Warwick Township Board of Supervisors

Regular Meeting Minutes ~ August 6, 2025 ~ 6 p.m.

Chairman Cameron called to order the Regular Meeting of the Warwick Township Board of Supervisors at 6 pm at the Township Building. Supervisors Brand and Sydlosky, Solicitor Crotty and Mr. Boulanger were present.

Mrs. Cameron made a motion to approve the Regular Meeting minutes from June 4, 2025 as submitted; Mr. Sydlosky second; two ayes; Mr. Brand abstained.
Mrs. Cameron made a motion to approve the Regular Meeting minutes from July 2, 2025 as submitted; Mr. Brand second; two ayes; Mr. Sydlosky abstained.

Mrs. Cameron made a motion to accept the Treasurer's report of the General, Open Space and State funds as submitted; Mr. Sydlosky second; two ayes.
Mrs. Cameron made a motion to authorize Keystone Earned Income Tax direct deposits to be deposited to the new Victory Bank General Fund account; Mr. Sydlosky second; two ayes.
Mrs. Cameron made a motion to roll the Open Space Certificate of Deposit into a new six month term at 3.85%; Mr. Sydlosky second; two ayes. The current balance is $232,055.79.
Mrs. Cameron made a motion to roll the First Resource Certificate of Deposit into another six month term at 4.25%; Mr. Sydlosky second; two ayes. The current balance is $276,155.17.

CITIZENS COMMENT OR REQUEST

There were no Citizens' requests or comments.

ZONING OFFICER

Kraft Municipal Group issued two building permits and six Certificates of Occupancy in July. A second citation will be sent to the owner of 19 Mauger Road for failure to comply with previous Notices of Violation. The next step will County Court.

Mr. Tony DiMattia, RAMA Properties, requested to perform exploratory digging to determine foundation locations for the proposed building per the Land Development plan; permission was granted.

ROAD REPORT

LIMB & TREE REMOVAL

- Laurel, Grays Lane, County Park, Dirt Mt Pleasant, Warwick Furnace (multiple) including a July 19th Saturday call in.
- Warwick Furnace, Hill, Savits Drive ,Mine hole, Jones, N. Hill Camp, S. Hill Camp, Reading Furnace & Rock Run.

CATCH BASINS AND DRAINAGE PIPES
Multiple Storms and several inches of rain this month, catch basins, drainage pipes & ditch areas were cleared and inspected on a regular basis:
ELECTRONIC SPEED SIGNS/ ROAD SIGNS
A 25MPH Speed sign was knocked down and later reinstalled near Rock Run Rd.
Electronic Calming Devices are planned to be installed this month on S. Hill Camp & Rock Run Roads.
OIL & CHIP ROADS
Completed on July 2nd; swept up excess chips and removed "OIL & Chip" Signs, roads look great!
MOWING
Mowing was performed on the following roads: Laurel, Warwick, S. Hill Camp, Rock Run, Hill, Keim, Piersol, Trythall, Dirt Trythall, Dampman, Mine Hole, Northside, portions of Dirt Mt. Pleasant & Warwick Furnace (overgrown areas)
ROAD MAINTENANCE & REPAIR
Cleaned and repaired ditch site on Dirt Trythall Road; Sunset Drive entrance from Rock Run Road was temporarily repaired with Riprap rock and the corner of James Mill Road and Reading Furnace Road was also repaired with riprap rock to prevent washout.
Potholes were repaired on Dirt Mt Pleasant Road.
The Guard Rail on Trythall was repaired and the two end pieces (boxing gloves) were replaced.
MAINTENANCE AND REPAIR ON TOWNSHIP EQUIPMENT
Our 2024 Ford F600 passed State Inspection. Steering Box on our 2012 Dodge is being replaced (a very involved job).
STRING TRIMMING
Trythall Road
TOWNSHIP
July 4TH- Holiday; July 8TH- met with Traffic Engineer about the St. Peters Road Detour.
Repaired shop automatic garage door opener; metal supports were coming loose.
The "WALL" located at Route 23 & Trythall Road was string trimmed and mowed. More trimming and mowing needed to be done in the near future down in that area (weather permitting).

PLANNING COMMISSION

The Planning Commission met on July 16, 2025 and reviewed a sketch plan submitted by Stoltzfus Enterprises for a proposed development on Route 23 in the Village/Hamlet Development Overlay District. The concept plan shows 58 units and a maintenance shed. There are plans to develop an adjoining tract of land in West Nantmeal Township with approximately the same number of homes. Discussions pertaining to entrance and exit locations, road networks within the development, road width and alleys were held. Both developments will be serviced by public water (Elverson) and public sewer (Nantmeal-Warwick Sewer Authority).

