

**WARWICK TOWNSHIP**  
Board of Supervisors' Public Meeting Minutes  
**MAY 5, 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  
Tom Scott, Assistant Manager  
Linda Grant, Recording Secretary

■ **CALL TO ORDER:**

The Warwick Township Board of Supervisors' May 5, 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:**

⇒ April 21, 2008 Board of Supervisors' public meeting minutes. (exhibit)

**Motion by Mr. Thompson to approve the April 21, 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 matters of open space.

■ **ANNOUNCEMENTS:**

⇒ Ms. Weniger announced that she and the Board will be attending the PSATS in Hershey,

⇒ Chief Costello announced that this week is Police Memorial week and the Bucks County Police Memorial will be taking place at St. Andrews Church in Newtown on Thursday, May 8, 2008, in honor of ten officers from Bucks County who have died in the line of duty. The memorial will be followed by refreshments and everyone is welcome to attend.

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■ **CITIZENS COMMENTS:** There were no Citizens Comments this evening.

■ **MANAGER'S REPORT:**

⇒ Proclamation for Eleanor Hall – 100 years Old (exhibit)

The Board of Supervisors presented Mrs. Hall with a Proclamation and declared that Friday, May 9, 2008 will be "Eleanor Hall Day" to honor Mrs. Hall's 100<sup>th</sup> birthday.

Chair Algeo read the Township's proclamation honoring Mrs. Hall's milestone and the Board presented a Township Coverlet to Mrs. Hall.

⇒ Public Works Fence Bid – Request Authorization to Advertise (exhibit)

Ms. Algeo asked about barbed wire as noted on page 7. Mr. Kopchak, Public Works Director, said there will be no barbed wire.

Mr. Thompson asked if the front gate is motorized. Mr. Kopchak said no, it will be a manually operated gate.

Mr. Cox had no questions.

**Motion by Mr. Thompson to authorize advertisement of the 2008 Public Works Fence Project for bid.**

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

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

**Motion passed unanimously.**

⇒ Bill Payments for May 5, 2008 (exhibit)

General Fund	
Check N <sup>o</sup> : 15230 – 15291	\$ 209,269.83
Park & Recreation	
Check N <sup>o</sup> : 4463 through 4481	\$ 6,466.66
Capital Projects Fund	
Check N <sup>o</sup> : 1040 - 1043	\$ 22,867.00
Firehouse & Equipment	
Check N <sup>o</sup> : 287	\$ <u>59,162.28</u>
Total -	\$ <u><b>297,765.77</b></u>

**Motion by Mr. Thompson to approve the May 5, 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.**

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■ **ASSISTANT MANAGER:**

⇒ Hatboro Federal Savings (Stonebridge) – Corridor Overlay District (exhibit)

Tom Scott reported that at the last meeting the Board of Supervisors granted final plan approval with the condition that the applicant submit a plan showing the details of materials to be used for construction of the building.

Doug Thomas, attorney for applicant, Brian Mann, architect for applicant and Larry Schorr, engineer for applicant, were present to describe materials for the various portions of the building.

Ms. Algeo turned the meeting over to Mr. Thompson noting that she was absent from the meeting granting final plan approval to Hatboro Federal Savings.

Mr. Cox stated that this presentation is a formality only because materials and colors were not documented at the last meeting and Mr. Cox noted that he has no questions. Mr. Thompson also states he has no questions.

Mary Eberle, Township Solicitor, commented that when the Board approves conditional use as listed on the agenda under the Solicitor's Report, that will complete everything with this project. Ms. Eberle continued, explaining that, at the direction of the Board, she has prepared an adjudication based on the evidence presented and testimony heard at the hearing on April 7, 2008.

The order concluding the adjudication grants the conditional use approval subject to several conditions, including the showing of the sign in compliance with the zoning ordinance; with a monument sign with a brick face and not the pylon sign that was currently noted on the plan; procuring of a stream crossing permit from DEP; complying with the Corridor Overlay District; compliance with any notes or conditions of record as they relate to the Stonebridge development; eliminate the confusion which will be caused by the diagonal stripe turn lane, the turn lane shall remain but the striping shall be removed. subject to what PennDOT wants; erosion and sediment control permits from BCCD and declaration of covenants, conditions and restrictions prohibiting any change in the property without approval from the Board of Supervisors.

