

WARWICK TOWNSHIP
Board of Supervisors' Public Work Session Meeting Minutes
MAY 21, 2007

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

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' May 21, 2007 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:**

⇒ May 5, 2007 public meeting minutes (exhibit)

**Motion by Mr. Thompson to approve the minutes of April 16, 2007, as submitted.
Second to motion by Ms. Algeo.**

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

Motion passed.

■ **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 personnel and open space.

■ **ANNOUNCEMENTS:**

Ms. Algeo announced that the Central Bucks Regional Senior Task Force Education Program, "Learn About Medications" will be held at Doylestown's Senior Citizen Center (Shady Retreat Road), Friday June 15, 2007, 1:00 p.m.

Ms. Algeo also announced that the Township offices will be closed for Memorial Day, Monday May 28th.

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■ **CITIZENS' COMMENTS:**

➤ Marty McDonough, Sandtrap Road, spoke about a traffic light at York Road and Deer Run, reminding that there had been a traffic light planned. As a result of a traffic study at the time of the development, the area did not meet PennDOT warrants. Mr. McDonough believes that area would now meet warrants and suggests that the Board of Supervisors should revisit this matter.

■ **SPECIAL BOARD ACTIONS:**

⇒ Appointment and Swearing In of New Township Supervisor

Judge Robert Schnell was present to swear in John Cox as Warwick's new Supervisor. Ms. Algeo and Mr. Thompson welcomed Mr. Cox to the Board. Ms. Algeo spoke of Mr. Cox's long service to the Township of Warwick noting that Mr. Cox has chaired the Long Range Planning Committee for the past two years, he has served on the Zoning Hearing Board and also served on the Planning Commission and therefore is well aware of where Warwick Township is headed. Mr. Cox has lived in the Township since 1980 and has been a long time firefighter with Hartsville Fire Company and well as a business owner in the Township.

⇒ Reorganization of the Board of Supervisors

**Nomination of Judith Algeo for the position of chair by Mr. Thompson.
Mr. Cox seconded the nomination and the nomination passed unanimously.**

**Nomination of Ed Thompson for the position of vice chairman by Ms. Algeo.
Mr. Cox seconded the nomination and the nomination passed unanimously.**

■ **MANAGER'S REPORT:**

⇒ Parks and Recreation and Open Space Comprehensive Plan Draft (exhibit)

Ms. Weniger reported that Paul Driscoll, the consultant who was to present this draft this evening had a family emergency and Mr. Dan Sharapan, Parks and Recreation Director, will make the presentation and answer questions.

Dan Sharapan said that we had received a DCNR matching grant in April 2005 to update the Parks and Recreation and Open Space Comprehensive Plan. Mr. Sharapan noted the nine person committee, selected to represent the residents, met monthly since June 2006 through April of this year to work on this draft. Mr. Sharapan summarized that the plan identifies the best ways that Warwick can ensure that recreational facilities are well-maintained and up-to-date, continue preserving open space, keep recreation programs in step with current standards and refine how the Township manages funds and promotes recreation services. Dan explained that this draft has been reviewed by Township committees and comments have been incorporated.

Mr. Thompson said the plan was very well done but said he was surprised that the open space comes to 2200 acres. Mr. Thompson referred to the WWAA Basketball enrollment, and noted that they have never turned anybody away for lack of gym time. Dan said that can be clarified. Mr. Thompson referred to the Moland House Park on page 46, noting the recommendation to revisit Moland Park concept plan. Mr. Thompson stated that the plan is already approved. Mr. Sharapan will remove the recommendation from the plan.

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Mr. Cox spoke of issues regarding maintenance and cleanup of the parks and asked if there is opportunity to require deposits from the organizations who use the facilities. Dan explained that in 2005 we started charging all user groups a per field, per month fee. Some of the fee does cover maintenance of the parks. The reason this is in the plan is to cover maintenance such as weed management. Dan noted the organizations are getting better and seem to be making a more conscientious effort to police themselves. Mr. Cox feels the plan was extremely well done.

