WARWICK TOWNSHIP
Board of Supervisors' Public Meeting Minutes
October 19, 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 Aaron Richwine, Police Lieutenant Michele Fountain, P.E., Township Engineer Michael Martin, Esq., Township Solicitor Skye Sorresso Stear, Assistant Township Manager/Recording Secretary

■ CALL TO ORDER:

The Warwick Township Board of Supervisors' October 19, 2026, public meeting was called to order at 7:01 p.m. by Chair John Cox, 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, September 21, 2026, Board of Supervisors' Meeting Minutes*

Motion by Mr. Riotto to approve the September 21, 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:

Drop-offs for the Scarecrow Showdown and Costume Donation Vault will continue through October 29. Scarecrows and costume donations can be dropped off any time during business hours, Monday through Thursday, 8 AM to 4 PM, and Fridays 7 AM to 3 PM.

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

■ CITIZEN COMMENT:

Mr. Craig Hemler of Andover Street and Mr. Vadim Levitz of Clover Place expressed their concern regarding LD 26-02: Warminster Municipal Authority Well Building Application.

■ **MANAGER'S REPORT:**

→*1. Police Officer Introduction to the Community*

Chief Jon Ogborn introduced Officer Chris Nacios to the community. He explained that Officer Nacios comes to Warwick with extensive experience with the State Police, having retired as a Lieutenant and Station Commander.

The Board of Supervisors welcomed Officer Nacios to the Township.

→*2. LD 26-02: Warminster Municipal Authority - Well Building (Stover St) – Waiver of Land Development*

Mr. Seckinger explained that on September 3, 2026, the Township received a waiver of land development submission from the Warminster Township Municipal Authority. The applicant proposes the construction of a replacement well building outside the floodplain. On October 14, 2026, the applicant presented their waiver of land development application to the Planning Commission. Mr. Seckinger noted that the Commission made a conditional recommendation of approval.

Mr. Daulton George, Warminster Municipal Authority Assistant Manager, thanked Mr. Seckinger for the introduction. He explained that the Authority was completing this project in conjunction with nine (9) other treatment systems outside of Warwick Township. He added that all items in the Staff and Engineer review letters were 'will comply'.

Mr. Riotto asked how often the resin in the treatment system would need to be changed. The applicant explained that the resin has an estimated three (3) year use; however, existing systems have required less frequent resin replacement.

Mr. Riotto also inquired about the type of buffer plantings to be installed. The applicant explained that arborvitaes, red bud trees, and a variety of shrubs would be installed.

Mr. Cox inquired about the chance of resin spillage during replacement. The applicant explained that the resin is in solid pellet form and spillage was not a risk.

Ms. Taber inquired about potential noise generation from the system. The applicant explained that there were no mechanicals involved in the system and the only potential noise generation would be from an exhaust fan in the well building.

Motion by Mr. Riotto to grant LD 26-02: Warminster Municipal Authority - Well Building (Stover St) – Waiver of Land Development.
Second to motion by Ms. Taber. Chair Cox invited comment or discussion. There being none, the vote was called. **Motion passed unanimously.**

→*3. LD 26-03: SJS PA, LLC - Gas Station & Convenience Store (2201 York Rd) – Waiver of Land Development*

Mr. Seckinger explained that on September 4, 2026, the Township received a waiver of land development submission from SJS PA, LLC. The applicant proposes redevelopment of the former Lukoil gas station with a newly proposed mini-mart and service station, which comes with a reduction in impervious surface.

On October 14, 2026, the applicant presented their waiver of land development application to the Planning Commission. The Commission made a recommendation of approval conditioned on the installation of full-length

sidewalks (with PennDOT approval), that the developer look into a decorative knee wall, and that the developer look into streetlighting or running rough electrical connections.

Ms. Taber thanked the applicant for providing proposed corridor overlay renderings and indicated her preference for front elevation "A201".

Mr. Cox inquired about previous ground contamination mitigation completed on the property. The applicant explained that the Department of Environmental Protection (DEP) had cleared the site.

Mr. Riotto inquired about the proposed hours of operation. The applicant indicated the business would likely operate from 5 AM to 10 PM.

Motion by Mr. Riotto to grant LD 26-03: SJS PA, LLC – Gas Station & Convenience Store (2201 York Road) – Waiver of Land Development, conditioned upon compliance with the Staff and Engineer Review Letters dated September 28, 2026; PennDOT approval for and the installation of sidewalks along the entire frontage of the property; and deferral of Corridor Overlay Approval until a later time.
Seconded by Ms. Taber. Chair Cox invited comment or discussion. There being none, the vote was called.
Motion passed unanimously.

→*4. 2027 Township Budget Presentation – To Consider Authorization to Advertise*

Mr. Seckinger presented the 2027 Budget for consideration to advertise.

He explained that the General Fund serves as the Township operational fund for all day-to-day services except Parks and Recreation, encompassing the Administration, Finance, Planning and Zoning, Police, and Public Works Departments. For December 2026, the estimated Unrestricted General Fund balance is $12,362,103, estimated Emergency Reserve General Fund balance is $2,585,811, and estimated Restricted (Developer Escrows) General Fund balance is $1,081,805. Mr. Seckinger noted that Capital Projects and a portion of the Road Program are paid from the General Fund because there is no dedicated Capital Project tax and Highway Aid is generally insufficient to cover the entire Road Program.

Real Estate Tax Fund Distribution

	2026	**2027**
• General Fund	11.25 Mills	11.25 Mills
• Park and Rec Operating & Capital Funds	2.5 Mills	2.5 Mills
• Firehouse & Equipment Fund	0.75 Mills	0.75 Mills
• Road Machinery Fund	0.75 Mills	0.75 Mills
Total Millage:	**15.25 Mills**	**15.25 Mills**

General Fund

General Fund Revenue Notable Line Items:

	2026	**2027**
• 301.000 – Real Estate Taxes	$2,657,200	$2,658,050
• 310.000 – Local Enabling Act Taxes	$5,265,000	$5,290,000
• 321.800 – Cable Franchise Fees	$270,000	$270,000
• 341.000 – Interest Earnings	$480,000	$30,000
• 355.130 – Foreign Fire Ins. Tax	$143,000	$140,500
• 357.050 – State Pension Aid	$354,000	$373,000
• 361.300 – Zoning/Land Development	$139,900	$147,400
• 362.000 – Public Safety/Building Permits	$404,550	$389,550

General Fund Expenditures Notable Line Items:

	2026	**2027**
• 400.000 – 404.000, 407.000 – 409.000	$1,324,550	$1,438,000
◦ Legislative, Executive, Financial Administration, Tax Collection, Legal Services, IT, Engineer Services, Building Maintenance		
• 410.000 – Police Department	$3,720,940	$3,929,700
• 411.000 – 413.000 – Fire, Ambulance, Protective Inspection	$600,675	$677,575
• 414.000 – P&Z Department	$566,750	$599,350
• 430.000, 432.000 – 434.000, 436.000 – 438.000, 446.000	$1,852,150	$1,987,917
◦ Public Works, Road Maintenance, Snow/Ice Removal, Street Signs, Street Lights, Stormwater Facilities, Trails, Road Program, Fuel		
• 484.000, 486.000 – All Non-Health Insurances	$1,468,000	$1,584,000
• 492.030 – Capital Fund Transfer	$1,400,000	$12,000,000

General Fund Expenditures:

Personnel

- Uniformed Police employees' salary increase and benefits are not yet known due to a pending arbitration award. 3.75% is being used for budgetary purposes.
- Public Works Union employees to receive a 3.75% salary increase per their CBA.
- Non-Uniformed employees are proposed to receive an average of 4% salary increase. Actual raises are determined by individual performance evaluations for non-union employees.

Healthcare

- 7% increase budgeted (7.7% actual)
  - Rate Stabilization Fund used for the difference.
- Changes in employees' status will impact final costs.

Pensions

	2026	**2027**
• Police Defined Pension MMO	$530,000	$1,438,000
• Non-Uniformed Defined Benefit Pension MMO	$0	$0
• Non-Uniformed Defined Contribution	$93,000	$102,000
• 457 Match Program	$86,000	$78,000
• Police Post Retirement Medical Insurance	$120,000	$185,000
◦ $155,000 OPEB Fund draw in 2027 due to usage		

2027 Trail Project

Resurfacing of:

- Ridings at Warwick Trail $80,000

Capital Project Fund

Income:

- Interest Earnings: $180,000
- Grant Reimbursements: $134,000
- General Fund Transfer: $12,000,000
- Cash Balance Forward: $599,784

Total Income: $12,913,784

Expenditures:

Total Capital Projects: $1,159,885

Road Machinery Fund

Income:

- Millage (Taxes & Interest): $179,650
- Cash Balance Forward: $69

Total Income: $179,719

Expenditures:

- Tax Collection: $3,300
- PW Dump Truck: $170,000

Total Expenditures: $173,300

Highway Aid Fund

Income:

- Interest: $1,200
- Liquid Fuels: $453,280
- Cash Balance Forward: $13,679

Total Income: $468,159

Expenditures:

- 2027 Road Program: $455,800
  - (Highway Aid Portion)

2027 Road Program

- General Fund: $477,417
- Liquid Fuels: $455,800

Total Program: $933,217

Parks & Recreation Fund

Income:

- 2027 Revenue $799,900
  - Taxes & Interest
  - Recreation Programs
  - Sponsorship
- Cash Balance Forward: $581,125

Total Income: $1,381,025

Expenditures:

- 2027 Expenditures: $802,500
  - Personnel
  - Tax Collector
  - Programs/Tickets
  - Special Events
  - Maintenance
  - Administration

Parks & Recreation Capital Fund

Income:

- Millage (Taxes & Interest): $124,450
- Grant Reimbursement: $390,000
- Developer Fees: $2,000
- Cash Balance Forward: $611,082

Total Income: $1,127,532

Expenditures:

- Tax Collection: $2,200
- P&R Projects: $553,000

Total Expenditures: $555,200

Firehouse & Equipment Fund

Income:

- Millage (Taxes & Interest): $190,650
  - 94% to WTFC, 6% to HFC
- Cash Balance Forward (WTFC): $572,796
- Cash Balance Forward (HFC): $33,541

Total Income:	**$796,987**

WTFC Income:

• Millage (Taxes & Interest):	$180,400
• Donations, Rentals, Interest:	$82,000
• Grants:	$167,250
• Fund Balance Transfer:	$20,000
Total WTFC Revenue:	**$449,650**

Part-Time Career Firefighter Program: $270,075 from Township General Fund

Expenditures:

• Tax Collection:	$3,300
• Operating & Capital:	$226,441
Total Expenditures:	**$229,741**

Capital Reserve Fund

Income:

• Interest:	$2,000
• Cash Balance Forward	$92,554
Total Income:	**$94,554**

Expenditures:

Total Expenditures:	**$0**

Distribution of Taxes

- Warwick Township – 15.25 Mills (8%)
- Bucks County – 29.65 Mills (14%)
- Central Bucks SD – 154.90 Mills (78%)

Budget Message

- 17th Consecutive Year of No Tax Increase
- Continued focus on Emergency Preparedness and Fire Services
- Continued Infrastructure, Road and Sidewalk Funding

Motion by Mr. Riotto to authorize advertisement of the 2027 Township Budget.
Second to motion by Ms. Taber. Chair Cox invited comment or discussion. There being none, the vote was called.
Motion passed unanimously.

