

Warwick Township  
PLANNING COMMISSION  
Meeting Minutes  
October 1, 2025

Members Present: Kevin Madden  
Kiel Sigafoos  
Robert Fink  
Greg Rodgers

Others Present: Brandy McKeever, Director of Planning & Zoning  
Michael Martin, Esq., Township Solicitor  
John Evarts, Township Engineer

**Call to Order**

Mr. Kevin Madden, Chair, called the October 1, 2025, Planning Commission meeting to order at 7:02 pm.

**I. Consider approval of the May 7, 2025, Planning Commission Meeting Minutes**

**Motion by Mr. Fink to approve the May 7, 2025, Planning Commission Meeting Minutes, seconded by Mr. Sigafoos. Motion passed unanimously.**

**II. CU 20-25 Wild Ginger (2581 York Road) – Conditional Use Application Review**

Mr. Madden introduced CU 20-25 Wild Ginger (2581 York Road) – Conditional Use Application. The conditional use application proposes crossing through Zones 1 and Zone 2 of the riparian corridor to connect into public water and sewer.

The applicant's attorney, Andrew Stoll, explained the applicant owns an Asian fusion restaurant that they would like to relocate to this location. To do so they are required to connect to public water and sewer which requires crossing a riparian corridor. It was noted that they have responses to the CKS review letter and a revised plan which was circulated to the members by the applicants Engineer Jason Smeland. Mr. Stoll stated the applicant would like to relocate to the first floor. The second floor would consist of three general office units, and the remainder of the building would be vacant. All the users would be limited to 2,000 sf or less.

Mr. Stoll went on to explain connecting to utilities is requiring disturbance in Zone 1 and Zone 2 of the riparian corridor. Disturbance within this area will be addressed per the requirements of the riparian corridor. He acknowledged that there are several comments within the CKS review letter which are outside of the Conditional Use proposal. He noted the property is subject to several non-conformities and with this application they are improving the extent of the non-conformities by reducing impervious surface on site.

Mr. Sigafoos noted that the comments provided this evening will be on the existing plan and not the new plan received that evening.

Mr. Stoll acknowledged this and went through the CKS review letter dated September 24, 2025. He noted the orange area on the plan and commented that they have updated their plans to reflect the area as being vacant. This area will remain vacant due to site restrictions that will not accommodate

additional parking. The first-floor luncheonette will consist for seven (7) tables and nineteen (19) seats with an additional six (6) seats at the bar area, totaling twenty-five (25) seats. The parking requirement has been met and has been exceeded by one spot. He went on to point out the non-conforming impervious and noted the highlighted area designating where the impervious will be reduced. He noted they will comply with the requirements of the Water & Sewer Authority. The hours of operation, number of employees and deliveries were reviewed. The limitation on future parking was discussed and it was noted any further use of the property would require additional approval. He noted lighting will comply and pointed out the garbage area noting it would have a gate, and the materials of the enclosure would blend in with the surrounding area. It was confirmed that Bucks County Conservation District and Department of Environmental Protection approvals will be obtained.

There was a discussion about installing sidewalks, Mr. Stoll noted that there were no sidewalks on this side of the street and felt it was outside the scope of their application and not practical nor applicable.

Mr. Madden inquired about a trail connection to Deer Run. Mr. Smeland explained this area is a deep ditch and it would be a challenge to cross this area with a trail.

Mr. Sigafoos asked about the outdoor freezer proposed. Mr. Smeland noted on the plan where the outdoor freezer would be located and stated that it would blend in with the area. Mr. Evarts stated details of the outdoor freezer should be provided as it may impact their building coverage allowance. He noted that a part of a conditional use application is implementing conditions therefore the comments are applicable.

Mr. Evarts commented on the removal of impervious surface from the Deer Run property despite the separation. It was noted that this could be utilized as additional parking. Mr. Stoll explained that is why the grass separation has been proposed but understood the comment and would be prepared to discuss with the Board of Supervisors.

Mr. Sigafoos inquired about the size of delivery truck and Mr. Stoll relayed they would be standard size box trucks.

**Motion by Mr. Sigafoos to recommend approval of CU 20-25 Wild Ginger (2581 York Road) – Conditional Use Application, conditioned upon:**

- a. Compliance with the CKS Engineers review letter dated 9/24/2025**
- b. Removal of impervious surface encroachment on the Deer Run property.**
- c. Investigate a trail connection to the Deer Run Community.**

**Seconded by Mr. Fink. Motion passed unanimously.**

**III. Old Business**

None.

**IV. New Business**

New member Greg Rodgers was welcomed to the Commission, and it was noted that Michael Martin has returned as the Commission Solicitor and Brian Cicak from CKS will be the Commission's Township Engineer.

**V. Public Comment**

None.

**VI. Adjournment**

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

**Meeting adjourned at 7:23 pm.**

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Brandy McKeever', with a stylized, flowing script.

Brandy McKeever, CZO  
Director of Planning and Zoning