

WARWICK TOWNSHIP
Board of Supervisors' Public Meeting Minutes
AUGUST 14, 2008

Members Present: Judith A. Algeo, Esq., Chair
John Cox, Member

Member Absent: Edward P. Thompson, Vice Chairman

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' August 14, 2008 public meeting, held at Warwick Township Administration Office, 1733 Township Greene, Jamison, PA., was called to order at 7:07 p.m., Chair, Judith Algeo who then led attendees in the pledge of allegiance.

■ **APPROVAL OF MINUTES:**

⇒ July 7, 2008 (exhibit)

Motion by Mr. Cox to approve the Board of Supervisors' public meeting minutes for June 16, 2008 and July 7, 2008, as submitted.
Second to motion by Ms. Algeo.

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

Motion passed unanimously.
(E. Thompson – absent)

■ **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:** There were no announcements.

■ **CITIZENS COMMENTS:** There were no citizen comments.

■ **MANAGER'S REPORT:**

⇒ Police Department Presentations for Civilian Life Saving Awards (exhibit)

Chief Costello reported that a quick response team responded to an address on Candytuft Drive for the report of a drowning. When the response team arrived, they found that a 12 year old boy had been found at the bottom of a pool. Thanks to the life saving efforts of Franco Panno, Chris Zisa and Jessica Snyder. Chief Costello presented Lifesaving Awards to these three individuals and thanked them for their quick life-saving actions noting that their quick actions resulted in the full recovery of the 12 year old boy.

⇒ Speed Limit Reduction Request for Mill Road and Meetinghouse Road (exhibit)

Meetinghouse Road:

Ms. Weniger noted that the road was inappropriately signed as 25 mph, noting the ordinance states it is 35 mph. Ms. Weniger noted that Chief Costello supports that road at 25 mph from Almshouse to the dead end. Ms. Weniger also notes that Supervisor Thompson had asked to note that he would like to see the 25 mph where there are no sidewalks.

Mr. Cox notes there is a tremendous amount of pedestrian traffic on that road and agrees with Chief Costello's recommendation for 25 mph.

**Motion by Mr. Cox to accept Chief Costello's recommendation to post a 25 mph speed limit on Meetinghouse Road, from Almshouse to the dead end.
Second to motion by Ms. Algeo.**

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

Motion passed unanimously.

(E. Thompson – absent)

Mill Road:

Ms. Weniger reports a request to post Mill Road with a speed limit of 25 mph. Again, Mr. Thompson supports this request to the part with no sidewalk.

**Motion by Mr. Cox to accept Chief Costello's recommendation to post a 25 mph speed limit on Mill Road from the Township boundary to York Road.
Second to motion by Ms. Algeo.**

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

Motion passed unanimously.

(E. Thompson – absent)

⇒ Millbrook Society Financial Request for \$500 (exhibit)

Ms. Weniger notes this seems to be a yearly request from the Millbrook Society to underwrite their efforts at the Moland House.

Mr. Cox believes they have done good work and there is still work to be done there.

Motion by Mr. Cox to approve Millbrook Society's request for \$500, for work at the Moland House.

Second to motion by Ms. Algeo,

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

Motion passed unanimously.

(E. Thompson – absent)

⇒ Bill Payments – July 21, 2008 (exhibit)

General Fund		
Check N ^o : 15484 - 15540	\$	63,477.94
Park & Recreation		
Check N ^o : 4588 through 4614	\$	11,496.14
Capital Projects Fund		
Check N ^o : 1062 - 1064	\$	567.43
Open Space Fund		
Check N ^o : 360 - 316	\$	155,252.00
Firehouse & Equipment Fund		
Check N ^o : 221	\$	<u>4,750.00</u>
Total -	\$	<u>235,543.51</u>

Motion by Mr. Cox to approve Bill Payments for July 21, 2008, subject to audit.
Second to motion by Ms. Algeo.

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

Motion passed unanimously.

(E. Thompson – absent)

⇒ Bill Payments – August 4, 2008 (exhibit)

General Fund		
Check N ^o : 15541 - 15582	\$	63,335.06
Park & Recreation		
Check N ^o : 4615 through 4633	\$	8,830.04
Capital Projects Fund		
Check N ^o : 1065 - 1066	\$	33,687.67

Open Space Fund	
Check N ^o : 362	\$ 3,687.67
Total -	<u>\$ 109,269.42</u>

**Motion by Mr. Cox to approve Bill Payments for August 4, 2008, subject to audit.
Second to motion by Ms. Algeo.**

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

Motion passed unanimously.
(E. Thompson – absent)

⇒ Financial / Treasurer's Report – June 2008 (exhibit)

General Fund	\$ 4,404,380
Firehouse and Equipment	1,075,002
Road Machinery Fund	218,983
General Obligation / Sinking Fund	884,495
Open Space Fund	285,271
Capital Projects Fund	1,354,832
Highway Aid Fund	296,906
Parks and Recreation	627,482
Capital Reserve	<u>616,095</u>
Total	<u>\$ 9,763,446</u>

**Motion by Mr. Cox to accept the Treasurer's Report for June 2008, as prepared by
Rose Christie, Finance Director and subject to audit.
Second to motion by Ms. Algeo.**

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

Motion passed unanimously.
(E. Thompson – absent)

■ **ASSISTANT MANAGER:**

⇒ 2100 York Road / Redeemer Lutheran Church (exhibit)

Ms. Koye was present and displayed what the proposed sign will look like. Mr. Cox where the sign will be in relation to the church sign. Ms. Koye notes the distance will be about the same as the church sign or back a bit further. Ms. Algeo asked how long the temporary will be posted. Ms. Koye was hoping for approximately 18 months from January 2009. Ms. Algeo believes that may be a bit long for temporary. Ms. Koye suggested the sign be up from November through June. Ms. Algeo said after that, Ms. Koye can contact Tom Scott to receive her permit.

⇒ Mastrocco Minor Subdivision – Request Preliminary/Final Approval (exhibit)

Tom Scott noted the Planning Commission recommended approval, with conditions.

Herb Sudfeld, attorney for applicant, summarized this two lot subdivision. The owner will continue own both lots, his brother is to live in the existing house on the front lot and Mr. Mastrocco will build his residence on the rear lot. Mr. Sudfeld notes the items in CKS' review letter dated June 2, 2008 are will comply with the exception of discussion needed regarding an appropriate note concerning the flag lot. Mr. Sudfeld said the ordinance requires a note that shows a 25 foot flag pole for the flag lot and restrict further subdivisions or it would have to be 50'.

Mary Eberle, Township Solicitor, recommends that the note should go on as required by the ordinance, explaining that the Township does not have a trigger mechanism for the sale of the lot. If at some time in the future, it is determined that it is not in the applicant's best interest, he may come back and ask to remove the note or amend the plan at that time.

There was very extensive discussion regarding whether there should be a note on the plan regarding no further subdivision unless certain conditions are met.

Mr. Cox said it looks steep slopes that are taking up much of that back lot and is probably un-developable, and feels that would trigger a whole new subdivision plan.

Applicant is also requesting a waiver of curb widening and sidewalks along Almshouse Road frontage. The Board requested that Dave Connell, Township Engineer, calculate fees in lieu of.

Ms. Eberle notes we need to see applicant's easement from the Luginbuhl's to put the sewer line in. Mr. Sudfeld notes we don't need an easement since were are going to go down Almshouse Road to the pumping station. Ms. Eberle suggests that if the location of the sewer line changes, applicant will need to come back for approval.

Motion by Mr. Cox made to grant Mastrocco Preliminary/Final approval subject to the following:

- **execution of a development agreement and posting of financial security;**
- **execution of the stormwater maintenance agreement;**
- **providing fully executed water and sewer service agreement;**
- **compliance with all items in CKS' June 2, 2008 review letter;**
- **a note on the plan indicating that there can be no further subdivision of lot 2 unless a fifty foot lane serving lot 2 is installed over both lots 1 and 2;**
- **in the event the sewer lines are relocated, applicant shall secure amended approval from the Board of Supervisors;**
- **the board will grant a waiver of curbs and sidewalks provided applicant provided a fee in lieu in an amount deemed satisfactory to the Township.**

Second to motion by Ms. Algeo.

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

Motion passed unanimously.

(E. Thompson – absent)

■ **SOLICITOR REPORT:**

⇒ McCarty Sewer Easement Agreement (exhibit)

Mary Eberle, Township Solicitor, presented the McCarty sewer easement along open space along the Ridings subdivision. Ms. Eberle questioned if this will affect the farmer who is planting crops in open space D. Mr. McCarty notes there is no conflict.

