WARWICK TOWNSHIP
Board of Supervisors' Public Meeting Minutes
September 21, 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 Dan Sharapan, Director of Parks, Recreation, & Open Space Mark Rambo, Director of Public Works Rob Gourley, Assistant Director of Public Works/Fire Services Coordinator 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' September 21, 2026, public meeting was called to order at 6:59 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 real estate and litigation.

■ APPROVAL OF MINUTES:

→ *Monday, August 17, 2026, Board of Supervisors' Meeting Minutes*

Motion by Mr. Riotto to approve the August 17, 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 13th Annual Lewy Body Dementia Walk for Awareness will be held on Sunday, September 27th, from 10 AM to 12 PM in Warwick Community Park.

Drop-offs for the Scarecrow Showdown and Costume Donation Vault will begin Thursday, October 1st. Scarecrows and costume donations can be dropped off any time during business hours, Monday through Thursday, 8AM to 4PM, and Fridays 7AM to 3PM.

The Annual Halloween Happening Event will be held on Thursday, October 29th. If anyone is interested in becoming a candy sponsor, please contact Kristen Belles, Parks and Recreation Coordinator.

The Township is proud to announce that it has been named as the recipient of a $389,000 DCED Local Share Account Grant to fund the replacement of the Hidden Pond Park playground. Construction is expected to begin next year.

For more information, please visit warwickrec.com.

■ **CITIZEN COMMENT:**

None.

■ **MANAGER'S REPORT:**

→1. *ZHB 26-09: 2090 Meetinghouse Road – For Zoning Review*

Mr. Seckinger introduced ZHB 26-09: 2090 Meetinghouse Road for Zoning Review. He explained that on September 3, 2026, the Township received a Zoning Hearing Board Application submission by Simple Investments LLC for residential improvements in conjunction with a future land development application. The present use of the property consists of a dilapidated dwelling and barn. He noted that the applicant is requesting a variance to expand existing non-conforming use, along with a dimensional variance for lot sizes.

Mr. Daniel Lyons, attorney for the applicant, thanked Mr. Seckinger for the introduction. He explained that the applicant prepared a sketch plan in early 2025 that proposed eight (8) units. The plan has since been revised to propose two (2) single-family dwellings. He explained that the Township's zoning ordinance does not permit single-family residential uses in the applicable zoning district, although it does permit higher-density residential uses. The applicant is therefore requesting a variance to permit two (2) single-family dwellings, as well as a variance related to the required lot size.

Mr. Lyons noted that the property is surrounded by Rural Agricultural uses, which permit single-family dwellings, and that there is an existing single-family dwelling next door and another across the street. He stated that the proposed use would be consistent with the surrounding neighborhood.

Ms. Kristen Holmes, engineer for the applicant, explained that the plan depicts an approximately 3,700-square-foot dwelling footprint to demonstrate that the proposed lots would still provide substantial area for potential future improvements. Each dwelling would be located on a separate lot and would have its own driveway. The plan also provides the required buffers along two sides of the property and identifies proposed landscaping should the plan proceed.

Mr. Riotto and Ms. Taber inquired about the applicant's willingness to install sidewalk connections to the existing sidewalks on the adjacent properties. The applicant confirmed they would be willing to comply so long as the neighboring properties consent.

The Board chose to remain neutral to the application, conditioned upon the applicant installing sidewalk connections to St. Cyril Church and the Jamison Place development should the Zoning Hearing Board grant the requested relief.

→2. *PZON170036: Iron Turf Dynamic Training Signage (2395 York Rd #4 – Warwick Square) – For Corridor Overlay District Review*

Mr. Seckinger introduced the Iron Turf application for Corridor Overlay District approval. He explained that the proposed sign is approximately 19.5 square feet. No representative for the applicant was present.

Mr. Riotto asked whether the proposed sign met the applicable size requirements. Mr. Seckinger confirmed that it did and explained that the remaining consideration related primarily to the style and color of the sign.

Motion by Mr. Riotto to grant Corridor Overlay District Approval to Iron Turf Dynamic Training Signage (2395 York Rd #4 – Warwick Square).
Second to motion by Ms. Taber. Chair Cox invited comment or discussion. There being none, the vote was called.
Motion passed unanimously.

→*3. 2027 Capital Projects Presentation*

Mr. Seckinger presented the 2027 Capital Projects:

The Parks and Recreation Department proposes three (3) projects and three (3) purchases in 2027 for a combined estimated cost of $553,000. Proposed purchases include the replacement of four (4) existing backstops at Guinea Lane Park, the replacement of two (2) enclosed landscaping trailers, and several new park benches. The proposed projects include the replacement of the Hidden Pond Park playground, painting of the Community Park large pavilion, and the planting of several trees. Mr. Seckinger noted that the Hidden Pond Park playground was fully funded by a DCED Local Share Account grant in the amount of $389,000.

