

WARWICK TOWNSHIP
Board of Supervisors' Public Meeting Minutes
August 17, 2026

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

Others Present: Kyle Seckinger, MPA, Township Manager
Becki Marencik, MPA, Assistant Township Manager/Director of Finance
Jon Ogborn, Chief of Police
Aaron Richwine, Police Lieutenant
Brandy McKeever, Director of Planning & Zoning
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' August 17, 2026, public meeting was called to order at 7:02 p.m. by John Cox, Chair, who then led attendees in the Pledge of Allegiance.

■ **EXECUTIVE SESSION:**

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

■ **APPROVAL OF MINUTES:**

→ *Monday, July 20, 2026, Board of Supervisors' Meeting Minutes*

Motion by Mr. Riotto to approve the July 20, 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 made the following announcements:

The last Summer Movie in the Park series will be held on August 19th at 8:45pm at Community Park. This is a rescheduled event due to inclement weather.

Warwick Township will host a paper shredding event on September 12th, 2026, from 10 am – 12 am at Guinea Lane Park.

For more information, please visit warwickrec.com.

■ **CITIZEN COMMENT:**

None.

■ **MANAGER'S REPORT:**

→1. LD 25-04: Walker Estates Residential Subdivision (1908 York Rd) – To Consider Preliminary Plan Approval

Mr. Seckinger presented LD 25-04: Walker Estates Residential Subdivision for the Board's consideration.

Ms. Julie Von Spreckelsen, the applicant's attorney, thanked Mr. Seckinger for the introduction. She explained that all items in the Ebert Engineering letter dated June 22, 2026, were 'will comply'.

Ms. Von Spreckelsen discussed the requested waiver regarding the proposed sewer pipe size and explained that the applicant would continue to work with the Township Engineer regarding the issue.

The Board discussed the proposed stormwater facilities and detention basin requirements. Ms. Von Spreckelsen explained that the applicant believed certain storage facilities and drainage improvements would comply with Township requirements and, therefore, may not require a waiver. Ms. Fountain indicated that the matter should be further reviewed by the engineers.

Regarding the fee-in-lieu of curbing along York Road, Ms. Von Spreckelsen expressed the applicant's preference to not to contribute. Mr. Cox stated that the Board did not agree with granting a waiver from the required contribution.

The Board then discussed proposed driveways. Ms. Von Spreckelsen explained that the applicant was agreeable to constructing the shared driveway using materials consistent with Township residential road specifications. However, the applicant requested waivers from the fifty-foot (50) right-of-way requirement, the required thirty-foot (30) cartway, and the requirements for curbing and sidewalks.

The Board discussed the requested waiver relating to the centering of easements to lot lines. Ms. Von Spreckelsen explained that the waiver was being requested out of an abundance of caution because the applicant believed the plan met the intent of the requirement. Ms. Fountain indicated that she believed the waiver was necessary but had no objection.

The Board then discussed required street trees and landscaping along York Road. Ms. Von Spreckelsen explained that there was limited room to plant the required trees on the property and requested permission to place some trees within the York Road right-of-way. She explained that the applicant intended to retain existing trees where possible and provide supplemental and buffer plantings. Mr. Cox requested a note be added to the plan requiring the Township Engineer to be present during the installation of the trees. Ms. Holmes, engineer for the applicant, explained her intent to utilize a mixture of tree species and place the trees as far from the roadway as reasonably possible.

Regarding fencing, Ms. Von Spreckelsen indicated that the applicant did not intend to install a split-rail fence around the exterior of the property. Mr. Riotto discussed the homeowners' association restrictions and suggested that black aluminum fencing be included in the applicable restrictions. Mr. Seckinger asked the applicant to also add an appropriate note to the plan. Ms. Von Spreckelsen indicated that the applicant was agreeable to doing so.

Regarding a proposed deed restriction for the remaining woodland areas, Ms. Von Spreckelsen explained that the applicant preferred not to place a deed restriction on the property because it would create an additional cloud on the title. She noted that the remaining woodlands would be located along the southern property line and that the Township's existing buffer requirements would provide protection for those areas.