Ms. Algeo remarked that the plan noted there are no signs designating the parks at Hampton Chase, Hidden Pond and Jamison Hunt. Dan explained that part of the problem is that some of the parks are known by more than one name. Mr. Thompson said that since parks were not officially named, they just generated the development names and signs were not made. Ms. Algeo asked if the Parks and Recreation Board will look at linking the trails system. Ms. Algeo suggested the feasibility study for the Recreation Center could possibly be a sub-committee. Ms. Algeo asked if we are going to do anything with sites eligible for the national register of historic places. Dan said, not that he is not aware of any plans to do so.

**Motion by Mr. Thompson to approve the Warwick Township Parks & Recreation and Open Space Plan with amendments.
Second to motion by Mr. Cox.**

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

Motion passed unanimously.

Ms. Algeo asked Dan to thank the committee for a job well-done.

⇒ Approval to Begin Borrowing for Open Space Competitive Bidding (no exhibit)

Ms. Weniger recalled that this topic has been before the Board several times. The most recent discussion included had the Finance Committee recommendations based on the findings of the professional Financial Advisor hired for this purpose. There was a referendum passed in 2006, that allows borrowing up to \$7,000,000 (seven million dollars) for the purpose of open space. Gail notes we currently have commitments, for about \$2,500,000 (2.5 million dollars), for three properties, including one fee simple property for parkland, and two conservations easements. As the Board is aware, there are other projects being considered, but we do not have firm commitments on those presently. Ms. Weniger is asking the Board for direction how much money they want to borrow.

Mr. Thompson recommends to only borrow the amount that we presently have committed for preserving open space, not the total \$7,000,000, only the \$2,500,000. Mr. Thompson also feels this should go back to the Financial Advisory Board to see which way we should go, with the bond issue or a bank loan. Mr. Thompson also questions if we find other properties in the next two years, how will it affect the bond. Mr. Cox agrees. Ms. Algeo asked the Manager to set up an early meeting with the Financial Advisory before the next Board of Supervisors' meeting so we can move this along.

⇒ Moland House – Request for Permit Fees (*tabled from May 7, 2007*) and Update on Well House Plans by the Historical Society

Dave Mullen, President, Warwick Historical Society was present. Dave explained that the permit fee was based on the entire project which was a high fee due to the historical nature of the project. Mr. Mullen said since it is Township property and the building is owned by the Township, the Warwick Historical Society could pay for the required reviews and the actual

inspections. The building is only about 20' x 20' and is just being re-created as it was. He notes that discussion with the Manager led to this proposed solution.

Dave explained that there was an issue with the Millbrook Society caused by our necessity to move ahead because of the grant requirements. Most of what was found was 1940's fill, until they were down to the point where there are colonial era artifacts. They are bringing up a number of those now and may be near finished. Mr. Mullen explained that Dave Shannon of Millbrook said the plan is to bring experts from Pennsylvania and actually pump the well out and put a diver down there in order to be able to salvage artifacts. Mr. Mullen believes the well to be approximately 50' deep, and possibly a bit more. Mr. Mullen explained that part of the reason for this project being expensive is that when certain items are found, like foundations, an architect has to come in to look at what may have been there.

Mr. Thompson asked for clarification as to how we will deal with the permit fees. Ms. Weniger explained that we are looking to just invoice the Society on actual time used for the reviews or on-site inspection and we will just invoice them as they go. She noted that this is a deviation from the approved fee schedule and requires Board approval.

The Board of Supervisors agreed to invoice the Historical Society as they go with Moland House.

Mr. Gayman invited the Board to have a meeting at the Moland House. The Board determined that the June 18 public meeting will be held at the Moland House.

Mr. Mullen thanked the Supervisors for their cooperation with the insurance matter.

⇒ Bill Payments – May 21, 2007 (exhibit)

General Fund		
Check N ^o . 13894 – 13947	\$	50,609.79
Parks & Recreation Fund		
Check N ^o . 4018 – 4031	\$	4,826.74
Open Space Fund		
Check N ^o . 334 - 335	\$	5,621.00
Capital Projects Fund		
Check N ^o . 973 - 975	\$	13,314.49
Fire House & Equipment Fund		
Check N ^o . 212	\$	24,949.00
	TOTAL	<u>\$ 99,321.02</u>

Motion by Mr. Thompson to approve Bill Payments for May 21, 2007, as presented, 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.