Additionally, the Planning Commission reviewed two Zoning Hearing Board applications for the meeting scheduled for August 5, 2025. Peter Lorenzi requested a variance for a ground mounted solar array at his property at 131 Hopewell Road. David and Erin Bentley requested a dimensional height variance for a future home at 420 Reading Furnace Road.

HISTORICAL COMMISSION / HARB

The Historical Commission met on July 21, 2025 and discussed the Township's plans for the America 250 Celebration in 2026. The cannon discovery in Warwick Township and the Revolutionary War history surrounding them might be the focal topic. Further dialogue will be held at future meetings, but a tentative date is for September 2026.

ZONING HEARING BOARD

The Zoning Hearing Board will consider and potentially act upon the applications of

- Peter and Pandora Lorenzi, who are requesting a dimensional variance to install a solar panel array. The property is located at 131 Hopewell Road, Elverson, PA, Tax Parcel #19-2-35 in the R-A Residential District. The applicant has filed a request for a variance from the Warwick Township Zoning Ordinance pursuant to Section 1927 B.6.b (1), to exceed the otherwise permissible maximum allowable surface area of the solar installation. THE VARIANCE WAS GRANTED.

- David and Erin Bentley, who are requesting a dimensional variance to build a residence in excess of height regulations. The property is located at 420 Reading Furnace Road, Elverson, PA, Tax Parcel #19-7-3.2 in the R-A Residential District. The applicant has filed a request for a variance from the Warwick Township Zoning Ordinance pursuant to Section 402, in order to exceed the maximum building height of 35 feet by 1.5 feet. THE VARIANCE WAS GRANTED.

- Mr. David McElroy asked about a proposed pond on the Reading Furnace Road proposed plan; Solicitor Crotty advised that the Health Department regulates the construction of wells and Mr. Boulanger suggested DEP involvement could be a possibility.

CORRESPONDENCE

ELVERSON HONEYBROOK EMS

19 calls reported in June; no report submitted in July.

PA STATE POLICE

27 calls to Warwick in the month of July.

RIDGE FIRE COMPANY

One call to Warwick in the month of July.

RIDGE FIRE POLICE

One call to Warwick in the month of July.

TWIN VALLEY FIRE DEPARTMENT

Six calls in the month of June; no report submitted for the month of July.

PLAN REVIEWS

ST. PETERS / BLACK GRANITE VILLAGE
Phase I approved; final approved with conditions.

ST. PETERS TRAIN STATION / LAND DEVELOPMENT
Approved with conditions.

IRON RIDGE
Waiting for DEP approval.

545 ROCK RUN ROAD
Extended through December 31, 2026. No revised plans were submitted. NOV delivered on May 27, 2025.

WINTERS
Township awarded restitution- appeal filed.

2578 RIDGE ROAD
Land development plans submitted and under review, a new 90 day extension request submitted; Mrs. Cameron made a motion to accept the letter with an expiration of November 28, 2025; Mr. Sydlosky second; all ayes.

2649 RIDGE ROAD
Land Development plans approved with conditions; 60 day extension letter submitted; Mrs. Cameron made a motion to accept the letter with an expiration of October 31, 2025; Mr. Brand second; all ayes.

NEW BUSINESS

Coventryville Trout Club Letter
Warwick Township donated $500 toward the Challenger Trout Derby and the Club expressed appreciation.

Hertzler Farm, Robeson Township, Berks County
A project to build a structure to house explosives in Robeson Township, Berks County is being proposed at Cold Run and Hopewell Roads. Warwick was notified as a neighboring municipality.

Community Emergency Alert System
Requests regarding an emergency alert system have been brought to the Township. More research needs to be done to determine programs, cost etc. and will be tabled for future discussion.

OLD BUSINESS

Digester Discussion
Warwick Township opposes the proposed digester establishment in Caernarvon Township. A letter stating our position was signed and will be sent to the Township.

St. Peters Road Update- LTAP Assistance
Road counters were installed on South Hill Camp, Rock Run and County Park Roads to monitor traffic and speed prior to the closure of St. Peters Road for repair in October. The results will be collected to help determine where to place traffic calming devices on the above mentioned Township roads.

Mrs. Cameron made a motion to pay the bills; Mr. Sydlosky second; all ayes.

Mrs. Cameron made a motion to adjourn the meeting at 6:33 p.m.; Mr. Brand second; all ayes.

Respectfully Submitted,

Colleen M. Patton
Warwick Township Administrator