

WARWICK TOWNSHIP
Board of Supervisors' Public Meeting Minutes
FEBRUARY 16, 2010

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

Others Present: Gail Weniger, Township Manager
Peter Nelson, Esq. Township Solicitor
Linda Grant, Recording Secretary

■ **CALL TO ORDER:**

The Warwick Township Board of Supervisors' February 16, 2010 public meeting, held at Warwick Township Administration Office, 1733 Township Greene, Jamison, PA., was called to order at 7:00 p.m., by Judith Algeo, Chair, who then led attendees in the pledge of allegiance.

■ **APPROVAL OF MINUTES:**

⇒ February 1, 2010 (exhibit)

Motion by Mr. Thompson to approve the February 1, 2010 Board of Supervisors' 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 announced that the Board of Supervisors' had met in executive session prior to this evening's meeting to discuss matters of personnel and matters of litigation.

■ **ANNOUNCEMENTS:**

Ms. Weniger complimented Lorenzo Cuoci, Public Works Director and his crew on the great job they did with the snow clearing throughout the Township. Ms. Algeo agreed and thanked Mr. Cuoci and his department.

■ **CITIZEN COMMENT:**

➤ Eileen Jonas-Ryan, 1469 Greenleaf, agreed that the Township made good effort to clear the snow. However, Ms. Jonas-Ryan complained that the Township plow piled snow too high at her corner and created unsafe conditions forcing children waiting for the school bus to be in harm's way. Ms. Jonas-Ryan believes the Township should reassess their response to snowstorms.

■ **MANAGER'S REPORT:**

⇒ Stormwater Inlets – Tree Committee (exhibit)

Les Hartsell, Tree Committee, spoke of marking stormwater inlets with warnings about dumping paint, turpentine, grass clippings, etc. into the inlets to prevent contamination of stormwater.

Frank Jarrett, Tree Committee, distributed sample medallions that the Tree Committee would like to epoxy to stormwater inlets throughout the Township. Mr. Jarrett noted that the Tree Committee has received approximately 75 to 100 of these medallions at no cost and is asking if the Board would approve installation of these medallions. Mr. Jarrett suggested that it could be a project for scouts or students in the Spring. Mr. Jarrett notes the cost is approximately \$250 for 150 more medallions.

The Board of Supervisors believe this is a great idea and thanked the Tree Committee for being cost conscious while researching this project.

⇒ Bill Payments - February 16, 2010 (exhibit)

General Fund – First National Bank Account Check N ^o : 17434 through 17478	\$ 106,229.94
General Fund – TD Bank account P Card	\$ 5,334.74
Parks and Recreation Fund Check N ^o : 5366 through 5381	\$ 8,809.54
General Obligation Fund Check N ^o : 1015	<u>\$ 15,965.00</u>
Total -	<u>\$ 136,339.22</u>

Motion by Mr. Thompson to approve the February 16, 2010 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.

⇒ Treasurers Report – December 2009 (exhibit)

General Fund	\$	3,377,410
Firehouse and Equipment		1,219,301
Road Machinery Fund		201,310
General Obligation / Sinking Fund		192,346
Open Space Fund		122,759
Capital Projects Fund		107,851
Highway Aid Fund		102,749
Parks and Recreation		215,308
Parks and Recreation Capital Fund		1,458,909
Capital Reserve		<u>490,369</u>
Total	\$	<u>7,488,312</u>

**Motion by Mr. Thompson to accept the December 2009 Treasurer's Report, as prepared by Rose Christie, Finance Director, 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.

■ **SOLICITOR'S REPORT:**

⇒ Agricultural Security District Renewal – Resolution N^o. 2010-08 (exhibit)

Peter Nelson, Township Solicitor, reported that the Agricultural Security District is to be reviewed every seven years and Warwick Township Resolution 2010-08 authorizes commencement of the project. The resolution will authorize staff to contact properties in the Ag Security District and determine if the properties should remain in the Ag Security District.

**Motion by Mr. Thompson to adopt Resolution N^o. 2010-08, authorizing commencement of the Agricultural Security District review, as presented by the Township Solicitor.
Second to motion by Mr. Cox.**

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

Motion passed unanimously.

⇒ Dog Ordinance – Consider Adoption – Ordinance N^o. 2010-02 (exhibit)

Peter Nelson, Township Solicitor, noted that this proposed ordinance has been advertised and amends an existing ordinance. This ordinance addresses prohibition of animals making noise and becoming a nuisance.

Mr. Thompson asked about the fees for violations. Ms. Weniger noted that the fee is \$50.00 with allowance of discretion for a warning.

