

WARWICK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
Warwick Township Municipal Office
April 22, 2020

Due to the COVID-19 restrictions this meeting was held virtually.

Chairman Tom Zug convened the April 26, 2020 meeting of the Warwick Township Planning Commission to order at 7:00 p.m. In attendance were Commissioners Tom Zug, Kenneth Kauffman, Jane Windlebleck, John Gazsi, Marcello Medini, Craig Kimmel, and Daniel Garrett. Also in attendance was Daniel Zimmerman, Township Manager, Alex Piehl from RGS Associates and Gary Gaissert from Moravian Manor; John Williamson; Randy Hoover; and Chuck Haley from ELA Group.

APPROVAL OF MINUTES: There were two corrections to the minutes. Robert Kornman was listed as being present at the February 26, 2020 meeting when he was actually absent from this meeting and Craig Kimmel's last name was listed as Kauffman. With these corrections noted, the minutes stand approved as submitted.

CONSIDER SKETCH PLAN FOR MORAVIAN MANOR AT THE CORNER OF WOODCREST AVENUE AND 6TH STREET, PREPARED BY RGS ASSOCIATES: Daniel Garrett has recused himself from participating in this discussion as he is a member of the Board of Trustees as has Craig Kimmel as Moravian Manor is a client. Alex Piehl from RGS Associates along with Gary Gaissert from Moravian Manor will present the project to the Commission. The site is approximately 2.5 acres owned by Moravian Manor. The properties were acquired by Moravian Manor when additional property was needed for the Woodcrest Avenue, 6th Street roundabout project. The properties are all located in Warwick Township and are zoned R-1 Residential. The proposal is for a six single family detached lot development with an alley connecting to W. 6th Street providing rear access to each home. The homes would all be served with public water and sewer. For stormwater management it is anticipated to use some surface stormwater with a reconfiguration of the basin that will done as part of the roundabout project and potentially a subsurface basin. The lots all meet the area and bulk requirements for the R-1 district with the exception of the minimum lot width. The minimum lot width in the R-1 district is 100 feet and these lots would be proposed to have a minimum width of 80 feet. A. Piehl did want to discuss the potential for driveway access off of Woodcrest Avenue instead of off the alley as it would be more economical. D. Zimmerman stated the alley access was originally encouraged due to the proximity of the proposed roundabout. C. Haley recommended that since TPD did the design of the roundabout they should be involved in the decision of where the best access for the homes would be. R. Kornman inquired if access to the homes could be acquired from a drive located directly across from Becker Drive. C. Haley stated that is one option to be considered and looked at. R. Kornman also felt the sidewalk should be extended along Woodcrest Avenue. J. Gazsi inquired if the homes were going to be for Moravian Manor or for public sale. G. Gaissert stated the intent is to make these available for public sale. M. Medini inquired who would be responsible for maintenance of the area between the alley and the neighbors to the rear. A. Piehl stated it would be the homeowners. A. Piehl stated he will rework the plan with the feedback obtained tonight and will return before the Commission in the future.

CONSIDER THE ELI ESH CONDITIONAL USE APPLICATION FOR RESIDENTIAL USAGE IN AG ZONE-DISSTON VIEW DRIVE: John Williamson with Team Ag will present the project to the Commission. J. Williamson stated there is an existing house and a garage with an apartment that the Applicant would like to remove on the north side of the property. On the opposite side of the road the Applicant would like to construct two new dwellings, 10 feet apart,

attached by a 10 foot wide breezeway. D. Zimmerman told the Commission they saw this property previously for another Conditional Use for an Ag Support Business. He also stated that when a new residential use within the Ag Zone is built, the mission is to try to minimize the impact to the agricultural operation.

D. Zimmerman stated Staff would recommend removal of the additional driveway as well as give thought as to where the location of a primary and secondary septic field would be. There is also the potential for the need for two wells. D. Zimmerman inquired if J. Williamson knew the approximate square footage of the buildings that were going to be removed. J. Williamson stated he did not but subtracting the removal of the house and garage and adding the two new dwellings there would be approximately an additional 6,000 square feet. D. Zimmerman asked the Commission if they would be ok with just one well serving the two dwellings. D. Garrett inquired what criteria are used to substantiate one well serving two residences. D. Zimmerman replied an aquifer test is required and this covers many components such as flow. A stipulation can be made that a hydrogeological report states the well can sustain two units. T. Zug stated he felt there should be two wells. A discussion ensued on the subject of the septic system as well as whether one well or two wells should service both dwellings but should be based on the study.

On a motion by D. Garrett, seconded by J. Gazsi, the Commission gave a favorable review for the Eli Esh Conditional Use Application for residential usage in Ag Zone-Disston View Drive.

CONSIDER SUBDIVISION PLAN FOR WTMA-NOLL TRACT, E. LEXINGTON ROAD, PREPARED BY DIEHM & SONS, DATED APRIL 4, 2020: Daniel Zimmerman will present the plan on behalf of the Warwick Township Municipal Authority. D. Zimmerman stated in 2006-2007 some lots were cut off from this tract and during that time the Authority had done an evaluation at what would be viable locations for the potential of a water storage tank that would service the area in the northern part of the Township north of Newport Road. Presently any area north of Newport Road is serviced under a special facility with a pressurized system. There is a booster station at Saylor Park and there is a large pressure system off the intersection of Newport Road and Orchard Road. To provide gravity flow for the area north of Newport Road there will have to be a storage tank constructed. This particular location is close to 550 feet in elevation and is a viable location for a storage tank. Back in 2006-2007 the Authority exercised a Right of First Refusal with Mrs. Noll and she signed at that time. Now today Mrs. Noll is passing the land on to her children and the decision was made to sell it. They notified the Authority about the potential sale and the Authority made the decision to try and exercise the Right of First Refusal and acquire a piece of land for the tank. The proposed lot is in the elevation range of 540-550 and is 32,000 square feet. The proposed tank would be approximately 120 feet in height and approximately 30-40 feet in diameter. Access would be obtained from Lexington Road. The proposed deal with the Noll's is the Authority would prepare a subdivision plan for the 32,000 square feet so this can be conveyed prior to the sale of the property so whoever bought it understood what was going to occur.

On a motion by M. Medini, seconded by R. Kornman, the Commission recommended approval of the Subdivision Plan for WTMA-Noll Tract, E. Lexington Road, prepared by Diehm & sons, dated April 4, 2020.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 8:21 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager