

**WARWICK TOWNSHIP**  
Board of Supervisors' Public Meeting Minutes  
**FEBRUARY 4, 2008**

Members Present: Judith A. Algeo, Esq., Chair  
Edward P. Thompson, Vice Chairman  
John Cox, Member

Others Present: Gail Weniger, Township Manager  
Dave Connell, Township Engineer  
Mary Eberle, Township Solicitor  
Linda Grant, Recording Secretary

■ **CALL TO ORDER:**

The Warwick Township Board of Supervisors' January 22, 2008 public meeting, held at Warwick Township Administration Office, 1733 Township Greene, Jamison, PA., was called to order at 7:05 p.m., by Chair, Judith Algeo who then led attendees in the pledge of allegiance.

■ **APPROVAL OF MINUTES:**

⇒ January 22, 2008 Board of Supervisors' public meeting minutes. (exhibit)

**Motion by Mr. Thompson to approve the January 22, 2008 public meeting minutes, as submitted.**

**Second to motion by Mr. Cox.**

Chair Algeo invited comment or discussion. There being none, the vote was called.

**Motion passed unanimously.**

■ **EXECUTIVE SESSION:**

Chair Algeo reported that the Board of Supervisors' had met in executive session prior to this evening's meeting to discuss open space and matters of litigation.

■ **ANNOUNCEMENTS:**

Chair Algeo reminded that the Township's 275<sup>th</sup> Birthday Celebration is Wednesday, February 13, 2008, beginning with a Senior Expo at St. Cyril's Church. Then there will be a Pre Party at the Jamison Grill, followed by a Birthday Party for all residents at the Middle Bucks Vo-Tech School.

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■ **CITIZENS COMMENTS:**

➤ Karen Smith, 1848 Adams Way, Country Club Knoll, is here to voice her concerns regarding the York Road / PennDOT paving project. Ms. Smith specifically spoke of the School Road intersection regarding a southbound turning lane at the School Road intersection.

Ms. Algeo said the Board is following this project very closely, and the southbound turn lane is in the plan and there is still the issue of how large the shoulders will be. Ms. Algeo notes that this is a very active discussion and is suggesting that Ms. Smith call the Township Manager and ask for updates on this project. Ms. Algeo reported that the Board will be a meeting with Representative Petri, O'Neill and Tomlinson.

➤ Carl Swanson, 1427 Forsythia Circle and spoke of on-going issue regarding swales along Dogwood Drive. Mr. Swenson distributed photos and noted that his neighbor has built a damn that is preventing flow into the swale. Ms. Weniger explained that she believed this matter was resolved, and noted the Township can address the cause of water in the street, but that if there is any additional problem between the properties, that is a neighbor to neighbor matter.

■ **MANAGER'S REPORT:**

⇒ Bill Payments for February 4, 2008 (exhibit)

General Fund	
Check N <sup>o</sup> : 14862 – 14925	\$ 81,661.87
Park & Recreation	
Check N <sup>o</sup> : 4367 through 4378	\$ 2,957.31
Capital Project Fund	
Check N <sup>o</sup> : 1031	\$ <u>3,631.05</u>
Total -	\$ <u>88,250.23</u>

**Motion by Mr. Thompson to approve February 4, 2008 Bill Payments, subject to audit.  
Second to motion by Mr. Cox.**

Chair Algeo invited comment or discussion. There being none, the vote was called.

**Motion passed unanimously.**

■ **ASSISTANT MANAGER:** No report this evening.

■ **SOLICITOR REPORT:** No report this evening.

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■ **ENGINEER REPORT:**

⇒ Nestle Wood Estates/Morrison Tract, Escrow Release N<sup>o</sup> 15 (exhibit)

**Motion by Mr. Thompson to approve Nestle Wood Estates/Morrison Tract, Escrow Release N<sup>o</sup> 15, in the amount of \$30,449.75 (leaving a balance of \$96,662.88), as presented by the Township Engineer.  
Second to motion by Mr. Cox.**

Chair Algeo invited comment or discussion. There being none, the vote was called.

**Motion passed unanimously.**

Chair Algeo turned this portion of the meeting over to Vice Chairman Thompson noting her conflict in this matter.

⇒ Mignatti Driveway Waiver Request (exhibit)

Mr. Connell presented Mignatti requesting to change some provisions as to the construction of driveways on their new project. The subdivision ordinance currently calls for a maximum driveway slope of 4% and Mignatti is requesting approval to go as high as 8%.

Tom Kearney, Mignatti Companies, said the 4% required on a large house on a relatively small lot creates a need to put window wells on a million dollar house; we end up with drainage percentages that are not ideal and it also generates an excessive amount of dirt coming out of excavation.

