

Warwick Township Planning Commission

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May 20, 2026

The Regular Meeting of the Warwick Township Planning Commission was called to order by Chair Fred Reisser at 7:02 p.m. at the Township Municipal Building. Craig Gundrum, Olga Karkalas, and Jim Tevis were present.

Minutes

The minutes of the Regular Meeting of March 18, 2026, were reviewed. Fred Reisser made a motion to approve the minutes as submitted, which was seconded by Jim Tevis. The motion passed with all ayes.

Public Comments

There were no public comments.

Correspondence

The Planning Commission reviewed the Building Permit Report for April 2026.

Sketch Plans

No sketch plans were submitted.

Preliminary and Final Subdivision Plans

A. Stoltzfus Enterprises Limited: The submitted Preliminary Land Development Plan proposes the construction of 55 residential units on an approximately 26-acre tract, located south of Route 23, across from the Rod & Gun Club entrance and near the east entrance to Sweetwater Road. The property is located within the R-2 Residential District and the Village Hamlet Development Overlay District and is also subject to a Zoning Density Agreement, dated 8/7/2001. An adjoining parcel in West Nantmeal Township is proposed to be developed as part of a contiguous residential community. The 55 units proposed within Warwick Township consist of 35 single-family detached units, 4 two-family units, 4 single-family attached duplex units, and 12 single-family attached townhouses. The development will be served by a public water system (Elverson Water Company) and a public sewer system (Nantmeal Warwick Sewer Company). The following documents were received:

- a 58-sheet plan set, dated 5/18/2026;
- a letter, dated 5/20/2026, regarding the preliminary subdivision/land development plan submission;
- a letter from InLand Design, dated 5/20/2026, requesting various waivers;
- the NPDES Post Construction Stormwater Management Report, prepared by InLand Design and dated 5/18/2026;
- the Sewage Facilities Planning Module Application Mailer, dated 5/18/2026;

- a Transportation Impact Assessment, dated 5/18/2026, for both Warwick and West Nantmeal townships;
- an Environmental Impact Assessment Report, dated 5/18/2026, for both Warwick and West Nantmeal townships.

Mr. Luke Stoltzfus provided an overview of the proposed development, in particular in comparison to a sketch plan presented to the Planning Commission in July 2025. The road network within Warwick Township is proposed to interconnect with the adjoining development in West Nantmeal Township. Two access points to Route 23 are proposed: the eastern entrance to Sweetwater Road and a new roadway in West Nantmeal Township extending over a portion of the Kochel Group property. Fred Reisser moved that the plan be accepted for consideration. The motion was seconded by Jim Tevis and passed with all ayes.

Other Business

There was no other business.

Adjournment

There being no further business, at 7:26 p.m. Fred Reisser made the motion to adjourn the meeting, which was seconded by Jim Tevis. The motion passed unanimously.

Respectfully submitted,

Olga Karkalas,
Secretary