

WARWICK TOWNSHIP PLANNING COMMISSION MINUTES
March 26, 2014

Chairman Thomas Zug convened the March 26, 2014 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Thomas Zug, Jane Boyce, Daniel Garrett, Kenneth Kauffman, and Kenneth Eshleman. Craig Kimmel and John Gazsi were absent. In attendance were Township Manager Daniel Zimmerman, Township Engineer Charles Haley, Steve Gergely, Gary Willier, Ron Bowman and Gwen Newell.

APPROVAL OF MINUTES: The Commission voted unanimously to approve the minutes of the February 26, 2014 meeting with a correction that Kenneth Kauffman was present at the February 26th Commission meeting.

CONSIDER THE SKETCH PLAN SUBMITTAL FOR THE WILLIER TRACT AS PREPARED BY HARBOR ENGINEERING, DATED 02/24/2014: Steve Gergely, representing Harbor Engineering, explained that the property was approved for development in 2008, but no building has yet to take place. The existing recorded plan is for a four lot subdivision at the corner of Woodcrest Avenue and Water Edge Road. The Williers have 4.25 acres of land to the south which has an existing dwelling and barn, and would like to develop this R-1 zoned property further. The current street is unable to be extended due to topographical constraints and as a result, Harbor Engineering would like to propose the creation of a cul de sac, which would create seven additional properties, as well as form a private street. There is also a proposal to extend one of the current property owner's acreage to approximately one acre.

Additionally, due to property configuration, they would like to run a water main and sewer force main down Water Edge Road and up through the private road in order to provide utilities to each of the seven properties. Each property would have their own force main and grinder pump. The Willier's existing property would now have a connection to both public water and public sewer with this plan. Lot 10, however, will not be connected to water and sewer and instead, may use on-lot sewer and may not need a grinder pump.

Gergely explained that the plan requires several waivers and variances to accommodate the proposal. One of the waivers is to reduce the rear yard from 75' to 35' for reverse-frontage lots due to the location of the cul-de-sac bulb configuration. He explained that sufficient area exists for trucks to turn-around in the bulb. The layout eliminates additional driveways along Woodcrest Avenue. The proposal would require a Variance to reduce the setback against Agricultural zoned properties from 100' to 70'. Gergely stated that proposal is being presented to the Planning Commission before the Applicant appears before the Zoning Hearing Board. Gergely explained that a waiver would be requested for a cul-de-sac with a 24' cartway and no curbs rather than a 28' wide cartway. He stated that the proposal intends to address stormwater infiltration on each of the proposed lots without the need for a regional basin. The proposal will also require a Variance to allow a flag lot in the R-1 zone; currently, flag lots are only permitted in the Agricultural and Rural Estate zoning districts. The Chairman inquired which direction the homes along Woodcrest Avenue would face. Gergely explained that the facades would appear to face Woodcrest Avenue; however, they would be accessed from the cul-de-sac. The Township Engineer stated that if the lots are accessed from the cul-de-sac, the reverse frontage rear yard setback should be applied to Woodcrest Avenue. He added that the Applicant is requesting a reduction in the cul-de-sac to reduce pavement within the development. He stated that he recommends against the reduction to provide sufficient turning radius if vehicles are parked along the cul-de-sac. He noted that he also recommends against the narrower cartway to provide for parking on one side of the roadway and sufficient room for two travel lanes. Gergely stated that the wider cul-de-sac could be accommodated with additional grading and stormwater controls. He noted that he is not requesting action on the Waiver requests this evening, he is simply presenting the Sketch Plan to the Commission and Board of Supervisors for their comments prior to the Zoning Hearing.

The Chairman inquired whether the reverse frontage setback could be relocated on the affected lot. Gergely stated that since the home location is conceptual, the line could be moved back approximately 10'; however, he was attempting to keep the building envelope similar in size to the other three lots along Woodcrest Avenue. The Township Manager inquired how the lot configuration would be affected if the cul-de-sac were centered. Gergely explained that it would require a larger Variance from the Agricultural zoning district setback requirement and they were attempting to minimize the Variance needed.

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The Township Manager explained that perhaps the agricultural setback could be reduced and a deed note indicating that sheds or accessory structures must be 20' from the agricultural property line.

Garrett inquired why the elimination of curb is being requested. Gergely stated the design would provide for stormwater to sheet flow from the access road to a 3' deep stone trench under the driveways within the right-of-way. He explained that the maintenance responsibility could be assigned to a Homeowner's Association that would also maintain the private street. The Chairman suggested that inlets be installed along the roadway to address stormwater. Garrett expressed concern over the maintenance of these trench facilities since they could become clogged with snow or other debris. Gergely explained that the design is similar to what was approved for the other lots. He noted that the design served only 2 lots. He added that the issue of curbing would not necessarily benefit the project. Gergely explained that inlets will be proposed as well as roadside swales to provide some water quality benefit.

The Commission members are agreeable to the reduced Agricultural setback. They also agreed that a standard cul-de-sac bulb should be provided. In addition, they recommend that Lot 10 of the plan to be connected to public sewer and public water. The Commission members would be agreeable to a 28' wide cartway with the elimination of curb contingent upon adequate stormwater controls.

CONSIDER THE SKETCH PLAN SUBMITTED FOR THE TWIN BROOK MOBILE HOME PARK EXPANSION PREPARED BY DIEHM & SONS, DATED 02/24/2014: The Township Manager explained that the Applicant requested to table the plan review for this evening.

UPDATE ON THE STORMWATER MANAGEMENT ORDINANCE: The Township Manager provided updates to the Stormwater Management Ordinance, reporting that the Township is on schedule for adoption on April 16th, 2014.

CONSIDER A MINOR AMENDMENT TO §340-92-1 RENEWABLE ENERGY SYSTEMS: There exist fairly strict applications on geothermal provisions. Currently, there is a request for geothermal provisions near Bonfield School and an individual has urged for the consideration of using geothermal provisions under a close-loop system. This would occur in Zone 2 of the Wellhead Protection Area. The Township Manager is requesting the consideration of an amendment to allow for the use of geothermal systems, as this individual has a current project he would like to pursue. There is an expressed worry about the presence of glycol in this sort of system. There is a desire to promote energy efficiency, but there also exists fears of water protection and safety. The Township Manager dated that there needs to be a balance between the safety concerns and the use of this geothermal system. At this time, the DEP is currently endorsing this sort of energy system, but there still was concern expressed. The Township Manager explained that the Township is currently in the process of drafting an amendment for possible consideration in May.

ADJOURNMENT: With no further business to come before the Commission, the meeting was adjourned at 8:03 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager