

Warwick Township Board of Supervisors

Regular Meeting Minutes ~ April 1, 2026 ~ 6:00 p.m.

Chairman Cameron called to order the Regular Meeting of the Warwick Township Board of Supervisors at 6:00 p.m. at the Township Building. Supervisors Brand and Sydlosky, Mr. Boulanger, and Solicitor Crotty were present.

Solicitor Crotty announced the public hearing to amend the zoning ordinance to provide regulations for data centers in the Industrial Zoning District. With no public comment, Mrs. Cameron made a motion to adopt Ordinance 1-2026; Mr. Brand second; all ayes.

- **2026 Road Improvement bids were opened at 6:08. Bids were received from:**
Asphalt Industries- 169 Township Line Road, Chester PA 19013- \$52,367.20
Martin Paving- 531 E. Division Highway, Lititz, PA 17543- \$41,229.40
Mrs. Cameron made a motion to accept the proposal from Martin Paving for \$41,229.40 after Solicitor review. The bid includes double application of oil and chip of approximately 10,000 square yards on Warwick Road from Route 23 to Route 345 and the north end of Morningside Drive; Mr. Sydlosky second; all ayes.
- Mrs. Cameron made a motion to approve the minutes from March 4, 2026; 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. Brand second; two ayes; Mr. Sydlosky abstained.

CITIZENS COMMENT OR REQUEST

Mr. Greg Knies from the Seltzer Group presented a dividend payment in the amount of \$4411.00 from EMC Insurance. The 2026-2027 insurance policies will be submitted to the Township in the next few weeks for review.

Mr. Scott Richards thanked the Township for road assistance with the major storm damage on Harmonyville Road.

ZONING OFFICER

Kraft Municipal Group issued five building permits and two Certificates of Occupancy in March.

ROAD REPORT

LIMB / TREE REMOVAL

Low limbs cut on Rock Run, Piersol & Bethesda Roads. Tree removal: March 17- Warwick got hit hard with a storm of rain and very strong wind gusts knocking down trees in several locations creating power outages throughout the municipality. Trees that fell were removed from the following roads: Rock Run, Hill, N. Hill Camp, Dampman, County Park, Grove, Old Ridge, Warwick Furnace, Mt. Pleasant, Dirt Mt. Pleasant, Northside & Bethesda Roads.

CATCH BASINS /DRAINAGE PIPES/ WASHOUTS

Several washouts were cleared this month: Hill, County Park & Bethesda Roads- catch basins were cleared and drainage areas cleared.

SPEED SIGNS/ ROAD SIGNS/TRAFFIC DEVICES

A speed hump on Rock Run was damaged and a middle section had to be removed. A 35MPH sign was knocked down on Warwick Road and was later reinstalled. Leaning street signs at the corners of Route 345 & Route 23 and Warwick Circle & Mt Pleasant were straightened up. Three fallen delineators were straightened on Warwick Furnace Road.

MAINTENANCE ON TOWNSHIP EQUIPMENT

Plow light on our 2020 Chevy was damaged when plowing; with the help of some epoxy we fixed it and reinstalled it. Removed Blower unit and 2-way radio from John Deere Tractor to install in our new Kubota Tractor. Replaced front tire and installed tubes in both front tires on our 1994 Backhoe. Our trucks received a good wash and rinse followed up with a nice coat of wax.

ROAD REPAIR/ROAD MAINTENANCE

Pot holes were repaired on dirt Mt. Pleasant Road along with grading certain sections and adding stone where needed. Following the storm that hit, trees and debris that lay along the shoulders are pushed further off the road on a continuous basis.

WINTER SERVICES

March 3rd: treated roads no plowing was needed; snow stakes were removed from the Township Building and the Rain Garden located on Millstone Lane.

TOWNSHIP

Road Measurements were taken on Morningside Drive and Warwick Road (from Route 23 heading west entrance to where it meets Route 345) in preparation for Oil & Chip this year.

- John Deere Tractor & Mower were sold and on March 17th the new Kubota Tractor & Mower were delivered.
- March 10th received 48 Tons of Salt.
- March 25th, with our own truck we picked up 24 tons of 2b stone and 16 tons of Riprap rock for road repair and drainage areas.

The upper salt shed was cleared of leaves that gather behind our equipment.

PLANNING COMMISSION

The Planning Commission met on March 18, 2026 and reviewed the Kraft Municipal Group engineer review letter and the County Planning Commission letter. They recommended to the Board of Supervisors that the 311 Warwick Road plan be approved with all ayes.

HISTORICAL COMMISSION / HARB

The HC met on March 16, 2026 reviewed the application of Ms. Grace Henshaw and Mr. Ben Polk- 857 Mt. Pleasant Road, Pottstown, PA to renovate and build an addition on to an existing barn on a Class two property. Photos of the house, barn, windows and paint color swatches were provided. The application was approved as submitted and building permits will be submitted to the Township for zoning approval.

Craig Williams updated the Commission on the Semi-Quincentennial plans for September 19th. More information will be shared as the plans come together. Township is seeking volunteers for the event.

ZONING HEARING BOARD

No new applications.

CORRESPONDENCE

ELVERSON HONEYBROOK EMS

Received 8 calls for February; no March report. Elverson Honey Brook Area EMS has established a Regional EMS Advisory Committee and would like Warwick to have a representative. Mrs. Cameron made a motion to appoint Jeff Brand to represent Warwick; Mr. Sydlosky second; all ayes.

PA STATE POLICE

No report submitted for March.

RIDGE FIRE COMPANY

Four calls in the month of March.

RIDGE FIRE POLICE

No report submitted for March.

TWIN VALLEY FIRE DEPARTMENT

No report submitted for March.

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. A District Court hearing that was scheduled for January 13, 2026 was in favor of the Township. The dwelling at the property has been demolished. Township will send a letter as the extension date approaches.

311 WARWICK ROAD

Mr. Kim Graybill, engineer for Graybill and Associates, represented the residents of 311 Warwick Road. He explained to the Board the project at 311 Warwick Road. With recommendation from the Warwick Township Planning Commission, Mrs. Cameron made a motion to approve the plan; Mr. Sydlosky second; all ayes.

NEW BUSINESS

Knies Insurance

See Public Comment.

Donation Correspondence

Mrs. Cameron made a motion to donate \$500 to the Coventryville Trout Club; Mr. Sydlosky second; all ayes.

Service Electric Franchise Fees

Warwick received \$20,656.45 for current yearly franchise fees.

PSATS Resolutions

The proposed resolutions to be voted on at the 2026 PSATS Conference were distributed for review prior to the conference from April 19-22.

Comprehensive Plans Updates

The Comprehensive plans for West Nantmeal Township and the Pottstown Metropolitan Regional Planning Committee were submitted to Warwick for comment.

Mr. Owen Barringer, Boy Scout Troop 595- Douglassville attended the meeting to fulfill a first class badge obligation to observe government procedure. The Board acknowledged his witness of the adoption of a new ordinance as well as a land development process.

OLD BUSINESS

None

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

Mrs. Cameron made a motion to adjourn the meeting at 6:37 p.m.; Mr. Brand second; all ayes.

Respectfully Submitted,

Colleen M. Patton
Warwick Township Administrator