

Warwick Township  
PLANNING COMMISSION  
Meeting Minutes  
January 8, 2025

Members Present: Robert Fink  
Michael Italia  
Kevin Madden  
Robin Taber

Others Present: Brandy Mckeever, Director of Planning & Zoning  
Michael Riotto, Board of Supervisor Planning Commission Liaison

**Call to Order**

Mr. Michael Italia called the January 8, 2025, Planning Commission meeting to order at 7:00 pm.

**I. Consider approval of the November 6, 2024, Planning Commission Meeting Minutes**

**Motion by Mr. Fink to approve the November 6, 2024, Planning Commission Meeting Minutes, seconded by Mrs. Taber. Motion passed unanimously.**

**II. Reorganization**

**Motion by Mr. Italia to nominate Mr. Madden as Chairperson. Second to motion by Mrs. Taber. Motion passed unanimously.**

**Motion by Mr. Madden to nominate Mr. Fink as Vice Chairperson. Second to motion by Mr. Italia. Motion passed unanimously.**

**Motion by Mr. Italia to appoint Board and Committee Liaisons as needed. Second to motion by Mr. Madden. Motion passed unanimously.**

**III. Zoning Ordinance Amendment**

Ms. Mckeever explained that the Zoning Ordinance Amendment was back before the Commission for review due to the recommended changes from the last meeting being incorporated. This required re-review by the Bucks County Planning Commission, who had no further comment. The Township is seeking a recommendation to adopt the Zoning Ordinance Amendment.

It was noted that the clean up items completed on the Zoning map did not rise to the level of requiring a Zoning Map Amendment because the changes did not impact districts.

Mr. Riotto commented on the changes to the Woodlands definition.

**Motion made by Mrs. Taber to recommend adoption of the Zoning Ordinance Amendment. Second to motion by Mr. Madden. Motion passed unanimously.**

**IV. Old Business**

None.

**V. New Business**

Ms. Mckeever informed the Commission of two upcoming sketch plan submissions for review in February and March. She also provided an update on LD 24-02 R3 Properties LLC - 2550 Valley Road who had requested two appearance continuances.

**VI. Public Comment**

None.

**VII. Adjournment**

**Motion made by Mr. Italia to adjourn; seconded by Mr. Fink. Motion passed unanimously.**

**Meeting adjourned at 7:05 pm.**

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Brandy Mckeever". The signature is fluid and cursive, with the first name being more prominent.

Brandy Mckeever, CZO  
Director of Planning and Zoning