

Warwick Township
PLANNING COMMISSION
Meeting Minutes
July 5, 2017

Members Present: Paul Rush
Kiel Sigafoos
Joe Volk
James Hoffecker
Michael Italia

Others Present: Kyle Seckinger, Assistant Township Manager
Peter Nelson, Township Solicitor
Michele Fountain, Township Engineer

I. Call to Order

- ❖ Paul Rush called the July 5, 2017 Planning Commission meeting to order at 7:00 pm.

II. Minutes

June 7, 2017 Planning Commission Minutes

- ❖ Kiel Sigafoos made a motion to approve the June 7, 2017 Planning Commission meeting minutes as drafted. Michael Italia seconded the motion. The Planning Commission members were surveyed for comment. There being none. Paul Rush abstained. Motion passed 4-0.

**III. LD 16-02: DeGroot (Residential minor subdivision at 2584 Valley Road)
Consider recommendation for minor subdivision plan approval**

Samuel Costanzo, P.E. from Van Cleef Engineering, introduced the minor subdivision application submitted by Barry DeGroot of 2584 Valley Road. Mr. Costanzo explained that the applicant proposes to perform a minor subdivision. The existing parcel currently contains a single family dwelling. The applicant proposes to construct one B1 single family dwelling on the newly created lot. The dwelling would be serviced by an on-lot well and septic system. The plan reviewed was prepared by Van Cleef Engineering Associates and is dated May 19th 2017.

Mr. Costanzo reviewed the CKS Engineers review letter dated June 20, 2017, with the following comments:

I. Zoning Ordinance Issues

Item #1: Mr. Costanzo confirmed this statement is correct.

Item #2: Applicant intends to keep the parcels within the Act 319 Program.

Peter Nelson spoke with Mr. Costanzo on the process of how to subdivide but remain in the Act 391 Program. Mr. Nelson recommended that the applicant speak to the County regarding this issue.

Item #3: Will comply.

Item #4: Applicant will provide testing results.

Item #5: Mr. Costanzo noted this item will need further explanation. Mr. Seckinger noted that this issue will need to be reviewed and determined if the sand mound is considered a structure. He noted that the Planning Commission members will not make that determination but the Township Zoning Officer will.

Item #6: Applicant will provide testing results.

Item #7: Mr. Costanzo noted that testing is currently being done on lot 1. He explained there is no new structure being proposed.

Item #8: Applicant will provide testing. Mr. Costanzo noted that no new septic system is being proposed at this time.

Items #9 & #10: Applicant will comply.

II. Subdivision and Land Development Ordinance Issues

Item #1: Mr. Costanzo stated that the applicant would like to request a waiver of street improvements and sidewalks on lot 1 and with no fee-in-lieu-of. He stated that the applicant would also like to request a fee-in-lieu-of for both street improvements and sidewalk for lot 2, in the event of future development.

Item #2: Applicant will add to future submissions.

Items #3 through #7: Applicant will comply.

Mr. Costanzo reviewed the township staff review letter dated June 7, 2017 with the following comments:

I. General Comments:

Item#1: Applicant will comply.

Item#2: Applicant currently complying.

II. Zoning Comments:

Item#1: Mr. Costanzo questioned whether the \$5,000 contribution to the Township Parks & Recreation Fund could be done during the permitting process. Mr. Seckinger stated that it could be requested.

III. SALDO Comments:

Items #1 & #2 – Mr. Costanzo reviewed the applicant's requests. He stated that the applicant would like to request a waiver of street improvements and sidewalks on lot 1 and with no fee-in-lieu-of. He stated that the applicant would also like to request a fee-in-lieu-of for both street improvements and sidewalk for lot 2, in the event of future development.

Item#3: Mr. Costanzo stated that note #11 on the plan addressed this comment.

Item#4: Applicant will comply.

Items #5 & #6: Applicant will comply.

Item#7: Applicant will comply.

V. Waivers requested

Mr. Costanzo reviewed the waivers being requested.

Mr. Costanzo reviewed the Bucks County Planning Commission review letter dated May 30, 2017 with the following comments:

Mr. Sigafoos questioned whether the county had approached the applicant regarding item #2 in the Bucks County Planning Commission review letter. Mr. Costanzo responded that the county has never mentioned anything to him regarding a greenway trail. Mr. Seckinger stated that he was unaware of this trail as well. Mr. Rush noted that this trail was established in the township comprehensive plan update. Mr. Costanzo stated that the applicant is certainly open to the comment from the Bucks County Planning Commission, but is concerned how it would affect the northern end of the property.

Mr. Costanzo questioned the Planning Commission members if they had any questions.

Mr. Rush surveyed the Planning Commission on their feedback regarding the waiver of sidewalks along lot 1. Mr. Italia questioned whether the current development at Almshouse & Valley Roads will have sidewalks. Mr. Seckinger confirmed that they will not, but will have road improvements.

Mr. Italia questioned how much of lot 1 is located in the floodplain. Mr. Costanzo responded that they did not do any soil testing. Mr. Italia noted that this area of the property is located in the AE floodplain and the proposed area for where a septic tank is to be placed. Mr. Italia

stated he was just looking for some clarification. Mr. Costanzo mentioned note #9 on the plan does provide information.

Mr. Italia stated he would like to see road improvements along Valley Road as there are existing drainage issues during rain.

Mr. Costanzo stated that the applicant would like to request a waiver of street improvements and a waiver of sidewalks along lot 1, with no fee-in-lieu-of. He stated that the applicant would also like to request a waiver & pay fee-in-lieu-of for both street improvements and sidewalk for lot 2, only in the event of future development.

Mr. Sigafos questioned whether the applicant had considered macadam sidewalks. Mr. Italia stated that he would be in favor of either macadam or asphalt sidewalks.

