

WARWICK TOWNSHIP
Board of Supervisors' Public Meeting Minutes
FEBRUARY 5, 2007

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

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

■ **CALL TO ORDER:**

The Warwick Township Board of Supervisors' January 16, 2007 public meeting, held at Warwick Township Administration Office, 1733 Township Greene, Jamison, PA., was called to order at 7:10 p.m., by Chair, Judith Algeo, who then led attendees in the pledge of allegiance.

■ **APPROVAL OF MINUTES:**

1. January 16, 2007

Motion by Mr. Parrish to approve the Board of Supervisors' public meeting minutes for January 16, 2007, as submitted.

Second to motion by Mr. Thompson.

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

Motion passed unanimously.

■ **EXECUTIVE SESSION:**

Chair Algeo announced that the Board of Supervisors' had met in executive session at 8:00 a.m. on Saturday, February 3, 2007 to discuss matters of open space and the Board also met in executive session prior to this evening's meeting to discuss matters of litigation.

■ **ANNOUNCEMENTS:**

Gail Weniger announced that the Elected Auditors will reorganize February 21, 2007, 7:00 p.m.

Ms. Weniger also announced that the Township Administrative Offices will be closed on Monday, February 19 for the Presidents Day holiday.

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■ **CITIZENS' COMMENT:**

➤ John Gamble, Tripp Avenue, said he is the caretaker of the Zaks property and knows there are two bids on that property. Mr. Gamble is pleading with the Board of Supervisors to keep this property as open space in Warwick Township

■ **MANAGER'S REPORT:**

⇒ Appointment of Elected Auditor to replace Mr. Al DeHeck. (no exhibit)

Ms. Weniger introduced Mr. Bruce Leuzinger to be considered for the position of elected auditor, as recommended by Mr. Bob McCarthy.

**Motion by Mr. Parrish to appoint Bruce Leuzinger as replacement for Al DeHeck, Elected Auditor.
Second to motion by Mr. Thompson.**

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

Motion passed unanimously.

⇒ Parks and Recreation Board Recommendations (exhibit)

Dan Sharapan, Parks and Recreation Director, presented recommendations from the Parks and Recreation Board. Mr. Sharapan noted the members of the Parks and Recreation Board and the little league president, Larry Veal are present this evening. Dan outlined the seven (7) recommendations for the baseball fields at Guinea Lane:

- install outfield fencing
- install portable manual scoreboards, removed at end of season
- install three batting cages
- green dugout covers, removed at end of season
- place a new storage shed in location of current shed and move existing shed to another location
- field naming to include signs for purposes of fundraising
- place a lock box on field 3

There was extensive discussion about the recommendations and about the organization where Mr. Veal explained the split of Warrington and Warwick because the organization was too large but noted that Warwick children can join Warrington teams and Warrington children can join Warwick teams.

Mr. Thompson asked what the batting cages would look like. Mr. Veal said they will be similar to size and scope as the cages at Barness. The surface will require no maintenance with suggested crushed aggregate and AstroTurf in the batter boxes.

Mr. Thompson asked how restroom facilities will be addressed. Mr. Veal said that right now we will continue with port-a-potties, but down the road, it may be best to pursue some sort of facility.

Mr. Thompson is not in favor of the signs and would rather revisit this after a year. Mr. Veal noted that recommendation 6, solicitation of field naming, to include signs, is intended for important fundraising. Mr. Veal explained these would be unobtrusive and tasteful signs.

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Ms. Algeo agrees with Mr. Thompson, pointing out that we have worked hard to have this Township look nice and she is concerned about what it would look like with signs. The Board of Supervisors would like to revisit recommendation 6 (signs) at a later date.

Mr. Thompson noted possible reservations residents may have concerning advertising on Township property without proceeds going to the Township.

**Motion by Mr. Parrish to approve the recommendations of the Parks and Recreation Board for the baseball fields at Guinea Lane Park, with the exception of recommendation #6, which will be revisited at another time.
Second to motion by Mr. Thompson.**

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

Motion passed unanimously.

⇒ Agreement for Professional Planning Services between Heritage Conservancy and Warwick Township (exhibit)

Ms. Weniger noted this is the usual agreement with the Heritage Conservancy and the cost is not to exceed \$10,000. Mr. Thompson would like to see the limit set at \$5,000.

**Motion by Mr. Parrish to approve the proposal to implement the open space plan with Heritage Conservancy, changing the limit for total sum of all services to \$5,000 instead of \$10,000.
Second to motion by Mr. Thompson.**

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

Motion passed unanimously

⇒ Bill Payments – February 5, 2007 (exhibit)

General Fund check No. 13448 - 13532	\$	203,866.88
Parks & Recreation Fund check No. 3907 - 3927	\$	9,226.13
Capital Projects Fund check No. 945 - 946	\$	10,207.75
Open Space Fund check No. 323 - 324	\$	1,904.00
Firehouse & Equipment Fund check No. 260	\$	11,550.00
Road Machinery Fund check No. 140	\$	65,017.00
TOTAL	\$	<u>301,771.76</u>

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**Motion by Mr. Parrish to approve Bill Payments for February 5, 2007, subject to audit.
Second to motion by Mr. Thompson.**

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

Motion passed unanimously.

■ **ASSISTANT MANAGER/PLANNING/ZONING:**

⇒ Warwick Office Park (exhibit)

Tom Scott presented the Warwick Office Park application for directional and identification signs with regard to the Corridor Overlay District.

Tom Marino was present for applicant and explained that the signs will be placed throughout the project. Per the exhibit, A signs are basically directional signs that are 24" high; B signs are smaller for addresses and C signs will be in front of the buildings.