Ms. Von Spreckelsen explained that the applicant did not believe a monument feature was necessary because of the location. Mr. Seckinger asked whether the applicant would consider including a monument if it was considered toward the satisfaction of the Corridor Overlay District requirements. Ms. Taber added that such a feature could provide a nice reference to the property's historical agricultural use. Ms. Von Spreckelsen indicated that the

applicant would consider the inclusion of a 'Walker Estates monument. The Board agreed that Corridor Overlay District approval would be deferred until final plan approval.

Ms. Fountain discussed the proposed ADA-compliant curb ramps and explained that the applicant had proposed a diagonal curb ramp at the intersection. She noted that PennDOT standards generally prefer two ramps at each corner. Ms. Von Spreckelsen indicated that the applicant preferred the diagonal ramp because it would match the existing improvements and provide a cleaner design. Mr. Riotto asked Ms. Fountain whether there were advantages to using a diagonal ramp versus two (2) separate ramps. Ms. Fountain explained that separate ramps would generally provide a better design for individuals using mobility or accessibility devices. Mr. Cox requested that the applicant's engineer and the Township Engineer continue working through the issue and present a recommendation with the final plan. He indicated that the Board did not intend to require improvements to the other three corners at this time.

The Board then discussed the proposed building lots and maximum impervious surface calculations. Ms. Holmes explained that the calculations did not deduct easement areas and that the lots would remain within the maximum permitted impervious surface requirements. Ms. Fountain asked about the anticipated size of the largest dwelling. The applicant, Mr. Tom Imperato, indicated that the largest proposed dwelling option would be approximately 5,500 square feet. Ms. Fountain indicated that she had no objection to the waiver.

Regarding potential curb replacement, Ms. Fountain recommended that the Township and applicant conduct a site visit prior to construction to review the existing curb conditions. Ms. Von Spreckelsen indicated that any curb requiring replacement as a result of the project would be replaced by the applicant.

Motion by Mr. Riotto to grant preliminary plan approval for LD 25-04: Walker Estates Residential Subdivision (1908 York Road), subject to the following:

1. Compliance with the Staff Review Letter, dated June 30, 2026; with the exception of the following:
 - a. III SALDO Comments; 3. Frontage – Not needed
 - b. III. SALDO Comments; 4. COD – Deferred to final plan
 - c. IV. Variances/Special Exceptions Received; 5. Life of decision - to permit 36-months (not 24);
2. Compliance with the ARRO Consulting, Inc. Review Letter, dated June 30, 2026; with the exception of the following:
 - a. III. Traffic and Roadway Design Comments; 3. Ramps – to be deferred to final plan approval; Township Engineer and Holmes Cunningham to continue to discuss best option for ramp installation
 - b. III. Traffic and Roadway Design Comments; 4. Offsite Ramps – Not included in motion
 - c. IV. Grading, Stormwater Management Comments; 5. Stormwater Pipes – Only applies to new pipes and sewer structures installed by the Developer
 - d. V. General Comments; 3. Curbing – Township Engineer to perform a pre-construction survey of site curbing, and any curb that is damaged during construction is to be replaced by the applicant at their cost.
3. Compliance with the Ebert Engineering Review Letter, dated June 22, 2026;
4. Waiver from Section §157-16.B(2)(H)[1]: To permit a 12" RCP pipe in-lieu-of the required 18" RCP storm sewer piping specifically for the infiltration basin outflow;
5. Waiver from Section §163-24.B(2)(c)[2]: To not require applicant to provide existing features within 400 feet of site;
6. Waiver from Section §163-33.I & §163-66: To not require curbing along York Road, conditioned upon a contribution of 75% of the current cost of all waived road improvements being made to the road reserve account;
7. Waiver from Section §163-33.I: To not require widening of Meyer Way and Stony Road to meet the minimum pavement width of 36-feet conditioned upon a contribution of 75% of the current cost of all waived road improvements being made to the road reserve account;