The Township Administration Department proposes five (5) projects in 2027. These projects primarily focus on the repair, upkeep, and improvement of the Township Municipal Building and have a combined estimated cost of $294,385. They include the replacement of administration, conference, and office furniture, installation of a permanent lobby counter, replacement of the Planning and Zoning Department's large format scanner, and the replacement of the existing undersized generator with a whole building generator. Mr. Seckinger noted that the generator project is a carry-over project from 2026 due to supply and vendor issues.

The Police Department proposes one (1) project and three (3) purchases in 2027. The projects and purchases have a combined estimated cost of $147,000 and include the renovation of the existing patrol room, the replacement of the department's tasers, the purchase of new under carrier shirts, and the replacement of one (1) Police vehicle with an upfitted Ford Explorer.

The Public Works Department proposes six (6) projects in 2027 with a combined estimated cost of $852,500. The projects include the installation of stormwater management facilities, landscaping, and a flagpole at the Public Works facility; replacement of the fuel pump and physical monitoring system; replacement of the lunchroom chairs; and repurposing and installation of the Administration Building's previous generator. Additionally, the Public Works Department expects to incur a portion of the engineering and construction costs associated with the installation of sidewalks and a pedestrian bridge along Almshouse Road between Sunrise Way and Land Road, as well as a portion of the construction costs to replace the Valley Road Bridge. Both projects are funded in part by grants, with $134,000 in grant funding reimbursements expected in 2027.

The Parks and Recreation Department also proposes the purchase of a skid steer with attachments for an estimated cost of $170,000.

The 2027 Road Program proposes the paving of Conway Court, Laurens Lane, Nathaniel Trail, Harrison Lane, Monroe Drive, Hamilton Way, Adams Way, Trip Avenue, and the widening of Guinea Lane near Almshouse Road for a combined estimated cost of $855,800.

Motion by Mr. Riotto to approve the 2027 Capital Projects as presented.
Second to motion by Ms. Taber. Chair Cox invited comment or discussion. There being none, the vote was called.
Motion passed unanimously.

→*4. RES 2026-21: Assistant Township Manager Becki Marencik Service Recognition – To Consider Adoption*

Mr. Seckinger presented RES 2026-21: Assistant Township Manager Becki Marencik Service Resolution. He recognized Ms. Marencik's service to Warwick Township and noted that she has worked hard to leave the Township in a strong position and to make the transition as smooth as possible.

Mr. Seckinger read the resolution into the record.

Motion by Mr. Riotto to adopt RES 2026-21: Assistant Township Manager Becki Marencik Service Resolution. Second to motion by Ms. Taber. Chair Cox invited comment or discussion. There being none, the vote was called. **Motion passed unanimously.**

Ms. Marencik thanked Mr. Seckinger and the Board for taking a chance on her and for supporting her vision for improving the Finance Department. She expressed pride in the employee handbook and the Township's financial planning efforts. Ms. Marencik stated that she was grateful for the opportunity to work for Warwick Township and excited for what comes next. She thanked the staff and stated that she was proud to have worked for the Township.

→*5. RES 2026-22: Warwick Fire Company #1 Service Recognition – To Consider Adoption*

Mr. Seckinger presented RES 2026-22: Warwick Township Fire Company #1 Service Recognition. He explained that the resolution recognizes the Warwick Township Fire Company's response to the severe storm that occurred at the end of August.

Mr. Seckinger read the resolution into the record. He noted that the Warwick Township Fire Company responded to fifteen (15) calls during a twelve-hour period, including three (3) dwelling fires, one (1) elevator rescue, and three (3) water rescues. Fire Company personnel also safely removed six (6) individuals from vehicles and flood waters.

Mr. Robert Gourley, President of the Warwick Fire Company #1, accepted the resolution on behalf of the fire company.

Motion by Mr. Riotto to adopt RES 2026-22: Warwick Fire Company #1 Service Recognition. Second to motion by Ms. Taber. Chair Cox invited comment or discussion. There being none, the vote was called. **Motion passed unanimously.**

→*6. Work Policy #Gen-10: Use of Social Media for Township Business – To Consider Approval*

Mr. Seckinger presented Work Policy Gen-10: Use of Social Media for Township Business for the Board's consideration. He explained that the Township has considered the use of Facebook's filtering tools but that the filters do not capture all inappropriate comments. The proposed policy would require comments to be disabled on police blotter-type posts.

