

WARWICK TOWNSHIP
Board of Supervisors' Public Meeting Minutes
APRIL 7, 2008

Members Present: Edward P. Thompson, Vice Chairman
John Cox, Member

Members Absent: Judith A. Algeo, Esq., Chair

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

■ **CALL TO ORDER:**

The Warwick Township Board of Supervisors' April 7, 2008 public meeting, held at Warwick Township Administration Office, 1733 Township Greene, Jamison, PA., was called to order at 7:05 p.m., by Vice Chairman, Ned Thompson, who then led attendees in the pledge of allegiance.

■ **EXECUTIVE SESSION:**

Vice Chairman Thompson reported that the Board of Supervisors' had met in executive session prior to this evening's meeting to discuss legal matters and personnel matters.

■ **CITIZENS COMMENTS:**

➤ Carole Mace, 2419 Sugarbottom Road, Buckingham, spoke regarding safety on the road. Ms. Mace notes she has spoken to Buckingham supervisors and believes Warwick is more active in policing the road. Ms. Mace is hoping that Buckingham, Doylestown and Warwick can work together to address safety on this road. Ms. Mace said that while she is outside there are people honking, yelling and nearly running her off the road. This is a danger to people on this road.

Mr. Thompson suggested that Ms. Mace contact Gail Weniger, Township Manager, to discuss this matter.

■ **APPROVAL OF MINUTES:**

⇒ March 17, 23008, 2008 Board of Supervisors' public meeting minutes. (exhibit)

Motion by Mr. Cox to approve the March 17, 2008 public meeting minutes, as submitted.

Second to motion by Mr. Thompson

Vice Chairman Thompson invited comment or discussion. There being none, the vote was called.

Motion passed.

(J. Algeo – absent)

■ **ANNOUNCEMENTS:** There were no announcements this evening.

■ **MANAGER'S REPORT:**

⇒ Bucks County Consortium 2008 Fuel Bid (exhibit)

Ms. Weniger presented the 2008 Consortium Fuel Bid, and the lowest bid is Sunoco. Ms. Weniger noted the price has increased 29% and is not locked in.

**Motion by Mr. Cox to award the 2008 Bucks County Consortium Fuel Bid to Sunoco, as recommended by the public works director.
Second to motion by Mr. Thompson.**

Vice Chairman Thompson invited comment or discussion. There being none, the vote was called.

Motion passed.

(J. Algeo – absent)

⇒ Bill Payments for April 7, 2008 (exhibit)

General Fund		
Check N ^o : 15111 – 15182	\$	90,521.69
Park & Recreation		
Check N ^o : 4425 through 4444	\$	9,734.61
Capital Project Fund		
Check N ^o : 1035 - 1036	\$	17,944.00
General Obligation Bond Fund		
Check N ^o : 1003 - 1004	\$	<u>57,286.40</u>
Total -	\$	<u>176,483.37</u>

**Motion by Cox to approve the April 7, 2008 Bill Payments, subject to audit.
Second to motion by Mr. Thompson.**

Vice Chairman Thompson invited comment or discussion. There being none, the vote was called.

Motion passed.

(J. Algeo – absent)

- ⇒ Moland House Request for Fund Raising Event (no exhibit)

This matter tabled since Mr. Thompson and Mr. Cox had questions and there was no representative present from the Moland House.

■ **ASSISTANT MANAGER:**

- ⇒ 1992 York Road (JJL Real Estate Holdings) Corridor Overlay District Review for New Sign for Luigi's Restaurant. (exhibit)

Emad Adbelmonisif, owner, was present and stated this is a free standing sign. Mr. Cox asked if the sign would replace the existing sign and would it be the same dimensions. Mr. Adbelmonisif said yes.

Mr. Cox made a motion to approve the sign request for 1992 York Road, on behalf of Luigi's Restaurant.

Second to motion by Mr. Thompson.

Vice Chairman Thompson invited comment or discussion. There being none, the vote was called.

Motion passed.

(J. Algeo – absent)

- ⇒ Middle Bucks Institute of Technology / 2740 York Road – Corridor Overlay Review for Pergola in Memorial Garden (exhibit)

Rich Hanson, MBIT facilities manager, presented a drawing showing the proposed Pergola and explained it is an open air design, approximately 12 feet high in the center made of cedar. This structure will be adjacent to the walking path across the campus which ties two communities together. Mr. Hanson also noted that the surrounding area will have no impervious surface, it will be crushed stone, grass and flower beds.

Mr. Hanson stated that the MBIT students will be responsible for the entire structure, that they will build the pergola and do the landscaping. It is expected to be completed by Fall of 2008.

Mr. Cox asked if the cedar would be its natural color. Mr. Hanson said it would. Mr. Cox said he thinks this is a great project and Mr. Thompson agrees.

Motion by Mr. Cox to approve the Middle Bucks Institute of Technology Corridor Overlay Review project for the pergola in the Memorial Garden.

Second to motion by Mr. Thompson.

Vice Chairman Thompson invited comment or discussion. There being none, the vote was called.

Motion passed.

(J. Algeo – absent)

- ⇒ 2581 York Road (Berenson) Corridor Overlay District Review for a new sign for Abramson Dance Studio. (exhibit)

This matter was tabled since Mr. Cox had a question and the applicant was not present.

- ⇒ Hatboro Federal Savings (Stonebridge) Corridor Overlay Submissions (exhibit)
Hatboro Federal Savings (Stonebridge) Amended Final Plan Approval (exhibit)

Tom Scott, Assistant Manager, reported the Warwick Planning Commission reviewed this matter in March and recommended approval, including a recommendation to approve the waiver from street light poles as proposed by applicant.

Douglas Thomas, Esq., Duffy North, attorney for applicant was present for this matter. Mary Eberle, Township Solicitor, noted that since the stenographer is not here, and proposed that we find if there is anyone opposition to the application and if not, proceed without a stenographer. Then if someone appeals, we would have to remand it and hold a hearing with a stenographer.

Mr. Thomas introduced Larry Schorr, Langan Engineering, and Tony Burns, landscape architect from Langan Engineering. Also present are Gene Grimaldi and Brian Mann from the Omnia Group Architects, and Joseph Tryon, President of Hatboro Federal.

Mr. Schorr displayed the materials for the retaining wall, noting material colors are earth tones. Applicant also presented a sample of the lighting post, reminding that applicant is requesting a waiver from the requirement of wooden posts. Mr. Thompson asked for clarification of the height of the light posts and applicant stated the posts are 14 feet high. Mr. Schorr also displayed an aerial photograph of the surrounding area with photos of surrounding buildings. It was noted the sign would be located on the north side and would be made with the same brick as the building. Applicant notes sign will be lit from the bottom.

Mr. Grimaldi and Mr. Mann, architects, pointed out, on a rendering of the building, the placement of the different materials and colors. Mr. Thompson requested that applicant note materials and colors to be used on the drawing of record.

■ **SOLICITOR REPORT:**

- ⇒ Hatboro Federal Bank Conditional Use and Final Plan (formerly Stonebridge) (exhibit)

Vice Chairman Thompson called the public hearing for Hatboro Federal Bank to order at 7:35 p.m.

Mary Eberle, Township Solicitor, reported that this conditional use hearing for Hatboro Federal Savings to construct a financial establishment on parcel B of Stonebridge development on York Road. The parcel is Bucks County tax map parcel N^o. 51-28-228 and tonight's hearing has

been legally advertised, as required by law and the application, the proof of publication and notice to applicant are collectively marked exhibit T1 and made part of the record. Ms. Eberle invited anyone present this evening to have party status. There was no one present requesting party status.

Doug Thomas, Esq., noted applicant is proposing a bank building of 2600 square feet on this 1.24 acre lot located on the east side of Route 263. This is known as Stonebridge, parcel B, which was granted final plan approval in 1995. A bank use is permitted in this C3 zoning district. The Stonebridge development is referred to as a "performance standard development". The bank use would be a convenience/commercial use under the performance standard regulations. Convenience/commercial use requires conditional use approval. Final land development approval was received in 2003, the prior 2002 conditional use approval expired after one year. Mr. Thomas also reported that the PennDOT high occupancy permit together with permits from DEP with regard to the stream crossing in the rear of the property also expired after one year. Mr. Thomas noted this proposed Hatboro Federal Savings building in Warwick would employ five people and business hours would: Monday through Thursday, 9:00 a.m. until 4:30 p.m.; Friday 9:00 a.m. until 7:00 p.m. and Saturday 9:00 a.m. until noon.

Mr. Thomas invited Joseph Tryon, President of Hatboro Federal, Larry Schorr, Langan Engineering, Tony Burns, landscape architect from Langan Engineering and Gene Grimaldi and Brian Mann from the Omnia Group Architects, to be sworn in as witnesses.

