the Fire Marshal's concern about closing off the back of the lot with the building exterior. Mr. Rose noted there will be space remaining. Mr. McAdam asked about maintenance for current docks. Mr. Rose stated applicant does not use the back loading dock.

Mr. Rose is asking for Preliminary/Final. Mr. Rose is concerned about the cost of fees with an application. Ms. Harding said the Board of Supervisors may consider waiver of fees. The Planning Commission spoke of many issues remaining while noting that this is an existing property. Mr. Rose said the plan will be cleaned up prior to submission to the Board of Supervisors.

Motion by Bill Johnson to recommend that the Board of Supervisors grant Preliminary approval to PDC Machines, subject to:

- CKS letter of October 7, 2009;
- Staff review letter of October 12, 2009;
- plan to be cleaned up for submission to the Board of Supervisors.

Motion was seconded by Frank Jarrett.

Mr. Rush invited discussion or comment. There being none, the vote was called.

Motion passed.

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

**V. LD 09-07 – Loria Minor Subdivision – Preliminary/Final**

Pat Kowlioick was present for applicant. Mr. Kowlioick noted this proposed subdivision, at 1586 Stoney Road, is 4.7 acres and applicant proposes subdividing into 2 lots, while noting there is an existing house with on-site water and sewer.

CKS letter, dated October 2, 2009:

#1 – applicant notes the plan depicts a court decision/resolution. Mr. McAdam noted concern whether what we are looking at is current.

#2 – will comply

#3 – applicant states the house in front is rented and that someone boards a horse in the back building. Mr. McAdam noted there are 2 residents/2 uses on the property.

Peter Nelson, Township Solicitor, states only one dwelling is allowed per lot. There are ways to have two buildings with the building in the back as an accessory. Mr. Nelson states that the building in back may be a farm hand house, which would be allowed. Mr. Nelson also notes that a variance could allow an apartment.

#4 –applicant will request a waiver from road improvements. Mr. Kowlioick will discuss this with applicant.

#5 – will comply

#6 – will comply

#8 – will comply – Bryan McAdam, Township Engineer, notes he has spoken with Mr. Loria and the Health Department has approved both sites and Mr. Loria is to submit information to the Township.

#9 – will comply

#10 – will comply

Mr. Tornari believes sidewalks are a must for this project.

Staff letter, dated October 12, 2009:

#1 – discussed

#2 – applicant has explored public water and sewer hook-up. Ms. Harding suggested that applicant should attend the joint meeting of the Water and Sewer Authority and the Board of Supervisors that is scheduled for Monday, October 26, 7:00 p.m. Ms. Harding further informed applicant that this meeting will discuss so many of the failing systems in that area.

#3 – Mr. Kowlioick will discuss with applicant

Mr. Rush reminded applicant that he can request a waiver from sidewalks and curbs. Mr. Rush also noted that applicant makes no mention of open space or stormwater management. Mr. McAdam states the lot is almost an acre but is comfortable that applicant can make storm water management work.

Mr. Nelson said that applicant needs to note accessory use, and added that compliance may require parking issues. Applicant also needs to address sewer.

There was brief discussion as whether the non-conforming use is legal or not, and this issue needs to be resolved.

Applicant will clean up the plan and return to the Planning Commission.

**VI. Old Business:**

Katrina explained that the Planning Commission will see differences in the way the packets are put together.

**VII. Adjournment**

The Planning Commission October 12, 2009 meeting adjourned at 9:00 p.m.