**Motion by Mr. Thompson to approve Hatboro Federal Savings (Stonebridge) Corridor Overlay District, as submitted on plans dated 04-28-08; and to approve the Hatboro Federal Savings (Stonebridge) Adjudication for Conditional Use.  
Second to motion by Mr. Cox.**

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

**Motion passed.**

(E. Thompson, J. Cox – in favor; J. Algeo – abstained)

⇒ Heritage Creek Golf Course Community – Entry Way Monument Request (exhibit)

Tom Kearney for Mignatti Company, presented plans for the proposed entrance feature alongside Gabriel Lane entering the site. Mr. Kearney said two entry feature monuments, outside

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of the right-of-way, constructed of concrete and finished with stone with either a terra cotta or copper roof. Mr. Kearney the structure is to be maintained by the homeowners' association.

Mr. Thompson asked about the open space. Mr. Kearney notes both sides have open space and displayed a recorded plan showing easements recorded in preparation for this monument. The easement is overland owned by the golf course entity.

Ms. Weniger reported that she wanted the Board's input this evening because the entry way feature was not shown on the original plan.

Mr. Thompson asked about the structure on the right. Mr. Kearney notes this structure houses electric components and sprinkler system apparatus so the equipment is out of sight.

Mr. Kearney notes approval has been received from the Bucks County Conservation District regarding the earth disturbance and approval from CKS has also been received.

Mr. Cox stated that he has no questions.

Ms. Weniger reminded Mr. Kearney that when Mignatti does the entry way sign off of York Road, it should match the one at Moland House.

Ms. Algeo resumed her position as chair.

■ **SOLICITOR REPORT:**

⇒ Warwick Meadows Development Agreement (exhibit)

Mary Eberle, Township Solicitor, noted the Warwick Meadows Development Agreement was not signed and returned so this does not have to be dealt with tonight.

■ **ENGINEER REPORT:**

Dave Connell, Township Engineer, has no report this evening.

■ **OLD BUSINESS:**

Ms. Weniger noted there was another serious accident at Route 263 and Deer Run, and reminded that our request for a traffic signal was last turned down by PennDOT six months ago. The Intelligencer will report on this noting that we have been unable to get a signalized intersection.

Ms. Weniger asked for authorization to again make application to PennDOT for a permit to install and operate a traffic signal at Deer Run and Route 263. The Board was in consensus to again ask for a permit for a traffic signal.

■ **NEW BUSINESS:**

⇒ Mr. James Fetscher, 1460 Stony Road, said that he had previously been in to complain that his neighbor has built a fence on his property. Mr. Fetscher also notes that this neighbor has done many things, including building a detached, three car garage and has not ever applied for a permit. Mr. Fetscher notes he has followed the rules, getting a permit for his roof

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and believes everyone should follow the rules. He said he received a letter stating that he would have to get a survey to get this fence problem straightened out. Mr. Fetscher believes the neighbor who encroached on his property should be the one to get a survey. Mr. Fetscher was also told that records he asked about were lost in the move from the previous Township building. No one has followed up on his problem.

Ms. Weniger will look into this issue.

Mr. Fetscher also asked Chief Costello if he would look into the speeding situation on Stony Road because it is dangerous to those living along that road.

⇒ Manor at Yorktown – Expansion Concept Plan (no exhibit)

Ms. Algeo said she does not understand why Mr. Sudfeld is here this evening, noting that she spent time reading the documents related to this matter, and understands that the Planning Commission has given Mr. Sudfeld a list of things to do.

Herb Sudfeld, Attorney, said this was to present the sketch plan to the Board so that the Board can comment. Mr. Sudfeld said he submitted a proposed text amendment that may address some of the issues that were raised at the Planning Commission.

Mr. Sudfeld described the expansion of the facility. The present facility consists of 64 independent living units. Out of those 64 present units, three will be disappear due to connections with the addition. The extended facility proposes 34 new independent living units. Additionally, there are 24 cottages around the site in 12 side-by-side units. Mr. Sudfeld spoke of skilled nursing with Alzheimer's patient bed. The plan is to coordinate open space throughout the development. Mr. Sudfeld states applicant will be seeking relief from the Zoning Hearing Board for a reduction in the parking requirement.

