

Warwick Township
PLANNING COMMISSION
Meeting Minutes
January 7, 2026

Members Present: Robert Fink
Greg Rodgers
Kiel Sigafos

Members Absent: Kevin Madden
Michael Italia

Others Present: Brandy Mckeever, Director of Planning & Zoning
Michael Martin, Esq., Township Solicitor
Brian Cicak, P.E., Township Engineer
Skye Sorresso Stear, Recording Secretary

Call to Order

Mr. Robert Fink called the January 7, 2026, Planning Commission meeting to order at 7:02 pm.

I. Consider approval of the December 3, 2025, Planning Commission Meeting Minutes

Motion by Mr. Sigafos to approve the December 3, 2025, Planning Commission Meeting Minutes, seconded by Mr. Rodgers. Motion passed unanimously.

II. Reorganization

Motion by Mr. Sigafos to nominate Mr. Kevin Madden as Chair, seconded by Mr. Rodgers. Motion passed unanimously.

Motion by Mr. Sigafos to nominate Mr. Robert Fink as Vice Chair, seconded by Mr. Rodgers. Motion passed unanimously.

Motion by Mr. Sigafos to appoint liaisons to subcommittees as needed, seconded by Mr. Rodgers. Motion passed unanimously.

III. LD 25-04 Hallmark Building Group - Walker Estates (1908 York Road) Preliminary Residential Subdivision

Ms. Mckeever provided a brief introduction to the project. On December 3rd, 2025, the Township received a preliminary plan submission by Hallmark Building Group for Walker Estates at 1908 York Road. The applicant proposes a five (5) lot B1 Single-Family Detached Dwelling major subdivision with associated stormwater management and common open space. The plans for review were prepared by Holmes Cunningham Engineering, dated November 21st, 2025. Ms. Mckeever noted that the developer's former proposal had been put on hold.

Mr. Rich Carroll, President of Hallmark Building Group, thanked Ms. Mckeever for the introduction. He explained that they had concerns about the economic feasibility of their previous nine (9) lot plan, resulting in the submission of the current five (5) lot plan.

Mr. Sigafoos inquired about the origins of the current proposed layout. Mr. Carroll believed the current plan was what would be permitted by the Township ordinance.

Mr. Carroll also noted that the applicant would not be willing to comply with SALDO Item 2.1 in the CKS Engineers review letter regarding a sidewalk connection along York Road to Meetinghouse Road and along Stony Road to Sweetbriar Drive.

Mr. Cicak noted that ADA-compliant ramps would have to be replaced and upgraded if the roadway was to be paved and the existing ramps disturbed.

Mr. Sigafoos requested that the applicant evaluate potential options to alleviate the need for multiple driveway entrances on both Meyer Way and Stony Road.

Mr. Sigafoos also asked Ms. Mckeever if there were any woodland preservation concerns with the current plan. Ms. Mckeever explained that there were woodlands on several of the lots that would need to be protected and noted on residential disclosures to future buyers.

Motion by Mr. Sigafoos to table LD 25-04 Hallmark Building Group - Walker Estates (1908 York Road) until a revised plan is received and conditioned upon the following:

- a. **Compliance with the Township Staff Review Letter dated December 31, 2025**
- b. **Compliance with the CKS Engineers Review Letter dated December 29, 2025**
- c. **Applicant's further evaluation of shared driveway aprons and/or a shared access aligned with Rockcress Drive**
- d. **Applicant's further consideration of a sidewalk connection to Sweetbriar Drive**
- e. **Applicant's further consideration of collaboration with Township for PennDOT HOP permit application**
- f. **Installation of Gooseneck Streetlights along York Road frontage**
- g. **Installation of American Revolution Streetlights along Stony Road & Meyer Way**
- h. **Applicant's further consideration of post and rail fence installation**
- i. **Applicant's further consideration of a fire hydrant at the access point for Lot #5**
- j. **Compliance with an increased blasting notification radius of approximately 1,000 feet**

Second to motion by Mr. Fink. Motion passed unanimously.

IV. Old Business

None.

V. New Business

None.

VI. Public Comment

None.

VII. Adjournment

Motion by Mr. Sigafos to adjourn; seconded by Mr. Fink. Motion passed unanimously.

Meeting adjourned at 8:22 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Brandy Mckeever". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brandy Mckeever, CZO
Director of Planning and Zoning