Mr. Connell stated that this is a result of very large houses on small lots and notes that increasing from 4% to 6 or 8% is not overly excessive.

Mr. Thompson said the size of the lot is not a Township problem. Mr. Thompson said he thought we changed more than 4% slopes after the development off of Mill Road where we have houses right on the roadway that are sloping to the road and we felt it was a safety concern.

Mr. Cox asked if the homes of front garages rather than side garages. Mr. Kearney said there is a mix of side and front. Mr. Cox is concerned with front garages and an 8% slope since there is no opportunity to level out. Mr. Cox agrees with Mr. Thompson and that the design problem belongs to Mignatti and the number of lots are the issue. Mr. Kearney notes we are only asking for some driveways, not every driveway in the development.

Mr. Thompson suggests that applicant return with a plan showing which driveways are being discussed. Mr. Thompson also offered that he would be willing to make a site visit where the applicant could show the difference between a 4% and an 8% slope.

Mr. Cox agrees with Mr. Thompson's suggestion that applicant return with a plan and is also in favor of the site visit.

Mr. Kearney will give information/date to Mr. Connell by the end of the week and Mr. Connell will inform the Board of Supervisors.

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John Gamble, Tripp Avenue, asked why applicant is opposed to window wells for these expensive houses. The Board noted that the slope of the driveway is being addressed, not window wells.

Chair Algeo resumed her position as chair.

⇒ NPDES Update (no exhibit)

Mr. Connell reported that this is a yearly update and noted that Warwick Township operates an MS4, Municipal Separate Storm Sewer System, and as such, you are required to have an NPDES Phase II, National Pollution Discharge Elimination System. As part of that permit, you are required to deal with 6 Minimal Control Measures (MCMs). This is the 5<sup>th</sup> year of a five year program cycle, we submitted a report last 4 years and have successfully gotten it approved. Two of the measures are public education and public participation. The Township hands out pamphlets with permits, information is published in the Township newsletter. The third MCM is an "illicit detection and elimination program". The Township is required to test one quarter of the Township every year by going out and looking at storm sewer discharges at least 72 hours after rainfall. The theory being that three days after it has rained, the water is to have dissipated and we look to see if there is any water coming out of the storm pipes. If we find evidence of chemicals or waste water, possibly from cleaning operations, we need to trace that back to its source and may find an illicit discharge, a pollutant, into the storm sewer and eliminate that discharge. Another MCM is construction site runoff control, which we have been doing for 25 to 40 years. Another MCM is post-construction runoff control, which is essentially to see that the systems are going to operate properly. The final MCM is a pollution prevention/good housekeeping for municipal operations. Municipalities attend seminars regarding pollutions control measures.

Mr. Connell notes this is the fifth of the five year program and the Township is required to apply for a new permit each five years. The application is due by September of this year.

Chair Algeo invited public comment, questions or discussion. There were no comments or questions from the public.

■ **OLD BUSINESS:**

⇒ Mr. Thompson asked about the open space at the Ridings, and what is planned. Ms. Weniger said that a lot of the open space is hilly with berms. Ms. Weniger is recommending that a better agreement to taking fees for maintenance would be to ask Cutler to naturalize the appropriate areas now.

⇒ Mr. Thompson reported that the Water and Sewer Authority applied to DEP for permits for discharge for Little Neshaminy for the Heritage Creek golf course. The golf course would draw from the pond to irrigate the golf course. The DEP denied the permit because they wanted the permit at the pond to be cleaner than the discharge to the Neshaminy. The DEP would allow the permit if they withdrew the discharge to the pond. It makes no sense that Mignatti will have to pump water rather than use the pond for irrigation. Mr. Connell believes the DEP seems to have many young scientists who are applying a lot of science and are not applying practicality. Mr. Thompson believes that when meeting with the state representatives, we should also mention this matter to them.

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■ **NEW BUSINESS:**


⇒ Mr. Thompson asked Ms. Weniger about her memo regarding Route 263. Ms. Weniger said URS and PennDOT met with three planners from the Bucks County Planning Commission. What was reported is that the municipality will have the final say in reviewing the plan for Act 167 requirements.. Mr. Thompson believes it appears our interpretation of ACT 167 still stands.

■ **PUBLIC COMMENT:** There was no public comment.

■ **ADJOURNMENT:**

The February 4, 2008, Warwick Township Board of Supervisors' public meeting was adjourned at 7:48 p.m.

Respectfully submitted,

  
Gail V. Weniger,  
Township Manager/Secretary

These minutes were approved at the  
Board of Supervisors' meeting held: **February 19, 2008**

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