

**WARWICK TOWNSHIP**  
**Board of Supervisors' Public Meeting Minutes**  
**March 16, 2026**

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

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

**CALL TO ORDER:**

The Warwick Township Board of Supervisors' March 16, 2026, public meeting was called to order at 7:00 p.m. by Michael Riotto, Vice 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, February 16, 2026, Board of Supervisors' Meeting Minutes*

**Motion by Ms. Taber to approve the February 16, 2026, Board of Supervisors' Meeting Minutes.**

**Second to motion by Chair Cox.** Vice Chair Riotto invited comment or discussion. There being none, the vote was called.

**Motion passed unanimously.**

**ANNOUNCEMENTS:**

Mr. Seckinger made the following announcements:

The 31st Annual Egg Hunt will be held at Warwick Community Park on Saturday, March 28<sup>th</sup>, at 1PM. Kids ages 2 to 10 are invited to join other children from their age group to scour the field and gather eggs. Pictures with the Bunny will be available after.

Registration remains open for the 15th Annual Spring-Cleaning Flea Market on Saturday, May 2<sup>nd</sup> from 8AM – 12PM.

For more information, please visit [warwickrec.com](http://warwickrec.com).

**CITIZEN COMMENT:**

None.

**MANAGER'S REPORT:**

**→1. ORD 2026-01: Use & Occupancy Ordinance Amendment – To Consider Authorization to Advertise**

Mr. Seckinger presented ORD 2026-01: Use and Occupancy Ordinance Amendment for consideration to advertise. He explained that Township Staff, with input from the Director of Planning & Zoning, Township Manager and Township Solicitor, had drafted an amendment to the Township's Use and Occupancy Ordinance to address administrative and inspection related issues and applicable state law. He noted that the amendment proposed substantive changes including prohibition of property transfers of properties with open violations and/or permits, uniformity of language and terminology to other ordinances, provisions restricting obstruction of sidewalks, identical discharge distances for sump pumps as stated in the Stormwater Management Ordinance, requirements for on-lot septic system registrations and inspections, requirements for well testing, clarification of property maintenance code applicability, addition of application expirations, and requirements for carbon monoxide detectors in line with current building code requirements.

**Motion by Ms. Taber to authorize advertisement of ORD 2026-01: Use & Occupancy Ordinance Amendment.**

**Second to motion by Chair Cox.** Vice Chair Riotto invited comment or discussion. There being none, the vote was called.

**Motion passed unanimously.**

**→2. 2026-2027 Road Materials Bid – To Consider Award**

Mr. Seckinger presented the 2026-2027 Road Materials Bid for award. Based on the travel time and employee costs to transport 19.0 mm wearing asphalt, 9.5 mm wearing asphalt and 2A stone mix, Mr. Seckinger recommended award to the lowest bidder, Eureka Stone Quarry at \$52.95, \$58.95, and \$13 per ton, respectively.

**Motion by Ms. Taber to award the 2026-2027 Road Materials Bid to Eureka Stone Quarry for 19.0 mm wearing asphalt at \$52.95/ton, 9.5 mm wearing asphalt at \$58.95/ton and 2A stone mix at \$13/ton.**

**Second to motion by Chair Cox.** Vice Chair Riotto invited comment or discussion. There being none, the vote was called.

**Motion passed unanimously.**

**→ Treasurer's Report: February 2026**

For the month of February 2026 expenditures outpaced revenues by \$23,105.

Real Estate Transfers posted \$41,674 and Building Permits posted \$12,141. Earned Income Tax posted \$536,403\* and Local Service Tax posted \$41,594\*.

Fund balances for February 2026 are as follows, subject to audit:

General Fund	\$	15,258,493
Firehouse and Equipment	\$	633,371
Road Machinery	\$	122,190
Capital Projects Fund	\$	143,594
Highway Aid Fund	\$	16,467
Parks and Recreation	\$	737,302
Parks and Recreation Capital Fund	\$	561,311
Capital Reserve	\$	<u>91,249</u>

Total \$ 17,563,977

\*Last quarter of 2025 was collected up to February 28, 2026, and adjusted back into year ending 2025.

**Motion by Ms. Taber to approve the Treasurer's Report for February 2026, subject to audit. Second to motion by Chair Cox.** Vice Chair Riotto invited comment or discussion. There being none, the vote was called.  
**Motion passed unanimously.**

→ *Bill Payments 3-2-2026 & 3-16-2026*

Mr. Seckinger requested approval of the bill payments for March 2<sup>nd</sup>, totaling \$234,378.98 and March 16<sup>th</sup>, totaling \$229,135.16, subject to audit.

**Motion by Ms. Taber to approve the Bill Payments for March 2<sup>nd</sup> and March 16<sup>th</sup>, 2026, subject to audit. Second to motion by Chair Cox.** Vice Chair Riotto invited comment or discussion. There being none, the vote was called.  
**Motion passed unanimously.**

■ **SOLICITOR'S REPORT:**

→1. *RES 2026-15: Almshouse Road Sidewalk Condemnation – To Consider Adoption*

Mr. Tuosto explained that Resolution 2026-15: Almshouse Road Sidewalk Condemnation was no longer before the Board for consideration.

■ **ENGINEER'S REPORT:**

→1. *LD 15-01: Jamison Place – To Consider Escrow Release #3*

Ms. Fountain requested the Board's consideration to approve a third reduction in the financial security for LD 15-01: Jamison Place, in the amount of \$905,746.00.

**Motion by Ms. Taber to approve LD 15-01: Jamison Place Escrow Release #3, conditioned upon the developer's satisfaction of the outstanding financial security increase request. Second to motion by Chair Cox.** Vice Chair Riotto invited comment or discussion. There being none, the vote was called.  
**Motion passed unanimously.**

→2. *2026 Road Program – To Consider Award*

Ms. Fountain presented the results of the 2026 Road Program. She explained that the lowest bidder was A.H. Cornell and Son, Inc., in the amount of \$620,142.95, approximately \$156,000 below budget. Ms. Fountain also noted that the Warwick Township Water and Sewer Authority no longer wished to move forward with the requested alternate add-on. As such, Ms. Fountain recommended award of the base bid to A.H. Cornell and Son, Inc.

**Motion by Ms. Taber to award the 2026 Road Program base bid to A.H. Cornell and Son, Inc. in the amount of \$620,142.95. Second to motion by Chair Cox.** Vice Chair Riotto invited comment or discussion. There being none, the vote was called.  
**Motion passed unanimously.**

→3. **LD 03-08: Woodlands at Warwick – To Consider End of Maintenance Period**

Ms. Fountain requested the Board's consideration to end the maintenance period and release the remaining financial security for LD 03-08: Woodlands at Warwick, conditioned upon the developer's completion of all punch list items to the satisfaction of the Township Engineer.

**Motion by Ms. Taber to approve the end of the maintenance period and final escrow release for LD 03-08: Woodlands at Warwick, conditioned upon the developer's completion of all punch list items to the satisfaction of the Township Engineer. Second to motion by Chair Cox.** Vice Chair Riotta invited comment or discussion. There being none, the vote was called.

**Motion passed unanimously.**

■ **OLD BUSINESS:**

None.

■ **NEW BUSINESS:**

None.

■ **PUBLIC COMMENT:**

None.

■ **ADJOURNMENT:**

The March 16, 2026, Warwick Township Board of Supervisors' public meeting was adjourned at 7:15 p.m.

Respectfully submitted,

  
Kyle W. Seckinger, MPA  
Township Manager

These minutes were approved at the  
Board of Supervisors' meeting held 4/20/26