

Warwick Township
PLANNING COMMISSION
Meeting Minutes
May 6, 2026

Members Present: Robert Fink
Kevin Madden
Greg Rodgers
Kiel Sigafoos

Members Absent: 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. Kevin Madden called the May 6, 2026, Planning Commission meeting to order at 7:00 pm.

I. Consider approval of the January 7, 2026, Planning Commission Meeting Minutes

Motion by Mr. Fink to approve the January 7, 2026, Planning Commission Meeting Minutes, seconded by Mr. Sigafoos. Motion passed unanimously.

II. LD 26-01 Global Chem Feed Solutions (2015 Stout Drive) Addition - Preliminary Plan Review

Ms. Mckeever introduced LD 26-01: Global Chem Feed Solutions for the Commission's review. She explained that on March 25, 2026, the Township received a preliminary plan submission by Global CF Holdings, LLC. The applicant proposes to construct a 7,968 square foot addition to an existing H1 – Manufacturing Use with associated stormwater and parking improvements within Warwick Commons in the LI District. Ms. Mckeever noted that the plans for review were prepared by Holmes Cunningham Engineering, dated March 23, 2023.

Mr. Gavin Laboski, attorney for the applicant, thanked Ms. Mckeever for the introduction. He explained that an increase in demand for the applicant's services had necessitated the need for an addition. It was noted that the applicant went before the Zoning Hearing Board for relief. He stated that the applicant was requesting the following waivers from the Subdivision Land Development Ordinance:

1. Relief from the required Educational Impact Study, Transportation Impact Study, and Impact Assessment;
2. To permit a portion of the two-way parking lot drive aisle to be less than twenty-four (24) feet wide;
3. Relief from the required street trees to be planted immediately outside of the right-of-way on Stout Drive;
4. Relief from the required parking lot shrub plantings along the street frontage and southwestern property line;
5. To permit replanting of only three (3) of the required six (6) trees to be removed.

Mr. Madden asked if the applicant would be adding any employees. Mr. William Herbert explained that he intended to establish a second shift so any added employees would not be working at the same time as current employees.

Brandy inquired about steep slopes, the applicant indicated they did not survey the full site for steep slopes and would revisit that in the field making adjustments accordingly to ensure the required protections are met.

Mr. Sigafoos expressed concern regarding emergency vehicle access due to the request for a two-way drive aisle of less than twenty-four (24) feet. He requested that the applicant work with the Township Fire Inspector to ensure proper access and fire suppression were in place.

Motion by Mr. Sigafoos to recommend preliminary plan approval LD 26-01 Global Chem Feed Solutions (2015 Stout Drive), conditioned and in support of the following:

- a. Compliance with the AARO Consulting review letter dated 4/29/2026;**
- b. Compliance with the Warwick Township staff review letter dated 4/30/2026;**
- c. Compliance with the Ebert Engineering review letter dated 4/27/2026;**
- d. Waiver from streetlight requirements;**
- d. Waiver from required impact studies;**
- e. Consultation with and approval from the Township Fire Inspector regarding proposed fire suppression system and drive aisle width;**
- f. Waiver for required street trees outside of right-of-way conditioned on an alternative planting location on Township Property;**
- g. Installation of the parking lot shrubs along the street frontage and southwestern property line. Existing trees to be preserved that are compromised shall be replaced.**
- g. To require replacement trees with hand planting of three (3) required replacement trees in the deed restricted open space onsite;**
- h. Waiver to require parking areas to be set back 15 feet from the ultimate right-of-way;**
- h. Waiver of sidewalks with a fee-in-lieu;**
- i. Applicant to work with Township Engineer to ensure proper grading plan;**
- j. Waiver of grading within five feet with written notification to adjacent storage facility;**

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

III. Old Business

None.

IV. New Business

Ms. Mckeever informed the Commission that staff had been working on a Zoning Ordinance Amendment that would likely go before them for review in June.

V. Public Comment

None.

VI. Adjournment

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

Meeting adjourned at 7:53 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