



WARRINGTON TOWNSHIP PLANNING COMMISSION
March 21, 2024 – 7:00 P.M.

Richard Rycharski	Chairperson	Present
William Connolly	Vice-Chairman	Present
Vince Evans	Secretary	Excused
Ted Cicci	Member	Present
Fred Gaines	Member	Present
Bob Watts	Member	Present
Herb Rubenstein	Member	Excused
Thomas Gockowski, P.E.	Township Engineer, Carroll	
Doreen Curtin	Zoning Officer	
Roy Rieder	Interim Director of Planning	

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

No Public Comment.

AGENDA ITEMS

1) Approval of Minutes

- a) February 15, 2024, Mr. Watts made a motion to approve the minutes, the motion was seconded by Mr. Cicci. The motion was carried unanimously.
- b) March 7, 2024, Mr. Watts made a motion to approve the minutes, the motion was seconded by Mr. Cicci. The motion was carried unanimously.

2) Old Business

- a) None

3) New Business

- a) Review and, if appropriate, make recommendations for a Conditional Use Application to create a Flag lot at 2931 Bristol Road (Kane Tract).

For The Applicant:

Kristin Holmes – Holmes, Cunningham Engineering

The existing tract of land located at 2931 Bristol Road is a flag lot. Ms. Holmes gave a summary of the Conditional Use aspect, proposing a single-family dwelling subdivision with 9 lots containing 1 existing home, a proposed cul-de-sac with 7 new building lots, and an open space lot. Lot #8 is the existing home at 2931 Bristol Road and is an existing flag lot with full access to Bristol Road. Access to Bristol Road will remain and will be used exclusively by Lot #8. Lot #9 will contain a proposed stormwater basin and open space with significant frontage on the proposed extension of Bethel Lane. Since available frontage on Bethel Lane is greatly reduced by Lot 9, Lot 7 is designed to be a second flag lot in the subdivision. A discussion ensued.

Mr. Connolly commented that the revised plan is fully in compliance with all environmental requirements of the ordinance and fully in compliance with all other ordinances.

Mr. Connolly made a motion that the Planning Commission recommend positively to the Board of Supervisors that the Conditional Use be approved as applied for. The motion was seconded by Mr. Watts. The motion was carried unanimously.

- b. Review and comment on a Land Development application for Sabra Healthcare located at 2644 Bristol Road.

For The Applicant:

Amee S. Farrell, Esq., Kaplan Stewart
J. P. Alejnikov, P.E., Bohler Engineering

Ms. Farrell presented a summary of the proposed project and addressed comments from the Engineers review letter. Ms. Farrell noted that the applicant wanted to discuss the items and was not seeking approval from the Planning Commission. There were several items from the review letter discussed in length.

Mr. Gaines noted this is not a Senior Living Facility this is an Assisted Living facility, there is a difference.

Mr. Alejnikov presented an overview of the project to the Planning Commission and noted the Applicant will comply with the Engineer's letter.

Mr. Rycharski asked Mr. Alejnikov to review the Waiver list and a brief discussion ensued.

A lengthy discussion ensued regarding trees and screening for residential properties at the rear. The Planning Commission would like additional planting of trees and shrubs rather than removal of the existing trees. Mr. Rycharski noted the Board prefers to keep all mature trees on the property.

A lengthy discussion ensued regarding the trail connection to Barnes Park and concerns for the shared parking on Barnes Park for overflow parking from Sabra.

Mr. Rycharski asked if the Applicant will comply with the remainder of the Engineer's Review letter. Mr. Alejnikov stated that the Applicant will comply with the letter.

c. Review and comment on a sketch plan application for an educational child care facility at the southwesterly corner of the intersection of Easton Road and Park Road.

For The Applicant:

Ronald Jackson, Engineer – Wilkinson Apex
Vito Braccia, Applicant

Mr. Jackson presented a sketch plan application for a child care facility to the Planning Commission for review. A lengthy discussion ensued regarding the removal of vegetation in the Buffer Area. The Planning Commission inquired about parking requirements, drop off and pickup of children. A lengthy discussion ensued regarding traffic patterns and building layout.

Mr. Jackson noted the Applicant was seeking relief for the requirement to provide 200 sq. ft. of play area per child. Mr. Rycharski indicated that the Township cannot enforce anything beyond the state standard, the Applicant would be bound by the State's standard.

The Applicant noted they will begin the process for a Preliminary Land Development Application. The Applicant was informed that the submission of the application would cause the need for the public to be notified as required in the SALDO.

4) Subcommittee Report Zoning/SALDO Ad Hoc Committee- Bill Connolly

None.

5) Additional Business

- a) Review and, if appropriate, adopt the 2023 Annual Warrington Township Planning Commission Report for presentation to the Board of Supervisors.

A discussion ensued, Mr. Connolly made a motion to adopt the 2023 Annual Report with the two changes discussed and forward to the Board of Supervisors.

The motion was seconded by Mr. Gaines. The motion was carried unanimously.

6) Next Meeting

April 4, 2024, at 7:00 pm

Meeting adjourned at 8:50pm

DRAFT