

WARWICK TOWNSHIP
Board of Supervisors' Public Meeting Minutes
December 2, 2024

Members Present: John W. Cox, Vice Chair
Michael A. Riotto, Member

Members Absent: Judith A. Algeo, Esq., Chair

Others Present: Kyle Seckinger, MPA, Township Manager
Jon Ogborn, Police Lieutenant
Michele Fountain, P.E., Township Engineer
Mary Eberle, Esq., Township Solicitor
Skye Sorresso, Recording Secretary

CALL TO ORDER:

The Warwick Township Board of Supervisors' December 2, 2024, public meeting was called to order at 7:00 p.m. by John Cox, Vice Chair, who then led attendees in the Pledge of Allegiance.

EXECUTIVE SESSION:

The Board of Supervisors met to discuss matters of personnel, real estate, and litigation.

APPROVAL OF MINUTES:

→ *Monday, November 18, 2024, Board of Supervisors' Meeting Minutes*

Motion by Mr. Riotto to approve the November 18, 2024, Board of Supervisors' Meeting Minutes.
Second to motion by Mr. Cox. Mr. Cox invited comment or discussion. There being none, the vote was called.
Motion passed unanimously.

ANNOUNCEMENTS:

Mr. Seckinger made the following announcements:

The Administration and Parks and Recreation offices will be closed for the winter holiday beginning Tuesday, December 24, 2024. Offices will reopen on Thursday, January 2, 2025.

The Board of Supervisors' Reorganization meeting will be held on Monday, January 6, 2025, at 7 PM.

CITIZEN COMMENT:

None.

MANAGER'S REPORT:

→1. *Jamison Pour House Signage (2160 York Rd) – For Corridor Overlay District Review*

Mr. Seckinger presented Jamison Pour House Signage (2160 York Road) for the Board's consideration. He explained that on November 14th, the Township received a Zoning Permit Application submission by Jamison Pour House seeking to repair the structural supports posts for their existing aluminum graphic panel.

Motion by Mr. Riotto to grant Corridor Overlay District Approval to the Jamison Pour House (2160 York Road). Second to motion by Mr. Cox. Mr. Cox invited comment or discussion. There being none, the vote was called.
Motion passed unanimously.

→2. *ZHB 24-20: Schenk Brothers & Sons (138 Railroad Dr) – For Zoning Review*

Mr. Seckinger presented ZHB 24-20: Schenk Brothers & Sons for the Board's review. He explained that on November 14th, the Township received a Zoning Hearing Board Application submission by the applicant, appealing the decision of the Zoning Officer, challenging the validity of the Ordinance, and requesting a Use Variance following their receipt of the Township denial letter dated October 16, 2024. The applicant requested a Use & Occupancy certificate for the subject property to operate a G24 Vehicle Repair/Upholstery business. The building is currently operating as H16 Flex Space use. Subsequently, the applicant requested to operate a H7 Crafts/Upholstery use. The H16 Flex Space use does not permit the desired G24 Vehicle Repair or the H7 Crafts/Upholstery use. Additionally, a H16 and a H7 or G24 use on the same property would constitute two (2) or more primary uses which also requires a variance. Mr. Seckinger noted that many additional safety measures would be required to drive a vehicle into a building for repairs.

Motion by Mr. Riotto to authorize the Township Staff or Solicitor to draft a letter to the Zoning Hearing Board remaining neutral on the applicant's request for a variance and opposing any interpretation contrary to the position of the Zoning Officer. Second to motion by Mr. Cox. Mr. Cox invited comment or discussion. There being none, the vote was called.
Motion passed unanimously.

→3. *RES 2024-35: 904 Recycling Grant Intergovernmental Agreement – To Consider Adoption*

Mr. Seckinger introduced RES 2024-25: 904 Recycling Grant Intergovernmental Agreement. He explained that the Township's annual recycling grant requires an updated intergovernmental agreement resolution. The grant coordination with surrounding municipalities allows the Township to realize administrative cost savings for the grant preparation and processing.

Motion by Mr. Riotto to adopt RES 2024-35: 904 Recycling Grant Intergovernmental Agreement. Second by motion by Mr. Cox. Mr. Cox invited comment or discussion. There being none, the vote was called.
Motion passed unanimously.

→ *Bill Payments 12-2-2024*

Mr. Seckinger requested approval of the bill payments for December 2nd totaling \$88,792.82, subject to audit.

Motion by Mr. Riotto to approve the Bill Payments for December 2, 2024, subject to audit. Second to motion by Mr. Cox. Mr. Cox invited comment or discussion. There being none, the vote was called.
Motion passed unanimously.

■ **SOLICITOR'S REPORT:**

None.

■ **ENGINEER'S REPORT:**

→1. *LD 19-02: 1549 Stony Road (Shihadeh Subdivision) – Blasting Report*

Ms. Fountain requested approval of LD 19-02: 1549 Stony Road Blasting Report. She explained that the Township's agreement requires the contractor and developer to submit a report suggesting alternatives to blasting. She added that she found the report to be in order and believes blasting at the site will be less of a nuisance for neighbors.

Mr. Riotto inquired about notification requirements. Ms. Fountain explained that the agreement requires the contractor to survey residents within 350 feet of the blasting site and note any cracking or settling of structures. Additionally, all residents within 1000 feet must be notified and notice must be placed in a newspaper of general circulation.

Mr. Seckinger added that the Township would be supplementing the required notices with additional notices regarding blasting, road widening, and construction schedules.

■ **OLD BUSINESS:**

None.

■ **NEW BUSINESS:**

None.

■ **PUBLIC COMMENT:**

Mr. Theodore Kosin inquired about the radius for blasting notifications. Mr. Seckinger explained that all residents within 1,000 feet would receive notice from the contractor and all Breton Hills Drive and Stony Road residents between Breton Hills Drive and Bentley Drive will receive notice from the Township with additional construction information.

■ **ADJOURNMENT:**

The December 2, 2024, Warwick Township Board of Supervisors' public meeting was adjourned at 7:13 p.m.

Respectfully submitted,



Kyle W. Seckinger, MPA
Township Manager

These minutes were approved at the
Board of Supervisors' meeting held 1/20/25