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■ **ASSISTANT MANAGER'S REPORT:**

⇒ Jamison Square – Corridor Overlay District (exhibit)

Tom Scott reported that there are changes to the Jamison Square Corridor Overlay District approval from a few years ago. Eric Van Reed, architect for applicant was present to discuss this matter. Mr. Van Reed spoke of minor adjustments and how materials were used. Mr. Van Reed stated that applicant has basically followed the theme of the overlay district.

Mr. Thompson commented that the changes were minor and that the applicant stayed within the corridor overlay and added that he believes this is a great project.

Mr. Cox feels the project meets corridor overlay district requirements and applauds the applicant for his patience.

**Motion by Mr. Thompson to approve Jamison Square re-submission plan regarding the corridor overlay district.
Second to motion by Mr. Cox.**

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

Motion passed unanimously.

Applicant is requesting release of approximately \$5,000 escrow. Tom Scott will speak with Mrs. Christie, the Finance Director, this week and believes this is for professional services.

⇒ Warwick Meadows III – Final Plan Approval (exhibit)

Tom Scott described this as three lots in the Mearns Road Business Campus, two buildings for flex space use, H16. This had received preliminary approval earlier this year and final plan application has been reviewed by all relevant officials of the Township. The Planning Commission, at its May 14, 2007 meeting recommended approval subject to the staff review memo, dated May 2, 2007.

Ed Dudlik was present for this application. Mr. Thompson asked if the loop road is in now. Mr. Connell said that was one of his concerns during plan review, that the previous project had not constructed the loop yet. Mr. Connell said that Mr. Dudlik, several months ago, represented that the road was about to go into construction, and more importantly, the current plan contains a note that there will not be any building permit for the current project until the road is constructed. Mr. Dudlik said that is correct, and will comply. Mr. Thompson asked about the height of the buildings that are to be constructed. Mr. Dudlik said he believes they are approximately 24 feet. Mr. Thompson is concerned because the lighting is building mounted. It was clarified that on the Northampton side, it is industrial not residential.

Mr. Thompson asked about water and sewer agreements. Mr. Dudlik said they have agreements.

**Motion by Mr. Thompson to approve Warwick Meadows III, as outlined in Tom Scott's letter, dated May 17, 2007; subject to erection of signs for hidden tractor trailers; completion of the loop road on lot two; water and sewer agreements and development agreements.
Second to motion by Mr. Cox.**

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

Motion passed unanimously

■ **SOLICITOR'S REPORT:**

- ⇒ Walgreen's Development Agreement / Financial Security Agreement (tabled from May 7, 2007) (exhibit)

Mary Eberle, Township Solicitor, explained these agreements were tabled from the last meeting. Ms. Eberle believes these were properly executed and are ready for approval. Chair Algeo questioned the fact that Mr. Parrish's name is on the documents. Ms. Eberle said they were signed that way and we will make a notation when they are recorded, indicating that Mr. Parrish passed away prior to signing. Ms. Eberle said as long as there are two signatures of Board members, that is all that is required. Ms. Eberle said if Mr. Cox wishes to sign, that can be done. Mr. Cox stated that he will abstain.

**Motion by Mr. Thompson to approve the Walgreen's Development Agreement and Financial Security Agreement.
Second to motion by Ms. Algeo.**

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

Motion passed.

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

■ **ENGINEER'S REPORT:**

- ⇒ Watson Road Report (exhibit)

Dave Connell, Township Engineer, reported on Watson Road as requested by the Board at their last meeting. Mr. Connell's report, dated May 11, 2007, speaks of the timing issue with that development moving very slowly. The Watson Road work is in conjunction with phase 2 of that development and there is no likelihood of phase 2 of that development to get started this year, so anything that is going to happen on that project will happen next year, not this year. The plans call for four feet of widening on both sides of the road from Rushland to about half way to the location of the residences.

