

Warwick Township
PLANNING COMMISSION
Meeting Minutes
January 11, 2010

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

Members Absent: Lorraine Sciuto-Ballasy

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

I. Call To Order:

Acting Chair, Paul Rush called the January 11, 2010 Planning Commission meeting to order at 7:30 ^{pm}.

II. Minutes

▶ October 12, 2009

Mr. Rush noted that on page 1, his comment should include "that sidewalks are recommended because they are required".

•Motion by Ron Tornari to accept the October 12, 2009 Planning Commission Minutes, as amended.

Second to motion by Joe Costello.

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

Motion passed.

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

▶ November 9, 2009

The November 9, 2009 Planning Commission meeting minutes were tabled.

III. Reorganization for 2010:

Mr. Rush invited nominations for the position of Chairman of the Planning Commission.

Mr. Tornari nominated Paul Rush. Paul Rush declined the nomination.

•Bill Johnson made a motion to nominate Lorraine Sciuto-Ballasy for the position of Chairman. Second to motion by Frank Jarrett.

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

Motion passed unanimously by members present.
(B. Johnson, F. Jarrett, J. Costello, P. Rush, R. Tornari, J. Volk – in favor; L. Sciuto-Ballasy-absent; 0 – opposed; 0 – abstained)

•Ron Tornari made a motion to nominate Paul Rush for Vice Chairman of the Planning Commission. Second to motion by Frank Jarrett.

Motion passed unanimously by members present.
(R. Tornari, F. Jarrett, J. Costello, P. Rush, B. Johnson, J. Volk – in favor; 0 – abstained; 0 – opposed; L. Sciuto-Ballasy - absent)

► Sub-Committees for 2010:

Capital Improvements Committee:
Joe Costello
Lorraine Sciuto-Ballasy
Paul Rush
Bill Johnson

Plan Review Committee
Lorraine Sciuto-Ballasy
Joe Volk
Ron Tornari

Ordinance Review committee
Joe Costello
Lorraine Sciuto-Ballasy
Paul Rush

Liaisons to:
Agricultural Preservation _____ Bill Johnson
Neshaminy Creek Stormwater _____ Joe Volk
Parks & Recreation _____ Lorraine Sciuto-Ballasy
Water & Sewer Authority _____ Ron Tornari
Board of Supervisors _____ Joe Costello

IV. Loria Minor Subdivision Preliminary/Final Plan (LD 09-07)

Mr. Loria and Ed Murphy, attorney, were present for this project. Mr. Murphy reminded that neither he nor Mr. Loria were present for the previous Planning Commission meeting but notes issues to be addressed. Mr. Murphy states there is no current plan to extend sewer and after asking neighbors, the neighbors are not interested in granting an easement so the solution would be an on-site system. Mr. Murphy said the larger piece is now serviced by a new sand

mound system. Mr. Murphy states he is unclear if the improvements are for the entire frontage or just the new frontage that is to be created. Mr. Murphy also states, regarding the U&O for the carriage house, that no more than two people are to reside there and that is how it has been since 1983.

Bryan M^cAdam, Township Engineer, said the main issue was the use, and that the few engineering items are shown as will comply. Mr. M^cAdam said that it was not clear if there was to be more than one use. Peter Nelson, Township Solicitor, stated that there is only one use per lot.

Ron Tornari suggested a macadam walking path for the entire frontage since a sidewalk is not feasible. Paul Rush clarified that road improvements are required for the entire frontage. Mr. Murphy asked if road widening, curbing and sidewalk are required. Mr. Murphy was informed that applicant can ask for a waiver.

Discussion took place regarding a macadam path installed in order to accommodate existing trees rather than a straight sidewalk. A fee in lieu of road widening was discussed.

Katrina Harding, Planning/Zoning Director, asked applicant to put a note on the plan stating that the use is B13, caretaker cottage as accessory use, and will not be used as a rental property in the future.

- Motion by Bill Johnson to recommend that the Board of Supervisors:
 - accept a fee in lieu of for road widening and curbing for Loria Minor Subdivision (LD 09-07),
 - that applicant install a macadam path to a width of 4 feet for the entire frontage of both properties.

Second to motion by Frank Jarrett.

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

Motion passed unanimously by members present.

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

- Motion by Bill Johnson to recommend that the Board of Supervisors grant Preliminary/Final approval for Loria Minor Subdivision (LD 09-07) subject to:
 - CKS review letter, dated 10/02/09;
 - P/Z memo, dated 01/07/10

Second to motion by Ron Tornari.

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

Motion passed unanimously by members present.

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

V. & VI. Consideration to Readopt Amended §195-16G of the Warwick Township Zoning Ordinance, Commercial and Consumer Service Uses. Consider Amended §195-16H

Peter Nelson, Township Solicitor, reported that the Bucks County Planning Commission noted errors in that section. The Township corrected the errors and Mr. Nelson notes the H uses are the same as they have been. Mr. Rush noted that he has a list of questions.

Included in lengthy discussion were many items such as the definition of pornography , lot size requirement for salvage yards, drive through eating places versus drive in eating places; service station and/or car wash enclosed buildings, and the definition of junk vehicles. During discussion of the drive through / drive in, Mr. Nelson noted that buffering may need to be addressed.

Paul Rush voiced concerns regarding convenience stores with gas pumps, and noted that we may need to address music/noise.

- Motion by Ron Tornari to recommend adoption of 16H and 16G as drafted, except for the definition of junk vehicle, which reads "without registration/inspection" suggesting that the definition should read "registered vehicle" .

Second to motion by Bill Johnson.

Motion passed by members present.

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

Joe Costello suggested that rather than just taking someone's word for it, we should require an applicant to validate when they are unable to meet a requirement such as when the applicant said neighbors said no to an easement.

Oath of Office:

Joe Costello, Frank Jarrett, Bill Johnson, Paul Rush and Ron Tornari took the oath office as Planning Commission members for 2010.

VII. Adjournment:

The January 11, 2010 Planning Commission meeting adjourned at 9:15 ^{pm}.