Mr. Thompson asked if the left turn going North on 263, the right hand turn going in and a left turn out of Fairway, will work. Dave Connell, Township Engineer, explained that this was an issue that was discussed five years ago. Mr. Connell said this is the way PennDOT approved it five years, however that approval expired and recommends that the Board, if they choose to approve this plan, condition their approval on applicant getting PennDOT approval. Mr. Connell notes applicant has already applied to PennDOT. Discussion continued with Mr. Thompson questioning the tapering and striping. Mr. Connell said that he does not think this is dysfunctional, but if the board chooses, Mr. Connell could ask PennDOT about a solution to possible problems.

Mary Eberle, Township Solicitor, asked about the DEP permit. Mr. Connell referred to Ms. Eberle's approval letter of June 4, 2003 and noted he used that for his review of this plan. Mr. Connell believes applicant has addressed all that is appropriate and noted in his April 3, 2008 letter, things that the applicant still needs to address.

Mr. Thomas said the response to the April 3 letter is that applicant has already, or will comply to all points in the letter, with the exception of the wooden posts for the lamps, which has been discussed. Mr. Thomas notes that applicant has submitted for the permits.

Mr. Cox said we have not spoken of the Bucks County Conservation District approvals. Mr. Schorr said applicant is waiting for clarification of comments to come back.

Vice Chairman Thompson invited comments or questions from the audience.

Greg Mester, resident, voiced concern about the lighting and believes this development will just be a big light source.

Mr. Burns explained that the lights are deceptive and will be lit from the top, not the bottom with only 5% of light escaping. Mr. Thompson notes there are only five of these lights on the project.

Vice Chairman Thompson adjourned the Hatboro Federal Bank Conditional Use and Public Hearing was at 7:47 p.m.

Ms. Eberle summarized items discussed this evening:

Mr. Thompson also noted item 6 of the original conditional use approval regarding the change of property. Mr. Thomas noted that was previously filed in September 2003, and it states specifically that in order to change from a bank use, it would require another conditional use approval.

Motion by Mr. Cox to approve Hatboro Federal Savings (Stonebridge land development) conditional use and final plan approval subject to:

1. **plan must be revised to show the materials to be used in the buildings in order to comply with the Corridor Overlay requirement.**
2. **the plan must be revised to indicate that the sign will be a brick monument sign and not a pylon sign.**
3. **permit for DEP stream crossing for the pedestrian footbridge**
4. **applicant and township to indicate to PennDOT that the Township is concerned that diagonal tapered striping in the are of the turn lane is confusing and that there should be a turn lane, but not the striped tapering.**
5. **the BCCD approval**
6. **Warwick Water and Sewer agreement; and**
7. **development and financial security agreements**

Second to motion by Mr. Thompson.

Vice Chairman Thompson invited comment or discussion. There being none, the vote was called.

Motion passed.

(J. Algeo – absent)

Mr. Thompson suggested that applicant should return with their cleaned up plan regarding colors and materials for the Corridor Overlay District requirements. Mr. Thomas stated changes will be on the plan.

⇒ Heritage Creek Golf Club – Pedestrian Easement (no exhibit)

Mary Eberle, Township Solicitor, reported this is an easement between Heritage Creek Golf Course community and the Township. Ms. Eberle explained there was a trail easement that was supposed to be in the Township right-of-way, on the other side of Creek Road. In order to locate the path in the right-of-way, significant trees would have had to be removed. The path

was moved so that portions of it are completely within the Heritage Creek property. This easement allows for that.

**Motion by Mr. Cox to authorize execution of the Heritage Creek Golf Club – Pedestrian Easement, as presented by the Solicitor.
Second to motion by Mr. Thompson.**

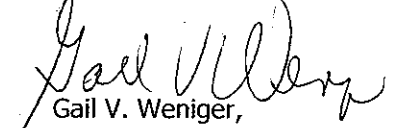
Vice Chairman Thompson invited comment or discussion. There being none, the vote was called.

Motion passed.
(J. Algeo – absent)

- **ENGINEER REPORT:** Mr. Connell had no report this evening.
- **OLD BUSINESS:** There was no old business to discuss this evening.
- **NEW BUSINESS:** There was no new business to discuss this evening.
- **PUBLIC COMMENT:** There was no public comment.
- **ADJOURNMENT:**

The March 3, 2008, Warwick Township Board of Supervisors' public meeting was adjourned at 8:12 p.m.

Respectfully submitted,


Gail V. Weniger,
Township Manager/Secretary

These minutes were approved at the
Board of Supervisors' meeting held: **April 21, 2008**