→*5. 2027 Warwick Township Fire Company Budget Presentation – To Consider Approval*

Mr. Seckinger introduced Mr. Kevin McCreary, Warwick Fire Company Treasurer.

Mr. McCreary thanked Mr. Seckinger for the introduction. He explained that the fire company had recently been named a recipient of the SAFER Grant Program, which provides funding over a four (4) year period. He noted that approximately $152,950 of that funding was expected in 2027 to be used toward volunteer payments, training, new volunteer gear, exercise equipment, and recruitment materials. Mr. McCreary expressed appreciation to the Township for its funding of paid firefighters during daytime/weekday hours.

Motion by Mr. Riotto to approve the 2027 Warwick Fire Company Budget.
Second to motion by Ms. Taber. Chair Cox invited comment or discussion. There being none, the vote was called.
Motion passed unanimously.

→*6. RES 2026-25: Delaware Valley Property and Liability Trust (DVPLT) Trustee Appointment – To Consider Adoption*

Mr. Seckinger requested the Board's consideration to appoint him as trustee of the Delaware Valley Property and Liability Trust, a position previously held by Becki Marencik, Assistant Township Manager and Director of Finance, before her departure.

Motion by Mr. Riotto to adopt RES 2026-25: Delaware Valley Property and Liability Trust (DVPLT) Trustee Appointment.
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 Snow Removal Bid – To Consider Award*

Mr. Seckinger presented the results of the 2026-2027 Snow Removal Bid and recommended award to the only bidder, Rushton Concepts.

Motion by Mr. Riotto to award the 2026-2027 Snow Removal Bid to Rushton Concepts.
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: September 2026*

For the month of September 2026, revenues outpaced expenditures by $164,270

Real Estate Transfers posted $58,533 and Building Permits posted $16,201 Earned Income Tax posted $317,648 and Local Service Tax posted $2,911.

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

General Fund	$	15,938,086
Firehouse and Equipment	$	644,943
Road Machinery	$	286,741
Capital Projects Fund	$	1,210,569
Highway Aid Fund	$	13,415
Parks and Recreation	$	748,207
Parks and Recreation Capital Fund	$	607,958
Capital Reserve	$	92,155
Total	$	19,542,074

Motion by Mr. Riotto to approve the Treasurer's Report for September 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 10-5-2026 & 10-19-2026*

Mr. Seckinger requested approval of the bill payments for October 5th, totaling $228,353.19, and October 19th, totaling $378,520, subject to audit.

Motion by Mr. Riotto to approve the Bill Payments for October 5th and October 19th, 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.

- **CHIEF OF POLICE'S REPORT:**

Chief Jon Ogborn provided a brief update on the Warwick Township Police Department, including the department's recent reaccreditation and staffing initiatives.

- **SOLICITOR'S REPORT:**

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

Mr. Martin presented ORD 2026-04: Mass Public Assemblies Ordinance Amendment for the Board's consideration to adopt. 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.

Motion by Mr. Riotto to adopt ORD 2026-04: Mass Public Assemblies Ordinance Amendment.
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. *Public Works Sanitary Sewer Connection Project Bid – To Consider Award*

Ms. Fountain requested the Board's consideration to award the Public Works Sanitary Sewer Connection Project Bid to the lowest bidder, KBC Construction, LLC, at $134,985, conditioned upon a successful bid review by ARRO Consulting.

Motion by Mr. Riotto to award the Public Works Sanitary Sewer Connection Project Bid to KBC Construction, LLC in the amount of $134,985, conditioned upon a successful bid review by ARRO Consulting.
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 October 19, 2026, Warwick Township Board of Supervisors' public meeting was adjourned at 8:26 p.m.

Respectfully submitted,

These minutes were approved at the
Board of Supervisors' meeting held 11/16/26

Kyle W. Seckinger, MPA
Township Manager