Mr. Rush questioned if the information that the engineer is waiting for was anything substantial. Michele Fountain, Township Engineer, stated that it was not substantial, just requested information.

- ❖ Paul Rush made a recommendation for minor subdivision approval contingent upon submission of revised plan with all missing elements outlined in the CKS review letter dated June 20, 2017, the Township Staff review letter dated June 7, 2017, the Bucks County Planning Commission review letter dated May 30, 2017, macadam trail or sidewalk along lots 1 & 2, fee-in-lieu-of for road improvements on lots 1 & 2, and a declaration of covenants on lot 2 requiring future developer of lot 1 to under take required road improvements on lot 2. Joe Volk seconded the motion. The Planning Commission members were surveyed for comment. There being none. Motion passed 5-0.

IV. LD 05-11: Warwick Village Commons (Commercial development at York Road & Meyer Way) Provide sketch plan feedback

Erika Gleason, from The Verrichia Company, introduced the sketch plan application submitted by Warwick TVC-ARC, LP, for phase II of the Warwick Village Commons commercial development. Mrs. Gleason explained that the applicant proposes to construct a 19,093 s/f retail building along with a 15,483 s/f outdoor display area, a 19,850 s/f food market, and corresponding parking areas. The plan reviewed was prepared by Bohler Engineering, dated 4/24/2017, last revised 6/2/2017.

Ms. Gleason provided detailed tenant information regarding both proposed tenants such as building square footage and any outside storage. Ms. Gleason noted that the proposed retail tenants are Tractor Supply Co. and Aldi Food Market.

Ms. Gleason explained that Phase II is currently a concept plan and if this plan were to be approved, there would be no further development of the site. She stated that the applicant is looking for feedback from the Planning Commission members.

Mr. Rush noted that there are a lot of outstanding zoning ordinance issues with the proposed Tractor Supply tenant. Mrs. Gleason stated that she is aware of additional zoning ordinance issues that need to be addressed after reviewing the CKS & township staff review letters.

Mr. Rush questioned whether there was any way to address and revise the plan to reduce or eliminate the zoning ordinance issues. Ms. Gleason noted that they will review and try and eliminate any issues.

Mr. Nelson explained to the Planning Commission members the existing declaration of covenants that currently is imposed upon the property. He stated that if the concept plan was to go any further that this declaration will need to be changed as it prohibits certain aspects of their proposal. Mr. Nelson stated that the proposed buffering could potentially be an issue for this neighborhood. Ms. Gleason noted that they will review the buffering and work with the tenant for a resolution.

As previously stated, Mr. Rush explained the zoning ordinance issues and that he is not in favor of the plan as currently proposed. Mr. Rush went into detail how the proposed development will violate the original land development agreements for the Warwick Village Commons.

Mr. Nelson explained the land development history and legal agreements of the Warwick Village Commons development for the new Planning Commission members

Mr. Sigafos noted that he reviewed the Township Comprehensive plan. He stated that the sketch plan does not reflect what is stated in the Comprehensive plan.

Mrs. Gleason explained to the Planning Commission members how difficult it has been to obtain smaller scale tenants.

Ms. Gleason reviewed the hand out that was given to the Planning Commission members for the proposed tenant elevations.

Mr. Rush questioned whether Ms. Gleason knew this area is located in the Corridor Overlay District. Mrs. Gleason confirmed that she is aware.

Mr. Rush noted that the proposed light fixtures in the pictures do not reflect requirements of the Corridor Overlay District. Mrs. Gleason noted they are aware.

Mr. Sigafos expressed his concern for the proposed outside storage for the Tractor Supply Co. He explained that the outside storage does not meet the zoning ordinance.

Mr. Sigafos questioned the applicant of the Aldi Food Market unloading area and how that would work. Mrs. Gleason explained that is something the applicant will have to look into and provide further details.

Mr. Sigafos feels there would be more of a positive reception if smaller scale buildings were to be proposed. He stated his concern for the near by residents who live on or back up to Meetinghouse Road with lighting and now a reduced buffering.

Bill Dion, from The Verrichia Company, explained the challenge finding small tenants for these pad sites. He questioned the Planning Commission members for feedback of the possibility of only one tenant of large size. The Planning Commission members asked Ms. Gleason if the applicants would be in favor of smaller scaled tenants as that is what the sites were intended to be developed as.

Ms. Gleason thanked the Planning Commission members for their time and for all their feedback.

**V. Warminster Municipal Authority PennVest Funding Assistance
Consider submission of consistency letter**

Kyle Seckinger, Assistant Township Manager, gave a summary of the Warminster Municipal Authority PennVest Funding Assistance request. Warwick Township currently has two Warminster Municipal Authority wells located in our municipal boundary. The Warminster Municipal Authority is requesting a letter in support from the Warwick Township Planning Commission to accompany their application for financial assistance to install well treatment systems. If funding is awarded, Warminster Municipal Authority will be installing infiltration systems to their existing wells. Mr. Seckinger noted that since the wells are located in Warwick Township, all required permits will need to be obtained.

- ❖ Mike Italia made a motion to authorize Paul Rush, Planning Commission Chairman, to execute a letter in support of the Warminster Municipal Authority Treatment Systems. Kiel Sigafoos seconded the motion. The Planning Commission members were surveyed for comment. There being none. Motion passed 5-0.

VI. Old Business

None.

VII. New Business

None.

VIII. Adjournment

- ❖ Kiel Sigafoos made a motion to adjourn. James Hoffecker seconded the motion. Motion passed unanimously. Meeting adjourned at 8:17 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'K. Seckinger', written in a cursive style.

Kyle W. Seckinger
Assistant Township Manager