

**COUNCIL COMMITTEE MEETING  
WEDNESDAY, NOVEMBER 5, 2025**

Present: David Bialek, PharmD, R.Ph., Carissa Ciuca, Susan Powell, John McMullan, Meredith Merino, Vince Visoskas.

LAND PLANNING COMMITTEE

1. Proposal for a building expansion project at Schubert Plastics, Inc., located at 245 Lungren Road. (former Defusalite property).

Ms. Powell called the meeting to order at 6:15 pm.

Present for and representing Schubert Plastics, Brian and Antoinette Schubert, Owners; George Shmidheiser, Architect. Mr. Shmidheiser stated the owners are starting this process with the Township. Mr. Schubert is the second-generation owner. His father owned and operated the business for 30 years. He explained the company has built up sales and wishes to expand to get more products to store and sell. He stated the property does not meet zoning codes and is non-conforming. The owners wish to expand with a 2,000 square foot addition. He stated the addition would not obstruct the view from the Chester Creek Trail.

Ms. Powell asked if the addition is going up near the Chester Creek Trail? Mr. Shmidheiser stated no, it is going back toward the low side of Parkmount Road. Ms. Schubert stated they make plastic products with their biggest customer being Rail Roads. She explained they currently do not have room to store the products. She stated they are getting a lot of new customers. Mr. Schubert stated they currently have seven injection machines. The machines do not create pollution.

Mr. Bialek asked if the expansion is for storage or for new machines, and Ms. Schubert stated it is for storage. Mr. Bialek stated it would help if they presented elevation views, colors, etc. Mr. Shmidheiser stated the project would need several variances. Mr. Bialek stated he would need to see the list of variances.

Mr. McMullan stated this is their first step and based on tonight's meeting they would like to present before the Planning Commission and the Zoning Hearing Board simultaneously if this is something that Council would support. Mr. McMullan stated they are currently talking to neighbors. He explained they have been good neighbors to the trail and have drastically cleaned up the trail. Ms. Powell stated traffic is the number one issue, and Mr. Schubert explained there will be less traffic because they will be able to store products so there will be fewer deliveries.

Mr. Bialek stated to make sure to communicate the process to their neighbors. Ms. Ciuca stated she has nothing to add, and her only concern would be to be sure there is no impact on the trail. Mr. Schubert stated the construction elevation will be below the trail on Parkmount Road. Mr. McMullan stated the Schubert's will start the Land Development process and will reach out to their neighbors including the Chester Creek Trail Association.

There being no further business, Ms. Powell adjourned the meeting at 6:30 pm.

Respectfully Submitted,



Sharon Browne