

Warwick Township
PLANNING COMMISSION
Meeting Minutes
July 8, 2026

Members Present: Kevin Madden
Greg Rodgers
Kiel Sigafoos

Members Absent: Michael Italia
Robert Fink

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 July 8, 2026, Planning Commission meeting to order at 7:01 pm.

I. Consider approval of the June 3, 2026, Planning Commission Meeting Minutes

Motion by Mr. Sigafoos to approve the June 3, 2026, Planning Commission Meeting Minutes, seconded by Mr. Rodgers. Motion passed unanimously.

II. LD 25-04 Hallmark Building Group - Walker Estates (1908 York Road) – Revised Preliminary Plan

Ms. McKeever introduced LD 26-02: Hallmark Building for review. She explained that on June 3rd, 2026, the Township received a revised preliminary plan submission by Hallmark Building Group for Walker Estates at 1908 York Road. The applicant proposes a six (6) 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 11/21/2025, and last revised 6/1/2026. Ms. McKeever noted that the developer's former proposal had been put on hold. In addition, the applicant received Zoning Hearing Board relief and revised the proposed plan to include sidewalk connections to Sweetbriar Drive and Meetinghouse Road.

Ms. Julie Von Spreckelsen, attorney for the applicant, thanked Ms. McKeever for the introduction. She explained that the proposed layout represented the best development option for the property after several previous design iterations.

Ms. McKeever noted that Section Three (3) Comment Three (3) of the Staff Review Letter should be removed as it was included in error and Section Four (4) Comment Five (5) should read "thirty-six (36) months" rather than "twenty-four (24) months".

Mr. Madden asked for additional information regarding the proposed shared driveway and how it would be maintained. Ms. Von Spreckelsen explained that the driveway would function as a private roadway and would be owned and maintained by the homeowners' association.

Mr. Sigafoos asked how mail delivery and trash collection would operate within the shared driveway. The applicant explained that the driveway would be twenty-four (24) feet wide and capable of accommodating two-way traffic, including emergency vehicles. The applicant stated they intended to coordinate with the Postal Service regarding mailbox placement and anticipated installing a centralized mailbox location within the development. They also did not anticipate any issues with trash collection.

Mr. Cicak reviewed the ARRO Consulting review letter. He discussed the requested waiver related to paving specifications and stated that if refuse vehicles would regularly utilize the shared driveway, he recommended the driveway be constructed to the Township's required roadway standards rather than residential driveway standards. Ms. Holmes, applicant for the engineer, explained that the shared driveway would be to roadway standards while the individual driveways to be to residential driveway standards.

Mr. Cicak also explained that if improvements to the proposed sidewalks impacted adjacent curb ramps, the existing ramps would need to be upgraded to current standards. Ms. Von Spreckelsen stated that the applicant interpreted the applicable PennDOT requirements differently. Mr. Madden asked what deficiencies existed with the current curb ramps. Mr. Cicak explained that current PennDOT standards favor a different ramp configuration to improve pedestrian safety and reduce crossing distances. Mr. Sigafoos stated that the Commission appreciated the applicant's willingness to work through the issues and hoped a mutually acceptable solution could be reached. Mr. Cicak agreed to further review the applicable PennDOT requirements and discuss with the applicant.

Mr. Cicak discussed several stormwater comments, including the proposed dewatering plan, maintenance responsibilities for stormwater facilities, pipe ownership, and future impervious coverage calculations. Ms. Holmes explained that one (1) basin would function as an infiltration basin while the second would function as a detention basin. She added that the applicant believed all Township requirements could be satisfied. Mr. Cicak recommended continued discussions between the applicant, Township staff, and the Township Engineer regarding several remaining stormwater design comments including maintenance of new piping.

Ms. Holmes reviewed each of the requested waivers. Requested waivers included permitting certain existing features to be shown by aerial imagery, allowing street trees to be located within or immediately adjacent to the ultimate right-of-way where appropriate, waiving curb installation along portions of York Road, permitting reduced roadway improvements along Meyer Way and Stony Road, allowing a shared driveway in lieu of a public street, permitting certain utility easements outside lot lines where necessary, requesting relief from stormwater dewatering requirements if necessary, permitting twelve-inch (12") stormwater piping in lieu of eighteen-inch (18") pipe where connecting to existing infrastructure, and clarifying stormwater basin location requirements.

Mr. Madden expressed support for locating street trees to maximize shade for future sidewalks. Mr. Sigafoos discussed future roadway expansion, sidewalk placement, and maintaining flexibility for future Township improvements. Ms. McKeever noted the Township generally prefers street trees be planted immediately outside of the ultimate right-of-way whenever feasible.

