

Warwick Township
PLANNING COMMISSION

Meeting Minutes

August 3, 2016

Members Present: Kiel Sigafoos
 Joe Volk
 Kempton Wilcox

Absent Members: Paul Rush
 Joseph Kane

Others Present: Kyle Seckinger, Assistant Township Manager
 Peter Nelson, Township Solicitor
 John Evarts, Township Engineer

I. Call To Order

- ❖ Kiel Sigafoos called the August 3, 2016 Planning Commission meeting to order at 7:01 pm.

II. Minutes

July 6, 2016 Planning Commission Minutes

- ❖ Joe Volk made a motion to approve the July 6, 2016 Planning Commission meeting minutes as drafted. Kempton Wilcox seconded the motion. The planning commission members were surveyed for comment. There being none. Motion passed unanimously.

III. LD 16-04L RGB AND Enterprises, LP

Vacant lot on Campus Drive

Consider Recommendation for Preliminary Plan Approval

Larry Byrne, P.E., Eastern/ Chadrow Associates, introduced the preliminary plan application prepared by Eastern/ Chadrow Associates, Inc., dated June 21, 2016, and submitted by RGB ARN Enterprises, LP. Mr. Byrne noted that the applicant proposes to construct a 4,500 square foot H5 Contractors Office on Campus Drive within a H13 Industrial Park (Warwick Business Campus). The site is an existing vacant parcel and located in the LI – Limited Industrial District and is approximately 1.78 acres. Other site improvements include a parking lot and outdoor storage yard. The new building will be serviced by public water and sewer provided by Warwick Township Water & Sewer Authority.

The following information was discussed by Larry Byrne and the Planning Commission members:

Mr. Byrne reviewed the CKS Engineer review letter dated July 20, 2016, with the following comments:

I. Zoning Ordinance Issues

Item# 1 through 4: Will comply.

II. Subdivision and Land Development Ordinance Issues

Item#1 through 10: Will comply.

Item# 11: Mr. Byrne reviewed the waivers being requested by the applicant. Mr. Byrne provided the Planning Commission members with an aerial map of the property and surrounding features. Mr. Byrne reviewed the aerial map identifying the features within 400 feet of the property as requested.

III. Grading, Stormwater Management, Erosion and Sedimentation Control

Item#1 through 11: Will comply. Mr. Byrne did note that he had reached out to the Township Engineer Michele Fountain to review all items listed in this section of the review letter.

IV. General

Item# 1 through 4: Will comply.

Mr. Byrne reviewed the township staff review letter dated July 8, 2016, with the following comments:

Item#1 through 7: Will comply.

In regards to item #7 Mr. Byrne noted that the applicant does reside in the property directly behind the proposed site. The applicant does understand that the rear of the parcel does contain deed restricted open space, a buffer yard, a transcontinental gas pipeline easement, a utility easement and a landscape easement.

Kiel Sigafoos questioned Kyle Seckinger, Assistant Township Manager, if the township had any additional information regarding this comment.

Kyle Seckinger, Assistant Township Manager, noted that the township wanted to provide the applicant with the understanding regarding the deed restrictions in the rear

of the property. Mr. Seckinger noted that in the future no permanent path to connect the properties will be permitted.

Mr. Byrne noted that the applicant is well aware of the restrictions to the rear of the property.

Mr. Byrne briefly reviewed the waivers being requested again. Mr. Byrne restated that it was noted in the township staff letter that the staff does not support the waiver of showing features within 400 feet of the proposed parcel. Mr. Byrne restated that the aerial map provided at tonight's meeting should meet the requirement.

Mr. Byrne questioned if the board members had any comments or questions for himself or the applicant.

Kempton Wilcox questioned why there is a 200 foot buffer in the rear of the proposed parcel.

John Evarts, Township Engineer, explained to Mr. Wilcox that if during the land development process if any non-residential area buffers a residential area there must be a 200 foot buffer yard.

Mr. Wilcox questioned the applicant why a neighboring parcel has an existing dirt path from Campus Drive to a topsoil stockpile. He believes the path transverses across the transcontinental gas pipeline easement.

Mr. Byrne responded that he is unaware of this dirt path and the parcel in question as it is not related to the subject parcel under discussion.

Mr. Wilcox questioned how the township could allow this dirt path across the transcontinental gas pipeline easement.

Mr. Nelson, Township Solicitor, explained that the township does not have ownership of the transcontinental gas pipeline easement and this could be an agreement between the owners of the easement and the land.

Nelson stated that the township will look into the issue. Mr. Wilcox requested feedback from the township.

Peter Nelson, Township Solicitor, confirmed with Mr. Byrne that the applicant is complying with all comments addressed in both the CKS review letter and township staff review. Mr. Byrne noted that is correct and everything is a "will comply."

Mr. Nelson reviewed the waivers being requested with Mr. Sigafoos. He explained that waiver #1 is considered a land development policy issue. Mr. Nelson noted that waivers #2 & #3 are considered engineering issues.

Mr. Seckinger explained that the first waiver being requested is to waive the requirement of the educational impact studies, transportation impact study and impact assessment. He noted that the applicant did not list the financial disclosure statement under waiver requests. Mr. Seckinger explained that a financial disclosure statement should be submitted or the applicant should request a waiver.

Mr. Byrne explained that he did not realize that was not noted on the plan and will speak to the applicant about submitting the Developer Financial Disclosure Statement.

Kiel Sigafoos noted to Mr. Byrne that the Planning Commission would like the applicant to provide the Developer Financial Disclosure Statement.

- ❖ Kempton Wilcox made a motion to recommend preliminary approval conditioned upon compliance with the CKS letter dated July 20, 2016, the Township Staff letter dated July 8, 2016, revising the plans prior to requesting preliminary plan approval from the Board of Supervisors, and granting three waiver requests with the understanding that the applicant will complete and submit the Developer Financial Disclosure Statement. Joe Volk seconded the motion. The planning commission members were surveyed for comment. There being none. Motion passed unanimously.

IV. Old Business

None.

V. New Business

None.

VII. Adjournment

Kempton Wilcox made a motion to adjourn. Joe Volk seconded the motion. Motion passed unanimously. Meeting adjourned at 7:20 pm.

Respectfully submitted,



Kyle W. Seckinger
Assistant Township Manager