

Warwick Township Planning Commission

2500 Ridge Road • Elverson, PA 19520

(610) 286-5557

www.warwick-chester.org

January 21, 2026

The Regular Meeting of the Warwick Township Planning Commission was called to order by Chair Fred Reisser at 7:01 p.m. at the Township Municipal Building. Olga Karkalas and Craig Gundrum were present. Jim Tevis did not attend.

Minutes

The minutes of the Regular Meeting of December 17, 2025, were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Olga Karkalas. The motion passed with all ayes. The minutes of the Reorganization Meeting of January 5, 2026, were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Craig Gundrum. The motion passed with all ayes.

Public Comments

There were no public comments.

Correspondence

No correspondence was received.

Sketch Plans

No sketch plans were submitted.

Preliminary and Final Subdivision Plans

A. 545 Rock Run Road – Minor Subdivision Plan: No reviews or amended plans have been received. Further discussion on this subdivision was tabled.

B. 311 Warwick Road Tract: An application form, dated 1/14/2026, for a minor subdivision was received, along with additional documents. Fred Reisser made a motion that the Planning Commission accept the plan for consideration. The motion was seconded by Craig Gundrum and passed with all ayes. The following documents were received: a letter from Graybill Engineering LLC, dated January 15, 2026, and describing the proposed subdivision and new construction; a PNDI receipt with a date of review of 1/6/2026; a letter from the U.S. Fish and Wildlife Service (USFWS), dated 1/7/2026; a Stormwater Management Report, dated January 14, 2026; and a plan (10 sheets) for the minor subdivision, dated January 14, 2026. Graybill Engineering represented the owner of the tract, Sheila M. Fina. The results of the PNDI review included a potential impact, which was verified using the IPaC system (Information for Planning and Consultation), a project planning tool from USFWS. The USFWS letter indicated that there would be no effect on two bat species (one endangered and one proposed endangered). Notifications of adjacent property owners will be submitted.

Other Business

There was no other business.

Adjournment

There being no further business, at 7:29 p.m. Fred Reisser made the motion to adjourn the meeting, which was seconded by Craig Gundrum. The motion passed unanimously.

Respectfully submitted,

Olga Karkalas,
Secretary