8. Waiver from Section §163-33.I & J: To not require construction of the shared driveway to minimum cartway and right-of-way width; to not require installation of curbs or sidewalk along shared driveway; Applicant to construct shared driveway with appropriate materials to ensure longevity of surface;
9. Waiver from Section §163-48.B: To permit easements to be centered on or adjacent to rear or side lot lines to the fullest extent possible;
10. Waiver from Section §163-51.A: To permit street trees to be planted within the existing street right-of-way of Meyer Way, Stony Road and York Road; Township Engineer or their designee to be onsite during installation of street trees to ensure planting as close to the right-of-way as possible;
11. Waiver from Section §163-51.A(1): – To not require street trees to be planted immediately outside of the right-of-way; Township Engineer or their designee to be onsite during installation of street trees to ensure planting as close to the right-of-way as possible;
12. Planning Commission recommendations as follows:
 - a. Restriction included in HOA documents and a plan note requiring individual lots and open space to only utilize black wrought iron or black aluminum fencing;
 - b. Addition of snow storage area on plan set;
 - c. Installation of lamp posts at the end of each driveway;
 - d. Establishment of a post office box location and associated pull-off area and circulation;
 - e. New pipe and structure maintenance to be HOA responsibility;
 - f. Each lot to have stormwater facilities designed to accommodate all proposed impervious coverage, including the largest possible home selection (5,500 sf), plus an additional 5,000 s/f per lot;
13. Deferred until final plan review:
 - a. Corridor Overlay District approval;
 - i. Developer to reevaluate the COD point system amenities and consider swapping an amenity for a Walker Estates sign;
 - b. Ramp design at corner of Stony Road and Meyer Way;
 - i. Applicant to discuss best option with Township Engineer;
 - c. Requested waiver from Section §157-10.K: Storage facilities should completely drain both the volume control and rate control capacities over a period of time not less than 24 and not more than 72 hours from the end of the design storm; Applicant to provide further information to Township Engineer;

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

→2. LD 26-01: Global Chem Feed Commercial Building Addition (2015 Stout Dr) – To Consider Final Plan Approval

Mr. Seckinger introduced LD 26-01: Global Chem Feed Commercial Building Addition for the Board's consideration.

Mr. Gavin Laboski, attorney for the applicant, thanked Mr. Seckinger for the introduction. He explained that the Staff review and ARRO Engineering letters dated July 29, 2026 were both 'will comply'. He clarified that the requested waiver from Section §163-39.F to allow for a drive aisle less than the required twenty-four (24) feet in width was for two (2) locations on the plan, the front drive aisle and the pinch point at the corner of the building.

Motion by Mr. Riotto to grant final plan approval for LD 26-01: Global Chem Feed Commercial Building Addition (2015 Stout Drive), subject to the following:

1. Compliance with ARRO Consulting review letter dated July 29, 2026;
2. Compliance with Township Staff review letter dated July 29, 2026;

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

→3. RES 2026-20: Bucks County Hazard Mitigation Plan – To Consider Adoption

Mr. Seckinger presented RES 2026-20: Bucks County Hazard Mitigation for the Board's consideration. He explained that the Bucks County Hazard Mitigation Plan (HMP) was originally developed in 2004 and then updated in 2011, 2016, 2021, and now, 2026. Mr. Seckinger noted that adoption of the plan was necessary to ensure the Township remains eligible for certain FEMA hazard mitigation grant programs.

Motion by Mr. Riotto to adopt RES 2026-20 Bucks County Hazard Mitigation Plan.

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

Motion passed unanimously.

→4. *2026/2027 Snow Removal Bid – To Consider Authorization to Advertise*

Mr. Seckinger presented the 2026/2027 snow removal bid for consideration to advertise. He explained that this bid would secure snow removal contractors to supplement the Township's existing Public Works crew.

Motion by Mr. Riotto to authorize advertisement of the 2026/2027 Snow Removal Bid.

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

Motion passed unanimously.

→5. *Work Policy Gen-17: Access Control Policy – To Consider Approval*

Mr. Seckinger presented Work Policy Gen-17 for consideration. He explained that the amendment adds regulations for the issuance and use of alarm and keypad passcodes.

Motion by Mr. Riotto to approve Work Policy Gen-17: Access Control Policy.

