

Warwick Township Board of Supervisors

Regular Meeting Minutes ~ October 7, 2025 ~ 6 p.m.

Chairman Cameron called to order the Regular Meeting of the Warwick Township Board of Supervisors at 6 p.m. 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 September 3, 2025; Mr. Sydlosky second; all ayes.

Mrs. Cameron made a motion to accept the Treasurer's report of the General, Open Space and State funds as submitted; Mr. Brand second; all ayes.

CITIZENS COMMENT OR REQUEST

Mr. Bob Gebhardt informed the Board of fund raising raffles to benefit the Twin Valley Fire Department.

ZONING OFFICER

Kraft Municipal Group issued eight building permits and no Certificates of Occupancy in September. Mr. Boulanger discussed Road Occupancy permit regulations for cable / internet companies needing to work in the Township Right-of-Way. The Board further discussed potential zoning changes to our Ordinances to implement zoning for evolving matters.

ROAD REPORT

Mrs. Cameron made a motion to appoint Travis Brown to the list of on call winter snow plow operators; Mr. Sydlosky second; all ayes.

Limb & Tree Removal

Limbs hanging over the road were removed on the following roads: James Mill Bridge, Victoria Chase, Chrisman Drive, Warwick Circle, and Hawthorne Circle. A downed tree blocking Hill Road was removed.

Catch Basins / Drainage Pipes

Catch basins and drain pipes are checked on a regular basis. A basin lid was knocked out of place and into the basin itself on Old Ridge Road and was later put back into its proper position.

Speed Signs / Road Signs

A speed sign on Warwick Road was knocked down and later reinstalled. A street sign on the corner of Route 23 & Trythall Rd was straightened and two reflective delineators were placed on Mine Hole Road. Road & street signs on Grove, Hill & Mt. Pleasant Roads were "CLEANED"- wiped down for better visibility; cleaning of these signs will continue.

Mowing!!

Mowing was done on the following roads: Mt. Pleasant, Old Ridge, County Park, Bethesda, N. Hill Camp, Route 345 (near car dealer) Warwick, Mine Hole, Reading Furnace, Hawthorne, the "Rain Garden" on Millstone Lane, near the Iron Bridge, Keim, Grove, Rock Run, James Mill, Reading Furnace and overgrown sections of Hill and Warwick Furnace Roads.

String Trimming

The retention basin located at Warwick Circle & Mt. Pleasant Roads was string trimmed along with the Bridge on Trythall Road.

Road Maintenance / Repair

On September 22 & 23, nine tons of hot asphalt was used to repair shoulders and potholes on the following roads: Jones, Rock Run, Route 345, Warwick, Stanley Lee and Warwick Furnace Roads. Potholes on dirt Mt. Pleasant were repaired, and a large washout was cleared on N. Hill Camp Road; loose gravel removed from the corner of Rock Run near Harmonyville Road.

Maintenance on Township Equipment / Repair

- Big Blue Tractor & Mower: a mower bearing replaced along with several hydraulic hoses and 3 mower belts.
- John Deere Tractor/Mower: a hydraulic cylinder that operates the mower arm was replaced.
- Terra Star International Truck passed inspection and the snow plow was installed
- 1994 Backhoe: a "PIN" was replaced on the front bucket.

Township

Township front parking lot was sealed coated and part of the overgrown section of the "Wall" located on Route 23 was mowed.

PLANNING COMMISSION

The Planning Commission met on September 17, 2025 and recognized the resignation of member Mr. Todd Verrecchia. The Commission reviewed plans for a lot line adjustment at 190 Morningside Drive owned by Keith and Corinne Bentley. The plan proposes adding approximately 25,000 square feet from Lot 2 to Lot 1 to make it conform to setback requirements. Two waivers from the SALDO were requested and recommended for approval by the Board of Supervisors. The Planning Commission also recommended approval of the plan pending Township Engineer final recommendations.

HISTORICAL COMMISSION / HARB

The **HARB** met on September 15, 2025 to review the application of Natural Lands Trust, 201 Piersol Road, Elverson, PA to replace an equipment shed. The new proposed shed will be upgraded with board and batten siding in cypress adding a third bay to the existing two. Handmade wrought iron hinges will be fabricated and installed on all doors. A retaining wall will be built into the hill using 5/8" rebar for strength. The current shed is a non-conforming structure and because it will be demolished and rebuilt, the new structure must conform to current zoning setbacks requiring a variance.