Motion by Mr. Thompson to adopt Ordinance No. 2010-02, amending an existing Ordinance for dogs and other animals, as presented by the Township Solicitor. Second to motion by Mr. Cox.

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

Motion passed unanimously.

At this time, Chair Algeo turned the meeting over to Vice Chairman Thompson.

⇒ Mignatti Stipulation for Impervious Surface – (exhibit)

Peter Nelson, Township Solicitor, reported this is the fourth amendment to an existing settlement agreement regarding the Mignatti tract. This agreement is between the Township and the developer relating to impervious surface. Mr. Nelson explained that the earlier agreement did not discuss what was allowed for impervious surface in this development and notes this amendment to the agreement sets the maximum impervious surface at 45%.

Mr. Thompson invited public comment or discussion. There was none.

Motion by Mr. Cox to approve the four amendment to the Mignatti Stipulation, setting impervious surface for this development at 45%, as presented by the Township Solicitor.
Second to motion by Mr. Thompson.

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

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

Ms. Algeo resumed position as chair.

⇒ G H Ordinance – Request Authorization to Advertise (exhibit)

Peter Nelson, Township Solicitor, presented a proposed GH Ordinance and is requesting authorization to advertise. Mr. Nelson noted two changes:

- under the G23 vehicular sales use. The current maximum lot area is 5 acres and this ordinance would reduce that area to 2 acres;
- Under H use, flex space, the amount of office as required for flex space is being reduced from 20% which is what it is under current ordinance to 5%.

Mr. Nelson believes these changes were made as response to some public requests and comments by the Bucks County Planning Commission. There are also some changes suggested by staff regarding how parking requirements are calculated.

Mr. Thompson asked how flex space is monitored. Ms. Weniger said flex space is calculated by square footage. Mr. Cox believes the average flex space size may be 2500 square feet.

Ms. Weniger explained the reasoning for the staff recommendations regarding the vehicular sales item is that two acres is not a particularly large commercial and a car sales business would normally be larger. She notes that this is being brought to the attention of the

Board to avoid any future unintended consequence. Ms. Weniger also notes that Mr. Meyer's request does not solve any problem he has since his existing occasional sales are an accessory use, not a primary use and two primary uses are still not permitted on one lot, regardless of size.

The Board discussed this issue and decided to have the minimum lot size for car sales remain at five acres. Ms. Weniger noted that the action tonight would be only to amend 195-16H.

**Motion by Mr. Thompson to authorize advertisement of the proposed ordinance amending § 195-16H, as presented by the Township Solicitor.
Second to motion by Mr. Cox.**

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

Motion passed unanimously.

⇒ Alternative Energy Ordinance – for discussion (exhibit)

Peter Nelson, Township Solicitor, noted the Township staff is working on an alternative energy ordinance and is presenting it for discussion.

There was brief discussion of size limits and setbacks required for solar panels, windmills and outdoor furnaces and the board expressed a preference to determine minimum lot sizes for such items. The change should include a minimum of two acres for wind energy and stand alone solar panels. The proposed acre minimum for an outdoor furnace was sufficient for the Board members. Changes will be made and the ordinance will come back before the Board for another review and authorization to advertise.

➤ Helene Senior, Mark V Realty, asked about the GH ordinance. Ms. Senior has questions regarding parking requirements. Ms. Algeo suggested that Ms. Senior should contact the zoning officer for an opinion.

➤ Bill Sebald, Lafayette Drive, asked if the animal control officer can levy fines on Warwick residents. The Board said yes since the Warminster Animal Control Officer is contracted.

■ **ENGINEER'S REPORT:**

⇒ LD 02-06 Hatboro Federal Savings – Escrow Release N^o. 1 (exhibit)

Ms. Weniger presented this request for escrow release since the Engineer was not present this evening. CKS' letter, dated February 11, 2010, notes that the remaining balance after release represents 15% for maintenance plus an additional \$10,000.

**Motion by Mr. Thompson to approve LD 02-06 Hatboro Federal Savings – Escrow Release N^o. 1, in the amount of \$278,525.10 (leaving a remaining balance of \$60,916.20), as submitted 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.

■ **OLD BUSINESS:**

Ms. Algeo asked John Gamble if there was anything to report from the Central Bucks School Board. Mr. Gamble said the meeting was cancelled because of the snow, therefore, he has nothing to report.

■ **NEW BUSINESS:** There was no new business to discuss.

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

■ **ADJOURNMENT:**

The February 16, 2010, Warwick Township Board of Supervisors' public meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Gail V. Weniger,
Township Manager/Secretary

These minutes were approved at the
Board of Supervisors' meeting held: **March 1, 2010**