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

Motion passed unanimously.

■ **ASSISTANT MANAGER'S REPORT:**

→1. *Teamsters Local 830 Collective Bargaining Agreement – To Consider Approval*

Ms. Marencik presented the Teamsters Local 830 Collective Bargaining Agreement for the Board's consideration. She explained that the Township and the Teamsters Local 830 had come to a tentative agreement on a new 5-year contract, which includes an annual wage increase of 3.75%, paid time off for permanent part-time employees, a five (5) percent premium contribution for single coverage health insurance for new employees, an updated boot allowance policy, and an increase in on-call pay.

Motion by Mr. Riotto to approve the Teamsters Local 830 Collective Bargaining Agreement.

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

Motion passed unanimously.

→2. *Work Policy BOS Admin-04: Fund Balance Policy – To Consider Approval*

Ms. Marencik presented Work Policy BOS Admin-04 for consideration. She explained that the policy establishes guidelines for managing fund balances at the end of each fiscal year and ensures that reserves are maintained to support the Township's annual operations and financial stability.

Motion by Mr. Riotto to approve Work Policy BOS Admin-04: Fund Balance Policy.

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: July 2026**

For the month of July 2026, revenues outpaced expenditures by \$877,829.

Real Estate Transfers posted \$78,824 and Building Permits posted \$17,883. Earned Income Tax posted \$146,497 and Local Service Tax posted \$9,582.

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

General Fund	\$	16,098,720
Firehouse and Equipment	\$	684,186
Road Machinery	\$	285,601
Capital Projects Fund	\$	714,306
Highway Aid Fund	\$	66,442
Parks and Recreation	\$	860,267
Parks and Recreation Capital Fund	\$	608,494
Capital Reserve	\$	91,999
Total	\$	<u>19,410,015</u>

Motion by Mr. Riotto to approve the Treasurer's Report for July 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.

→ **Bill Payments 8-3-2026 & 8-20-2026**

Ms. Marencik requested approval of the bill payments for August 3rd, totaling \$119,061, and August 17th, totaling \$366,016, subject to audit. She noted that the August 17th bill payments included a final payment for the 2026 road program in the amount of \$53,263.

Motion by Mr. Riotto to approve the Bill Payments for August 3rd and August 17th, 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. **LD 15-01: Jamison Place Residential Subdivision (Quartermaster Lane) – To Consider Authorization to Create a Punch List**

Ms. Fountain requested authorization to create a punch list for LD 15-01: Jamison Place Residential Subdivision (Quartermaster Lane).

Motion by Mr. Riotto to authorize the creation of punch list for LD 15-01 Jamison Place Residential Subdivision (Quartermaster Lane).

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

Motion passed unanimously.

→2. *Public Works Sanitary Sewer Connection Project – To Consider Authorization to Advertise Bid*

Ms. Fountain requested authorization to advertise the Public Works Sanitary Sewer Connection Project bid. She explained that this 2026 capital project would include the purchase and installation of a grinder pump and pit, and the installation of a forced lateral from the Public Works facility to the nearest public sewer main.

Motion by Mr. Riotto to authorize advertisement of the Public Works Sanitary Sewer Connection Project Bid. Second to motion by Ms. Taber. Chair Cox invited comment or discussion. There being none, the vote was called. **Motion passed unanimously.**

→3. *Sunrise Way Stormwater Pipe Project – To Consider Authorization to Advertise Bid*

Ms. Fountain requested authorization to advertise the Sunrise Way Stormwater Pipe Project bid. She explained that during the Township's annual inlet inspection and replacement program, the inlets and pipe that cross Sunrise Way at Farmdale Road were found to be in poor condition and were forming small sink holes.

Motion by Mr. Riotto to authorize advertisement of the Sunrise Way Stormwater Pipe Project Bid. 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:**

None.

■ **ADJOURNMENT:**

The August 17, 2026, Warwick Township Board of Supervisors' public meeting was adjourned at 7:56 p.m.

These minutes were approved at the Board of Supervisors' meeting held 9/21/26

Respectfully submitted,


Kyle W. Seckinger, MPA
Township Manager