**Motion by Mr. Parrish to accept proposed signs for Warwick Office Park as presented.
Second to motion by Mr. Thompson.**

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

Motion passed unanimously

Chair Algeo turned the meeting over to Vice Chairman Parrish.

⇒ Route 263 Discount Mini Storage (exhibit)

Tom Scott presented this application for final plan approval, noting that this project had received preliminary approval last summer and had received conditional use approval in 2005. This application has been reviewed by the Planning Commission who recommended that the Board of Supervisors grant approval, conditioned upon the Solicitor's action letter.

John Meyer, applicant, presented this project, explaining this an expansion of the existing storage that is there now. Mr. Meyer noted an agreement with Warwick Office Park to use their retention area and do away with the Mini Storage retention area. Mr. Meyer also noted additional buffering in the back and said that the buildings will be exactly the same as the current buildings.

Mr. Thompson asked if the lighting has changed. Mr. Meyer said no, it is exactly what you see in the back of those buildings and there will be additional parking in the back. There will also be landscaping.

Mary Eberle, Township Solicitor, asked Dave Connell, Township Engineer about the condition: "final plans shall not be approved nor permits issued until the detention basin on Commonwydds II is complete". Mr. Connell said that is complete enough to approve this plan.

Ms. Eberle asked Mr. Meyer when he will come in for corridor overlay district approval. Mr. Meyer said he thought that getting this approval would take care of that issue since this is exactly the same as the previous mini storage project. Mr. Parrish is ok with that. Mr. Thompson believes it should be noted on the plan. Ms. Eberle said she can change the condition to go through corridor overlay approval and make it the condition that the buildings are the same in color and materials as the existing buildings on the site.

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**Motion by Mr. Parrish to approve the final plan for Route 263 Mini Storage, as presented on the revised plan of November 13, 2006, and to include a notation that the buildings must be the same as the buildings on the existing site; the conditions of conditional use approval must be complied with; and that all other conditions of the preliminary plan approval be complied with.
Second to motion by Mr. Thompson.**

Mr. Parrish invited comment or discussion. There being none, the vote was called.

Motion passed. (B. Parrish, E. Thompson – in favor; J. Algeo – abstained)

Ms. Algeo resumed her position as chair.

■ **SOLICITOR'S REPORT:**

- ⇒ Woodfield Estates, Phase IV (Hahn Tract, Phase 1) – Dedication (exhibits)
- Resolution N^o 2007-13 (Open Space, Parcel E)
 - Resolution N^o 2007-14 (Open Space, Parcel B)
 - Resolution N^o 2007-15 (Open Space, Parcel C)
 - Resolution N^o 2007-16 (Open Space Parcel D)
 - Resolution N^o 2007-17 (Portions of Fairmount Drive)
 - Resolution N^o 2007-18 (Lafayette Drive)
 - Resolution N^o 2007-19 (Woodfield Drive)

Mary Eberle, Township Solicitor, presented resolutions for approval and noted that there is a maintenance bond, title insurance policy and the Township Engineer is satisfied for this dedication.

Motion by Mr. Parrish to accept dedication of Woodfield Estates, Phase IV (Hahn Tract, Phase I), and adopting the following resolutions:

- Resolution N^o 2007-13 (Open Space, Parcel E)
- Resolution N^o 2007-14 (Open Space, Parcel B)
- Resolution N^o 2007-15 (Open Space, Parcel C)
- Resolution N^o 2007-16 (Open Space Parcel D)
- Resolution N^o 2007-17 (Portions of Fairmount Drive)
- Resolution N^o 2007-18 (Lafayette Drive)
- Resolution N^o 2007-19 (Woodfield Drive)

as presented by the Township Solicitor.

Second to motion by Mr. Thompson.

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

Motion passed unanimously

■ **ENGINEER'S REPORT:**

Dave Connell, Township Engineer, reported there are two escrow releases for the Board's consideration this evening.

At this time, Ms. Algeo turned the meeting over to Vice Chairman Parrish.

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⇒ Heritage Creek Golf Course Community, Phase 1, Escrow Release N^o 6.

**Motion by Mr. Thompson to approve Heritage Creek Golf Course Community, Phase 1, Escrow Release N^o 6, in the amount of \$267,182.25 (leaving a remaining balance of \$1,513,800.64), as presented by the Township Engineer.
Second to motion by Mr. Parrish.**

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

Motion passed.

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

At this time, Ms. Algeo resumed her position as chair.

⇒ Warwick Office Park, Escrow Release N^o 7

**Motion by Mr. Parrish to approve Warwick Office Park, Escrow Release N^o 7 in the amount of \$315,348.00 (leaving a remaining balance of \$916,771.49) as presented by the Township Engineer.
Second to motion by Mr. Thompson.**

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

Motion passed unanimously.

■ **OLD BUSINESS:** There was no old business to discuss.

■ **NEW BUSINESS:**

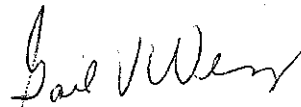
Mr. Thompson asked if Ms. Weniger had contacted Heritage Conservancy about the Neshaminy survey. Ms. Weniger said she did that today.

■ **PUBLIC COMMENT:**

■ **ADJOURNMENT:**

The February 5, 2007, Warwick Township Board of Supervisors' public meeting was adjourned at 8:05 p.m.

Respectfully submitted,



Gail V. Weniger,
Township Manager/Secretary

These minutes were approved at the
Board of Supervisors' meeting held: **March 5, 2007**

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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:

Rt 263 Mini Storage Final Plan Application
Heritage Creek Golf Course Community, Phase 1
Escrow Release # 6

The nature of my conflict is both are represented by Eastburn
+ Gray

Judith A. Alger
Signature

Date: 2/5/07