**Motion by Mr. Cox made to approve the McCarty Sewer Easement, as presented by the Township Solicitor.
Second to motion by Ms. Algeo.**

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

Motion passed unanimously.
(E. Thompson – absent)

■ **ENGINEER REPORT:**

⇒ Borgeson Tract, Escrow Release N^o 7

**Motion by Mr. Cox to approve Borgeson Tract, Escrow Release N^o 7, in the amount of \$17,693.50, (leaving a balance of \$58,471.02), as presented by the Township Engineer.
Second to motion by Ms. Algeo.**

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

Motion passed unanimously.
(E. Thompson – absent)

⇒ Meyer Mini Warehouse, Escrow Release N^o 5

**Motion by Mr. Cox to approve Meyer Mini Warehouse, Escrow Release N^o 5, in the amount of \$8475.00 , (leaving a balance of \$46,359.57), as presented by the Township Engineer.
Second to motion by Ms. Algeo.**

Chair Algeo invited comment or discussion.

Mr. Cox asked what is going on at the intersection of Kendarbren with reference to getting that paved. Mr. Connell notes his construction manager has gotten involved in this the past week. Mr. Connell notes the current contractor is going to fix some things and probably the worst things will be taken care of. Mr. Connell reminds that this is a situation where PennDOT is holding escrow. Ms. Algeo believes if this continues to be a problem, we should be sending letters to PennDOT.

Motion passed unanimously.
(E. Thompson – absent)

⇒ Walgreens, Escrow Release N^o 4

This item was tabled.

⇒ Warwick Meadows III,, Escrow Release N^o 1

Motion by Mr. Cox to approve Warwick Meadows III, Escrow Release N^o 1, in the amount of \$179,662.80, (leaving a balance of \$625,310.05), as presented by the Township Engineer.

Second to motion by Ms. Algeo.

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

Motion passed unanimously.

(E. Thompson – absent)

⇒ York Road Mini Storage Expansion, Escrow Release N^o 1

Motion by Mr. Cox to approve York Road Mini Storage, Escrow Release N^o 1, in the amount of \$107,310.00, (leaving a balance of \$25,410.50), as presented by the Township Engineer.

Second to motion by Ms. Algeo.

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

Motion passed unanimously.

(E. Thompson – absent)

⇒ Walgreens – Request Authorization to Create Punch List (no exhibit)

Motion by Mr. Cox to grant authorization to create a punch list for Walgreens.

Second to motion by Ms. Algeo.

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

Motion passed unanimously.

(E. Thompson – absent)

⇒ Dovidio – Request Authorization to Create Punch List (no exhibit)

Motion by Mr. Cox to grant request for authorization to create a punch list for Dovidio, as presented by the Township Engineer.

Second to motion by Ms. Algeo.

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

Motion passed unanimously.

(E. Thompson – absent)

⇒ Walgreens – Request Authorization to Create Punch List (no exhibit)

**Motion by Mr. Cox to grant request for authorization to create a punch list for Walgreens, as presented by the Township Engineer.
Second to motion by Ms. Algeo.**

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

Motion passed unanimously.
(E. Thompson – absent)

⇒ Angeley – Request Authorization to Create Punch List (no exhibit)

**Motion by Mr. Cox to grant request for authorization to create a punch list for Angeley, as presented by the Township Engineer.
Second to motion by Ms. Algeo.**

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

Motion passed unanimously.
(E. Thompson – absent)

■ **OLD BUSINESS:**

➤ John Meyer, spoke regarding Walgreens, and reported that he has continued to stay on the issue of the condition of the intersection at Kendarbren Drive. Mr. Meyer said he heard that the State had released \$25,000 and was told that the road would be paved when dedicated.

Mary Eberle, Township Solicitor, said the Engineer needs to certify that improvements are complete, though we may not take dedication. Ms. Eberle also explained that PennDOT preempted our ability to take escrow for that and PennDOT controls when it is released and certifies completion of those improvements. Dave Connell Township Engineer, will contact PennDOT.

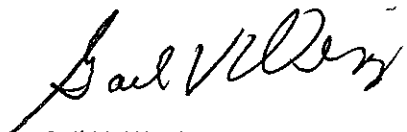
■ **NEW BUSINESS:** There was no new business this evening.

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

■ **ADJOURNMENT:**

The August 4, 2008, Warwick Township Board of Supervisors' Reorganization meeting was adjourned at 8:15 p.m.

Respectfully submitted,



Gail V. Weniger,
Township Manager/Secretary

These minutes were approved at the
Board of Supervisors' meeting held: **Tuesday, September 2, 2008**