

Warwick Township Planning Commission

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June 17, 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. Craig Gundrum, Olga Karkalas, and Jim Tevis were present. Ryan Rhode of Kraft Municipal Group also attended.

Minutes

The minutes of the Regular Meeting of May 20, 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 May 2026.

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. Stoltzfus Enterprises Limited: The applicant was represented by Luke Stoltzfus of Stoltzfus Enterprises Limited and Charles Dobson and Jonathan Raimondo of Inland Design. Copies of certified mail receipts documenting the required neighbor notifications, satisfying SLDO §303.E, together with the accompanying notification letter, were received via email on 5/21/2026. A preliminary review letter from Ryan Rhode, dated 6/17/2026, was also received. Various waiver requests were submitted. Mr. Dobson stated that waivers may be withdrawn as changes are made to the plan. Because the Warwick Township development is being planned in conjunction with a related development in West Nantmeal Township, coordination between the municipalities is ongoing to ensure compliance with the requirements of both townships. Potential bog turtle habitat issues affecting the West Nantmeal Township portion of the project are being addressed in consultation with the U.S. Fish and Wildlife Service through the PNDI review process. Mr. Rhode's review letter was discussed. Issues brought up were sidewalks, pedestrian paths, ADA accessibility, location of fire hydrants, and the location of the proposed western ingress/egress

road at its intersection with Route 23 in West Nantmeal Township. The Density Agreement between Warwick Township and Stoltzfus Enterprises, dated 8/7/2001, was also discussed. Mr. Dobson stated that the development will most likely proceed in two phases. This tract lies within the Ridgeline Protection District (ZO §2511). Potential conflicts among the requirements of the Ridgeline Protection District, the Village/Hamlet Development Overlay District, and the Density Agreement will need to be addressed by the parties' legal counsels.

Other Business

There was no other business.

Adjournment

There being no further business, at 7:49 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