

WARWICK TOWNSHIP
Board of Supervisors' Public Meeting Minutes
January 19, 2026

Members Present: John W. Cox, Chair
Michael A. Riotta, Vice Chair
Robin L. Taber, Member

Others Present: Kyle Seckinger, MPA, Township Manager
Jon Ogborn, Chief of Police
Aaron Richwine, Police Lieutenant
Michele Fountain, P.E., Township Engineer
Michael Martin, Esq., Township Solicitor
Skye Sorresso Stear, Recording Secretary

CALL TO ORDER:

The Warwick Township Board of Supervisors' January 19, 2026, public meeting was called to order at 7:03 p.m. by John Cox, Chair, who then led attendees in the Pledge of Allegiance.

EXECUTIVE SESSION:

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

APPROVAL OF MINUTES:

→ *Monday, January 5, 2026, Board of Supervisors' Meeting Minutes*

Motion by Mr. Riotta to approve the January 5, 2026, Board of Supervisors' Meeting Minutes.

Second to motion by Ms. Taber. Chair Cox invited comment or discussion. There being none, the vote was called.

Motion passed unanimously.

ANNOUNCEMENTS:

Mr. Seckinger announced that the Township Offices would be closed on Monday, February 16, 2026, in observance of Presidents' Day.

CITIZEN COMMENT:

Mr. John Lalley of Heritage Drive addressed the Board regarding a noise complaint.

MANAGER'S REPORT:

→1. *Police Department Promotion – Chief Jon Ogborn*

Mr. Seckinger introduced Chief Jon Ogborn to the Warwick Township community. Chief Ogborn has been a lifelong public servant, serving as a volunteer and career firefighter/EMT and advancing through the ranks within the Warwick Police Department.

Chief Ogborn holds a bachelor's degree in public safety administration and a master's degree in business and organizational leadership. Chief Ogborn is well-equipped with a deep understanding of law enforcement operations and strategic leadership.

Chief Ogborn joined the department over twenty-six (26) years ago and has served in pivotal roles, demonstrating his commitment to effective law enforcement and the community. His vision includes building a strong leadership pipeline, enhancing community engagement, and leveraging technology for innovative policing strategies. This vision has been evident in initiatives such as managing and obtaining the department's Pennsylvania Law Enforcement Accreditation and securing impactful grants that funded body cameras and enhanced departmental technology.

Mr. Seckinger explained that the Township's succession planning started four (4) years ago, when Chief Ogborn was promoted to Lieutenant. Since that time, Chief Ogborn received invaluable mentorship from former Chief Goldberg.

Chief Ogborn was sworn in by Judge Stacy Wertman.

Mr. Ogborn thanked Mr. Seckinger, the Board of Supervisors, and former Chief Goldberg for their support and expressed his excitement to continue working with the staff of the Warwick Township Police Department.

→2. ZHB 25-08: Global CF Holdings – For Zoning Review

Mr. Seckinger introduced ZHB 25-08: Global CF Holdings. He explained that on November 26, 2025, the Township received a Zoning Hearing Board Application from the applicant seeking variances to construct a non-residential expansion to the existing building. Specifically, the applicant proposes to add a 7,968-square-foot addition with new parking areas. The existing property operates as a H1 Manufacturing use within a H13 Industrial Park. Mr. Seckinger noted that the application was before the Board of Supervisors seeking zoning review and is intended to be heard at the February 3, 2026, Zoning Hearing Board Meeting.

Mr. Bill Herbert, applicant, thanked Mr. Seckinger for the introduction. He explained that his business, Global Chem-Feed Solutions, has operated in Warwick Township for seventeen (17) years. He explained that his business analyzes water generated by businesses and then develops and manufactures custom treatment systems.

Mr. Herbert explained that the expanded use of AI has increased the demand for his business, necessitating the proposed expansion.

Ms. Taber asked about the expected number of additional employees. Mr. Herbert stated that he expects any additional employees to fit within the proposed number of parking spaces by changing or staggering shifts for manufacturing and allowing designers and engineers to work from home.

Ms. Taber also inquired about the need for a loading dock or berth. Mr. Herbert explained that trucks would back directly into the building for loading.

Chair Cox reiterated the importance of adequate parking to ensure Stout Drive remains clear for traffic.

The Board chose to remain neutral to the application.

→3. LD 25-03: Altomonte's Italian Market – For Sketch Plan Review

Mr. Seckinger introduced LD 25-03: Altomonte's Italian Market. He explained that on November 5th, 2025, the Township received a sketch plan submission by Altomonte's Italian Market for the property located at 1990 York

Road. The applicant proposes redevelopment of the property for a retail store(s) and associated parking lot with a G3 Retail zoning use.

Ms. Kellie McGowan, attorney for the applicant, thanked Mr. Seckinger for the introduction. She explained that the applicant expected to submit a Zoning Hearing Board application for relief from the required fifty (50) foot buffer, several woodlands protection requirements, and to permit an existing encroachment.