The **Historical Commission** meeting convened immediately following and discussed the Township's ideas for America 250 and the Semi-Quincentennial Committee. The group will meet to implement events to celebrate in 2026.

A meeting between the County and Warwick to discuss the rehabilitation of the Iron Bridge was held on September 24. Two members of East Nantmeal HC attended as well. Both Townships expressed the position to keep the Bridge one lane while repairing the structural deficiencies. The County requested a letter from Warwick to formalize our position which will be sent in the next week.

Mrs. Cameron made a motion to appoint Mr. Craig Williams to the Historical Commission vacant seat; Mr. Brand second; all ayes.

ZONING HEARING BOARD

No new applications

CORRESPONDENCE

ELVERSON HONEYBROOK EMS

11 calls reported in August; no report submitted in September.

PA STATE POLICE

24 calls to Warwick in the month of September.

RIDGE FIRE COMPANY

Zero calls to Warwick in the month of September.

RIDGE FIRE POLICE

No report in the month of September.

TWIN VALLEY FIRE DEPARTMENT

Five calls to Warwick in the month of September.

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 and July 1, 2025.

WINTERS

Township awarded restitution- appeal filed.

2649 RIDGE ROAD

Land Development plans approved with conditions; test digging is being performed to determine the soil composition at the proposed site for foundation purposes. An extension

request letter was submitted. Mrs. Cameron made a motion to accept the letter to expire December 30, 2025; Mr. Sydlosky second; all ayes.

190 MORNINGSIDE DRIVE

Mr. Neal Fisher from the Hankin Group, representing the Bentley family, summarized the plans for the lot line change at 190 Morningside Drive. The Planning Commission recommended two waiver approvals to the plans. Mrs. Cameron made a motion to approve the waivers; Mr. Sydlosky second; all ayes. Mrs. Cameron made a motion to accept the plans for the lot line change; Mr. Brand second; all ayes.

NEW BUSINESS

Emergency Management / Limerick Drill

The Limerick Generation Station drill will be held on November 18 with a training session on October 13. Two new residents, Dale and Sharon Lutz, are interested in being on this team. Mrs. Cameron made a motion to appoint them to the Emergency Management Team; Mr. Brand second; all ayes. Mrs. Cameron made a motion to appoint Jeff Brand to the Emergency Management Team; Mr. Sydlosky second; all ayes.

Fire Relief Allocations

The Volunteer Firefighters' Relief Association funds were received and will be disseminated to the three companies: TVFD- \$18,869.00; Ridge- \$2,358.63 and NORCO- \$2,358.63.

Supervisor Brand attended the TVFD budget meeting and reported that potentially hiring paid firefighters was mentioned but not likely to be implemented before 2030. The Warwick 2026 contribution is \$70,433.00.

Tax Collection Meeting

The County Tax Collection Committee meeting is on November 12, 2025.

PSATS UC Group Trust

Ballots for PSATS UC Group trust member election were completed by Mrs. Cameron, the Townships designated voting delegate.

OLD BUSINESS

Stoltzfus Enterprises

Mr. Luke Stoltzfus from Stoltzfus Enterprises and Mr. Chuck Dobson from Inland Design attended the BOS meeting to further discuss the preliminary sketch plan to develop the land along Route 23 next to the French Creek Golf Course. Site distances for egress and ingress are a concern for the developer as Route 23 is currently an area with a 55 mph speed limit, which is too fast to safely create access to the proposed development. Lowering the speed limit would be an option to prevent the need for a traffic signal. Re-opening Sweetwater Road in West Nantmeal was discussed. More data is needed before any decisions can be made moving forward.

2026 MMO Valuation

The MMO valuation payment for 2026 is \$1,195; Mrs. Cameron made a motion to approve payment; Mr. Brand second; all ayes.

St. Peters Road

The slope failure repairs will commence on Monday October 20 with a full closure. Township road crew will begin installation of temporary speed humps on Rock Run Road to slow traffic using it as a cut through. The speed humps are being obtained from the company performing the work at no cost to Warwick.

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

Mrs. Cameron made a motion to adjourn the meeting at 7:43 p.m.; Mr. Brand second; all ayes.

Respectfully Submitted,

Colleen M. Patton
Warwick Township Administrator