Motion by Mr. Riotto to approve Work Policy Gen-10: Use of Social Media for Township Business. Second to motion by Ms. Taber. Chair Cox invited comment or discussion. There being none, the vote was called. **Motion passed unanimously.**

→*7. 2026-2027 Bucks County Consortium Salt Bid – To Consider Award*

Mr. Seckinger presented the results of the 2026-2027 Bucks County Consortium Salt Bid. He recommended award to the lowest bidder, Riverside Construction, at $75.00 per ton, delivered and picked up.

Motion by Mr. Riotto to award the 2026-2027 Bucks County Consortium Salt Bid to Riverside Construction in the amount of $75.00 per ton, delivered and picked up.
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. *RES 2026-23: Minimum Municipal Obligation (MMO) for Non-Uniformed Employees' Pension Fund – To Consider Adoption*

Ms. Marencik presented RES 2026-23 for adoption. She stated that the proposed 2027 minimum municipal obligation for the non-uniformed employees' pension fund is $0. Ms. Marencik noted that the fund had been closed to new employees since 2012.

Motion by Mr. Riotto to adopt RES 2026-23: MMO for Non-Uniformed Employees' Pension Fund.
Second to motion by Ms. Taber.
Chair Cox invited comment or discussion. There being none, the vote was called.
Motion passed unanimously.

→2. *RES 2026-24: Minimum Municipal Obligation (MMO) for Police Pension Fund – To Consider Adoption*

Ms. Marencik presented RES 2026-24 for adoption. She stated that the proposed 2027 minimum municipal obligation for the police pension fund is $561,505, a slight increase from the 2026 obligation of $527,227.

Motion by Mr. Riotto to adopt RES 2026-24: MMO for Police Pension Fund.
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: August 2026*

For the month of August 2026, expenditures outpaced revenues by $32,211.

Real Estate Transfers posted $93,110 and Building Permits posted $11,977. Earned Income Tax posted $561,756 and Local Service Tax posted $44,403.

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

General Fund	$	15,616,382
Firehouse and Equipment	$	644,825
Road Machinery	$	286,076
Capital Projects Fund	$	1,322,132
Highway Aid Fund	$	13,392
Parks and Recreation	$	793,544
Parks and Recreation Capital Fund	$	609,289
Capital Reserve	$	92,154
Total	$	19,377,804

Motion by Mr. Riotto to approve the Treasurer's Report for August 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 9-7-2026 & 9-21-2026*

Ms. Marencik requested approval of the bill payments for September 7th, totaling $278,446.51 and September 21st, totaling $276,309.84, subject to audit.

Motion by Mr. Riotto to approve the Bill Payments for September 7 and September 21, 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:

→*1. ORD 2026-04: Mass Public Assemblies Ordinance Amendment – To Consider Authorization to Advertise*

Mr. Martin presented ORD 2026-04: Mass Public Assemblies Ordinance Amendment for the Board's consideration to advertise. He explained that staff drafted an amendment to the Mass Public Assemblies Ordinance to align the Ordinance to current practices and new trends in special events, remove conflicts with the Zoning Ordinance and utilize appropriate terminology.

Mr. Seckinger requested the Board consider two (2) additional amendments to the proposed ordinance: Section 49-8 to be removed from the Table of Contents and Section 49-9.B(2)(b) to be amended to make reference to the "Township" reviewing the proposed site lighting rather than the "Board."

Motion by Mr. Riotto to authorize advertisement of ORD 2026-04: Mass Public Assemblies Ordinance Amendment, as amended.
Second to motion by Ms. Taber. Chair Cox invited comment or discussion. There being none, the vote was called.
Motion passed unanimously.

■ ENGINEER'S REPORT:

→*1. LD 15-01: Jamison Place Residential Subdivision (Quartermaster Lane) – To Consider Acceptance of Punchlist*

Ms. Fountain requested the Board's consideration to accept the punchlist with addendum #1 for LD 15-01: Jamison Place Residential Subdivision (Quartermaster Lane). Mr. Riotto asked if additional items found by the engineer during inspections could be added to the punchlist. Ms. Fountain confirmed they could.

Motion by Mr. Riotto to accept the punchlist with addendum #1 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. Sunrise Way Stormwater Pipe Project Bid – To Consider Award*

Ms. Fountain recommended award of the Sunrise Way Pipe & Culvert base bid only to Associated Paving Contractors, Inc. in the amount of $65,050.

Motion by Mr. Riotto to award the Sunrise Way Stormwater Pipe Project base bid only to Associated Paving Contractors, Inc.

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 September 21, 2026, Warwick Township Board of Supervisors' public meeting was adjourned at 7:58 p.m.

Respectfully submitted,

These minutes were approved at the
Board of Supervisors' meeting held 10/19/26

Kyle W. Seckinger, MPA
Township Manager