Mr. Sigafoos asked whether homes had been considered fronting Meyer Way while utilizing the shared driveway for access. The applicant explained that the proposed layout provides flexibility while maintaining the required landscape buffer.

Mr. Sigafoos also suggested several design enhancements, including installation of split rail fencing along York Road between the road and sidewalk for residential buffer as there will be no curb, Meyer Way, and Stony Road; identifying snow storage areas on the plans; considering decorative lamp posts for each residence due to the absence of street lighting; installing an entrance sign for the development; and maintaining restrictions limiting fencing within the COD community to black aluminum or split rail fencing. The applicant agreed to consider each of these suggestions where feasible.

Mr. Madden inquired about the anticipated size of the proposed homes. The applicant stated the homes would be approximately 5,500 square feet.

Ms. McKeever asked whether the Commission was comfortable recommending the proposed development within the COD Overlay District. Mr. Sigafoos also inquired about the proposed landscape buffer adjacent to Sweetbriar, and the applicant confirmed a "Class A" buffer was proposed.

Motion by Mr. Sigafoos to recommend preliminary plan approval for LD 26-02 Hallmark Building (1908 York Road), conditioned upon the following:

- 1. Compliance with the Township Staff review dated 6/30/2026;**
- 2. Compliance with the ARRO Consulting review dated 6/30/2026;**
- 3. Compliance with the Ebert Engineering review dated 6/22/2026;**
- 4. Recommended approval of the Corridor Overlay colors, materials, and amenities;**
- 5. Recommended Corridor Overlay District requirement of installation of split rail fence along Stony, Meyer & York;**
- 6. Waiver Recommended: §157-16.B(2)(H)[1] - The applicant is requesting a waiver to provide 12" RCP pipe in lieu of the required 18" RCP storm sewer piping specifically for the infiltration basin outflow as this is proposed to connect to the existing inlet located in the swale along Meyer Way which connects to the system within Meyer Way with a 12" pipe. A larger pipe cannot discharge into a smaller diameter pipe and therefore an 18" pipe is not feasible;**
- 7. Waiver Recommended: §157-10.K - Storage facilities should completely drain both the volume control and rate control capacities over a period of time not less than 24 and not more than 72 hours from the end of the design storm;**
- 8. Waiver Recommended: §157-16.B(7)(H) - Detention basins shall not be located on more than one lot;**
- 9. Waiver Recommended: §163-24.B(2)(c)[2] - Existing features shall be shown within 400 feet of the site;**
- 10. Waiver Recommended: §163-33.I & §163-66 - From providing curb along York Road conditioned on a contribution of 75% of the current cost of all waived Road Improvements is made to the road reserve account;**
- 11. Waiver Recommended: §163-33.I – From widening Meyer Way and Stony Road to meet the minimum pavement width of 36-feet conditioned on a contribution of 75% of the current cost of all waived Road Improvements is made to the road reserve account;**
- 12. Waiver Recommended: §163-33.I & J - Driveways serving three or more residential lots shall be built to residential road standards, including cartway and right-of-way width, curbs, sidewalk. Applicant was agreeable to constructing the driveway with appropriate pavement materials to ensure longevity of the surface;**

13. Waiver Recommended: §163 – 48.B - To the fullest extent possible, easements shall be centered on or adjacent to rear or side lot lines;
14. Waiver Denied: §163-51.A – To allow street trees to be planted within the existing street right-of-way of Meyer Way, Stony Road and York Road;
15. Alternative Waiver Recommended: §163-51.A(1) – To not require street trees to be planted immediately outside of the right-of-way, i.e. permitted to be moved further into the lot due to not granting the waiver to allow planting in the right of way;
16. Deed restriction the remaining woodlands on individual lots to ensure they remain and there is adequate enforcement power;
17. Restriction included in HOA documents requiring individual lots to only utilize wrought iron or split rail fence;
18. Addition of snow storage area on plan set;
19. Installation of lamp posts at the end of each driveway;
20. Establishment of a post office box location and associated pull off area and circulation.
21. Installation of Walkers Estates signage on property;
22. Discussion of offsite improvements (ADA Ramps), new piping maintenance, designing stormwater management for maximum impervious on each lot and stormwater waivers with ARRO and Township Staff;

Motion seconded by Mr.Rodgers. Motion passed unanimously.

III. Old Business

None.

IV. New Business

Ms. McKeever informed the Commission that two (2) applications will be ready for review in August.

V. Public Comment

None.

VI. Adjournment

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

Meeting adjourned at 8:24 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