Chair Cox requested that the applicant evaluate a potential connection to the existing adjacent Community Park trail and the installation of a buffer between the two (2) proposed driveways.

Ms. Taber stressed her support for as much parking as possible and inquired about potential reserve parking for future use. Ms. McGowan explained that an area in the back of the property could likely be used for additional parking with some relief, but she did not believe it would be necessary.

Ms. Taber also inquired about the northbound left turn in. Ms. McGowan explained that a PennDOT review would be necessary to determine the best flow of traffic.

Mr. Riotto echoed his concern about adequate parking and expressed his support for buffer plantings along York Road. He thanked the applicant for considering Warwick for their new business location.

→4. RES 2026-14: Hidden Pond Park Playground Statewide LSA Grant Application – To Consider Adoption

Mr. Seckinger presented RES 2026-14: Hidden Pond Park Playground Statewide LSA Grant Application. He explained that the Township had previously applied to the 2025 LSA program for the replacement of the Guinea Lane Playground. The project was recently awarded funding from the 2024 LSA round, and the grant administrators had provided the Township with an opportunity to modify its 2025 application. Mr. Seckinger explained that the Township intended to submit for funding to replace the next oldest playground, located in Hidden Pond Park.

Motion by Mr. Riotto to adopt RES 2026-14: Hidden Pond Park Playground Statewide LSA Grant Application. Second to motion by Ms. Taber. Chair Cox invited comment or discussion. There being none, the vote was called. **Motion passed unanimously.**

→ Treasurer's Report: November & December 2025

For the month of November 2025 revenues outpaced expenditures by \$87,951.

Real Estate Transfers posted \$158,799 and Building Permits posted \$20,513 Earned Income Tax posted \$436,741 and Local Service Tax posted \$40,709.

Fund balances for November 2025 are as follows, subject to audit:

General Fund	\$	15,987,103
Firehouse and Equipment	\$	712,606
Road Machinery	\$	122,424
Capital Projects Fund	\$	373,369
Highway Aid Fund	\$	16,467
Parks and Recreation	\$	705,782
Parks and Recreation Capital Fund	\$	582,037

Capital Reserve	\$	<u>90,793</u>
Total	\$	<u>18,590,581</u>

For the month of December 2025 revenues outpaced expenditures by \$834,075.

Real Estate Transfers posted \$50,256 and Building Permits posted \$29,649. Earned Income Tax posted \$238,458 and Local Service Tax posted \$2,889.

Fund balances for December 2025 are as follows, subject to audit:

General Fund	\$	15,458,333
Firehouse and Equipment	\$	666,416
Road Machinery	\$	122,226
Capital Projects Fund	\$	167,269
Highway Aid Fund	\$	16,467
Parks and Recreation	\$	651,384
Parks and Recreation Capital Fund	\$	583,470
Capital Reserve	\$	<u>90,941</u>
Total	\$	<u>17,756,506</u>

Motion by Mr. Riotta to approve the Treasurer’s Reports for November and December 2025, subject to audit. Second to motion by Ms. Taber. Chair Cox invited comment or discussion. There being none, the vote was called.
Motion passed unanimously.

→ *Bill Payments 12-22-2025 & 1-19-2026*

Mr. Seckinger requested approval of the bill payments for December 22nd, 2025, totaling \$333,694.28 and for January 19th, totaling \$442,342.16, subject to audit.

Motion by Mr. Riotta to approve the Bill Payments for December 22, 2025, and January 19, 2026, subject to audit. Second to motion by Ms. Taber. Chair Cox invited comment or discussion. There being none, the vote was called.
Motion passed unanimously.

■ **SOLICITOR’S REPORT:**

None.

■ **ENGINEER’S REPORT:**

→1.

Ms. Fountain requested authorization to advertise the 2026 Road Program which includes: Arbor Court, Lafayette Drive, Fairmount Drive, Scott Place, Alex Lane, Sterling Street, Maxwell Manor, Ross Lane, and an add/alternate for the Warwick Township Water and Sewer Authority to pave the Red Maple Pump Station Driveway at the Authority’s expense.

Motion by Mr. Riotta to authorize advertisement of the 2026 Road Program.

Second to motion by Ms. Taber. Chair Cox invited comment or discussion. There being none, the vote was called.

Motion passed unanimously.

■ **OLD BUSINESS:**

None.

■ **NEW BUSINESS:**

None.

■ **PUBLIC COMMENT:**

Mr. Kiel Sigafos of Heritage Drive inquired about the status of the former Lukoil property on the corner of York and Almshouse Roads. Mr. Seckinger provided an update on the property.

■ **ADJOURNMENT:**

The January 19, 2026, Warwick Township Board of Supervisors' public meeting was adjourned at 7:48 p.m.

Respectfully submitted,



Kyle W. Seckinger, MPA
Township Manager

These minutes were approved at the
Board of Supervisors' meeting held 2/16/26