Ms. Algeo does not believe that the staffing template the Township received from applicant, shows adequate staffing. A Beth, of Shelter Group, Inc., said that she will get back to the Township when she has had an opportunity to look into the staffing for the facility. Beth noted that there is a contract to purchase for the parcel.

Mr. Thompson asked if the front commercial area is now removed from the plan. Mr. Sudfeld said we felt it would be best to take that off and concentrate on the development with just the residential units and added that to open space.

Ms. Algeo referred applicant's letter, dated March 20, regarding removal of the commercial facility from the plan, noting that applicant would consider a permanent removal. Ms. Algeo notes that it is not really off yet. Mr. Sudfeld said applicant was hoping to remove it in hopes that applicant would get some relief in terms of the text amendment, but that did not happen.

Applicant noted that this is determined to be a B6 use.

Parking space requirements were further discussed, with Mr. Sudfeld stating that each of the Alzheimer patient beds would not need 2.5 parking spaces and also 2.5 is not needed for the independent living units.

Mr. Cox spoke of the number of employees for the current facility and asked how many additional employees would be added. Applicant states an additional thirty additional employees. Mr. Cox believes this is an entirely different facility, it will be continuing care for the Alzheimer's

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unit vs. a retirement community. Mr. Sudfeld notes there are 26 nursing care beds and 18 Alzheimer's beds that are different from the independent living type facility.

Mr. Thompson asked about the size of the cottages. Beth said approximately 1700 to 1900 square feet per unit.

Ms. Algeo believes this community will need sidewalk and points out that this would change everything. It will change the impervious surface, it will change the open space. Ms. Algeo also believes since we have no public transportation in this area, that there will be a fair amount of traffic going into this project. There will be residents, visitors and shift-work employees of the nursing facility. Ms. Algeo asked where the ambulance will be put since there will most likely be a need for an ambulance with the amount of nursing. Ms. Algeo also asked about an outdoor area to take the people who are in the nursing building. Mr. Schorr noted there is a courtyard for a controlled outdoor area for Alzheimer patients.

Ms. Algeo believes this is a great use for the spot but cannot support the parking reduction right now.

Mr. Thompson asked about an access road in the back. Mr. Schorr explained there is a note on the plan that requires access to parcel B. Dave Connell, Township Engineer, explained that Hahn tract II, Woodfield phase IV had a dead-end cul-de-sac on the other side of the creek and the planning process at the time was concerned about access and it was required to maintain this access. Applicant notes it is currently paved asphalt. Mr. Connell believes it is a pedestrian facility at this point, but someone could get out at that point if needed.

Mr. Cox agrees with Ms. Algeo regarding the walk-ability of the project. Mr. Cox commented about a covered walkway and spoke of concerns about winter conditions making this treacherous.

Ms. Algeo invited comments or questions.

Mary Eberle, Township Solicitor, noted applicant is asking for a variance from the active open space requirement. Ms. Eberle asks if applicant has calculated the amount of active open space including the commercial property. Mr. Sudfeld said it is included at this point. Mr. Sudfeld notes the Township ordinances are not consistent for calculating open space.

Tim Himmons, Lafayette Drive, noted that he and his neighbors have no problem with the use of this project but thinks there be a bit much going on here. Mr. Himmons asked about buffering changes. Applicant notes there are no changes planned for the buffering.

■ **PUBLIC COMMENT:**

- Mr. Fetscher said he believes multiple parking spaces are needed for the skilled nursing area and spoke of difficulties of a relative in a care facility where parking was a problem.
- A resident asked if the new bank will exit and enter from York Road. Mr. Thompson said yes.

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■ **ADJOURNMENT:**

The May 5, 2008, Warwick Township Board of Supervisors' public meeting was adjourned at 8:25 p.m.

Respectfully submitted,



Gail V. Weniger,  
Township Manager/Secretary

These minutes were approved at the Board of Supervisors' meeting held:



Warwick Township  
**DISCLOSURE STATEMENT**

I, Judith A. Alger, hereby disclose that I will not  
*(please print name clearly)*

be participating in any discussion / hearing or decision on the matter(s) of:

Heritage Creek Golf Course Community  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The nature of my conflict is Heritage is represented by Ernst Horn +  
Grey when I am a share holder  
\_\_\_\_\_  
\_\_\_\_\_

Judith A. Alger  
Signature

Date: 5/5/08

