

**WARWICK TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
Warwick Township Municipal Office**

August 24, 2016

Thomas Zug, Chairman, convened the August 24, 2016 meeting of the Warwick Township Planning Commission at 7:00 p.m. In attendance were Commissioners Jane Windlebleck, John Gazsi, Craig Kimmel, and Robert Kornman. Absent were Commissioners Daniel Garrett, Kenneth Kauffman, and Marcello Medini. Also in attendance were Daniel Zimmerman, Township Manager; Chuck Haley from ELA; Carolyn Hoffer from Barley-Snyder; Dan Bleznak from ARC One Partners; Jim Wenger from Derck & Edson; Amanda Groff from Harbor Engineering; and Dee Freeman of 603 Woodcrest Avenue.

**CALL TO ORDER:** Thomas Zug, Chairman

**APPROVAL OF MINUTES:** There was one correction to the meeting minutes from July 27, 2016. In the discussion of the TOA project it stated the perimeter trail would be extended along Millport Road. It should state along W. Woods Drive not Millport Road.

In addition, the Commission also discussed the option of a trail connection running north to south in the interior of the development. It would not be able to make ADA criteria.

With this change and addition noted, on a motion by Kornman, seconded by Kimmel, the Commission unanimously approved the meeting minutes from July 27, 2016.

**CONTINUED REVIEW OF THE WHITMER TRACT FINAL SUBDIVISION PLAN, PREPARED BY HARBOR ENGINEERING, DATED 6/16/2016:** Amanda Groff from Harbor Engineering presented the plan. Groff reviewed that at the Planning Commission meeting on July 27, 2016 the requested waivers were reviewed and considered for approval. Since the last meeting, ELA has issued another letter with mainly administrative items needing to be addressed. Entech and the Municipal Authority have verbally given their conditional approvals of the plan. The NPDES permit has been approved. In addition, at the last meeting there was a discussion on extending Springview Drive. This extension is now shown on the plan.

Haley brought up that at some point the piece of right-of-way at the intersection of Hillcrest Avenue and W. Woods Drive will need to be addressed. Zimmerman stated the Township will be reconstructing the intersection at Hillcrest Avenue and W. Woods Drive and will take care of the vacating the right of way. The developer will do all the grading and the buying of materials.

Kornman inquired of Groff where on the plan it shows the increase in the level areas. Groff stated in certain areas the slope wasn't changed; however there is a flat area behind most of the houses where placement of decks, patios or sheds could be placed. Kornman also inquired if consideration was given to steepening some of the slopes and adding retaining walls. This would require significant grading and could be done during construction and might benefit the residents. Groff stated this would be discussed with the client to see if they would be interested in pursuing this. Haley stated there are structural calculations and details for walls up to a certain height so if a homeowner wanted to place a wall in the backyard the information would be available.

With no other questions from the Commission, on a motion by Kimmel, seconded by Kornman, the Commission unanimously gave conditional approval for the Whitmer Tract Final Subdivision Plan.

**CONSIDER THE UNITED ZION RETIREMENT COMMUNITY FINAL LAND DEVELOPMENT PLAN, PREPARED BY RGS ASSOCIATES, DATED 8/2/2016:** There was no one present to discuss the plan so on a motion by Kimmel, seconded by Windlebleck, the Commission unanimously voted to table the discussion.

**CONSIDER THE PETITION TO AMEND THE WARWICK TOWNSHIP ZONING ORDINANCE-MODIFY HEIGHT REQUIREMENTS FOR THE CAMPUS INDUSTRIAL ZONE FOR HOTELS AND OFFICE BUILDINGS:** Zimmerman reviewed what the Commission had discussed at a previous meeting. One item relates to the TDR's and lot coverage. Also, the Board had a discussion on whether this should be a Conditional Use or a Variance. It was decided to go forward with a text amendment. Zimmerman stated it does require a Conditional Use with specific requirements which include meeting airport safety factors, meeting all the setbacks, and all structural codes as far as fire protection must be met.

With no questions from the Commission, on a motion by Windlebleck, seconded by Kimmel, the Commission unanimously recommended approval of the Petition to amend the Warwick Township Zoning Ordinance- modify height requirements for the Campus Industrial Zone for hotels and office buildings.

**OTHER BUSINESS TO COME BEFORE THE COMMISSION:** Zimmerman stated he has had to push back movement on the Cluster Development due to the Township being very active with other projects. This will be brought back up in the fall.

Zimmerman stated a sidewalk Ordinance will come before the Commission in the future.

Kornman inquired if the Board made any changes to the Christian Brothers Sketch Plan. Zimmerman stated they did not. Some residents from the apartment complex were present at the Board of Supervisors meeting who were glad the existing wooded area would remain.

Also at the last Board meeting TOA was discussed. Some residents present had questions regarding the historic farmhouse. There was a lot of discussion on the connection of Hess Lane.

Kornman inquired if residents who live at an intersection are encouraged to keep a clear sight triangle on their property. Zimmerman responded that in the Township's last newsletter there was an article on keeping vegetation under control. Kornman stated one area of concern is at the intersection of Cinder Hill and Owl Hill Road. Letters are sent out to residents if there is a concern.

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**ADJOURNMENT:** With no other business to come before the Commission the meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Daniel L. Zimmerman  
Township Manager