

Warwick Township
PLANNING COMMISSION
Meeting Minutes
December 3, 2025

Members Present: Michael Italia
Kiel Sigafos
Robert Fink
Greg Rodgers

Members Absent: Kevin Madden

Others Present: Thomas Jones, Zoning Officer
Michael Martin, Esq., Township Solicitor
John Evarts, P.E., Township Engineer

Call to Order

Mr. Robert Fink called the December 3, 2025, Planning Commission meeting to order at 7:00 pm.

I. Consider approval of the October 1, 2025, Planning Commission Meeting Minutes

Motion by Mr. Sigafos to approve the October 1, 2025, Planning Commission Meeting Minutes, seconded by Mr. Italia. Motion passed unanimously.

II. LD 25-03: Altomonte's Italian Market (1990 York Road) - Sketch Plan

Mr. Jones provided a brief overview of the project. On November 5th, 2025, the Township received a sketch plan submission by Altomonte's Italian Market for 1990 York Road. The applicant proposes redevelopment of the property for a retail store(s) and associated parking lot. The plan for review was prepared by Holmes Cunningham Engineering, dated October 1, 2025, and last revised October 23, 2025.

Ms. Kellie McGowan, attorney for the applicant, thanked Mr. Jones for the introduction. She explained that the applicant had submitted a high-level plan to determine any potential zoning relief needed. The applicant intends to utilize the existing contracting building on the property with a new addition. The building to the rear of the property would be demolished.

Mr. Vincent Grispingo, the applicant, explained that his family owns Altomonte's Italian Market & Deli and hopes to add a new location in Warwick. He noted that if approved, the new location would be a smaller version of the company's Doylestown location. The market would sell pizza, prepared foods, and specialty Italian groceries.

Mr. Italia asked if the proposed location would offer sit-down dining like the Doylestown location. Mr. Grispingo confirmed it would; however, on a smaller scale.

Mr. Italia also asked if the food services would be counter-service only. Mr. Grispingo confirmed they would.

Mr. Sigafos asked about intended users for any additional retail spaces. Mr. Grispingo said that Altomonte's would likely remain the only food provider.

Mr. Sigafoos also reminded the applicant that the property was located within the Corridor Overlay District and would be subject to district façade requirements.

Mr. Italia recommended that the applicant draft a concept plan and rendering to go before the Board of Supervisors.

Mr. Italia also inquired about any exterior cold storage. Mr. Grispino stated that there would be no outside cold storage except during peak season around the holidays; however, other arrangements could be made if necessary.

Ms. McGowan explained that two requests for relief would likely be necessary. The requests would seek relief from the buffer and woodland disturbance requirements. Ms. McGowan stated that all other review letter items would be “will comply”. Mr. Evarts asked if the proposed structures would be one (1) floor. Mr. Grispino stated that it would likely be one (1) floor; however, a mezzanine was being considered for extra office space.

Mr. Rodgers asked if there would be any outdoor seating. Mr. Grispino said no.

Mr. Sigafoos reiterated the importance of adequate parking, buffers and reasonable, unintrusive lighting.

III. Old Business

None.

IV. New Business

None.

V. Public Comment

None.

VI. Adjournment

Motion by Mr. Sigafoos to adjourn; seconded by Mr. Italia. Motion passed unanimously.

Meeting adjourned at 7:17 pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Thomas Jones, CZO". The signature is written in a cursive, flowing style.

Thomas Jones, CZO
Zoning Officer