Discussion took place about various types of traffic calming and the possible impact of the traffic calming. Mr. Thompson voiced a concern, regarding making a cul de sac at one end, that we are throwing so many cars there with no improvements. Chief Costello said we need to look at the entire area there and added that the police routinely enforce the speed limit there. Mr. Thompson reminds residents are not in favor of one way, and feels that speed bumps are the easiest solution. Mr. Connell noted that PennDOT has guidelines for where traffic calming devices are applicable. Mr. Cox asked about widening the entire length. Mr. Connell notes exorbitant cost would be involved for widening the entire length. Mr. Thompson believes some of the homes on that road are no more than six feet from the roadway.

Pat McCarty, Watson Road, suggests the raised tables would be a good device, since the majority of the people are everyday users and they would get to know the tables are there and they will slow down. Chief Costello stated that if raised platforms are used, they must be carefully placed and constructed.

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Chair Algeo notes we will re-visit the Watson Road issue in the future and we will continue collecting information.

- ➔ Warwick Business Campus, Lot #26 and Lot #28 (TC Management) Final Inspection Punchlist – Consider Acceptance (exhibit)

Dave Connell, Township Engineer, presented a Final Inspection Punchlist for Warwick Business Campus, Lot #26 and Lot #28 for the Board's approval.

Motion by Mr. Thompson to approve Warwick Business Campus, Lot #26 and Lot #28 (TC Management) Final Inspection Punchlist, as presented 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:**

- Mr. Thompson wants the Township Engineer to get started on the permits needed for the Moland House trail under Route 263.
- Mr. Thompson would like copies, periodically, of residents complaints as noted in the Manager's report.
- Ms. Algeo believes we should direct the Township Engineer to look into a traffic light at Deer Run and Route 263.

Mr. Connell noted the process begins with a resolution he prepares for the Board to act on at a public meeting, then we go to PennDOT and ask for the traffic signal. PennDOT does a warrant analysis, at their cost, to find if it is warranted. Ms. Algeo asked if it will get special attention because of the school. Mr. Connell said that it does gain attention since one of the warrants has to do with the proximity of schools. Mr. Thompson asked about blinking lights. Mr. Connell said there is a different set of warrants for blinking lights, however blinking lights may help to make people slow down.

Ms. Algeo asked if it would be possible to place a stop sign at Old York Road and Eddowes Road. Chief Costello said he had an officer look into that area and spoke of an obstruction of some tree branches and shrubs that need to be cut back at Meetinghouse and York Roads. Chief Costello spoke of difficulty with the angle when coming south on York Road at Eddowes. Ms. Algeo said the problem is going north on Old York Road because people cut the turn short. Chief Costello said people do that at most intersections and since it may not meet warrants for a stop sign, Chief Costello suggested ticking, which is painted on the road to try to guide the cars to keep in their lane. Chief Costello will look into this.

■ **NEW BUSINESS:**

- Zoning Hearing Board

Ms. Algeo noted that since we have gained John Cox as a Supervisor, there is an opening on the Zoning Hearing Board and we need to make an appointment.

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**Motion by Mr. Thompson to appoint Kevin Wolf to the vacant position on the zoning hearing board left by John Cox, term expiring December 31, 2007.
Second to motion by Mr. Cox.**

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

Motion passed unanimously.

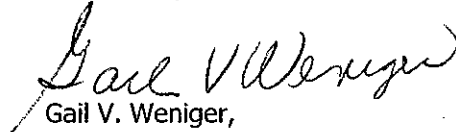
■ **PUBLIC COMMENT:**

➤ Frank Jarrett said he feels Kevin Wolf is a good choice for the Zoning Hearing Board vacancy.

■ **ADJOURNMENT:**

The May 21, 2007, Warwick Township Board of Supervisors' public meeting was adjourned at 8:28 p.m.

Respectfully submitted,



Gail V. Weniger,
Township Manager/Secretary

These minutes were approved at the
Board of Supervisors' meeting held: **June 4, 2007**