

**WARWICK TOWNSHIP**  
Board of Supervisors' Public Meeting Minutes  
**October 1, 2007**

Members Present: Judith A. Algeo, Esq., Chair  
Edward P. Thompson, Vice Chairman  
John Cox, 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' October 1, 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:**

⇒ September 17, 2007 public meeting minutes (exhibit)

**Motion by Mr. Thompson to approve the Board of Supervisors' public meeting minutes for September 17, 2007, 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' met in executive session prior to this evening's meeting to discuss matters of personnel and open space.

■ **ANNOUNCEMENTS**

Ms. Weniger reminded that the Warwick Day celebration will be held this coming Saturday, October 6, 11:00 <sup>am</sup> until 5:00 <sup>pm</sup> at Guinea Lane Park.

■ **CITIZENS' COMMENTS:** There were no citizens' comments.

■ **MANAGER'S REPORT:**

⇒ PennDOT Presentation Regarding Route 263

Ms. Weniger reported on the process of this project to date. Ms. Weniger said that the Township had advertised this meeting publicly and sent notice to all addresses along the York Road corridor.

Mike Holva, PE, PennDOT, gave an overview of the project and the expected schedule. Mr. Holva noted that the project is comprised of approximately 3.9 miles of Route 263 between Bristol Road and Sugar Bottom Road. Mr. Holva stated that preliminary engineering began in November 2005 and PennDOT is still in the process of compiling the plan and completing environmental studies. The project is estimated to start in 2010 and be completed by 2012 at an estimated cost of \$25,000,000 to \$35,000,000.

Colleen Carmichael, URS, Project Manager, spoke of visual materials for the presentation this evening and introduced individuals representing this project this evening.

Antoinette McIntyre, URS, Project Engineer, outlined proposed improvements, such as additional turn lanes. Ms. McIntyre reported that Route 263 is 55 mph speed limit except for the stretch from Ridge Drive to Almshouse Road, which is 45 mph. There are 26,000 vehicles traveling on the roadway with approximately 7% of them trucks. Widening proposed 3½' on each side of the roadway. Inlets will be replaced, existing curbing will be replaced and existing signs will be relocated if needed. Because of the widening, there will be increased impervious surface and basins will be constructed for additional stormwater runoff. There are seven signals along this corridor and of these seven, three will have additional turn lanes added.

- right turns lane northbound and southbound at Bristol, and a right turn lane westbound and left turn eastbound
- right turn, north and south from Almshouse, with eastbound and westbound turns from 263 at Almshouse
- left turn east and west at Sugar Bottom from 263

Mr. Thompson formally suggested removal of the berm at the northwest corner of Sugar Bottom, and turns going north on 263.

Ms. Carmichael reported that PennDOT will acquire larger right of ways for detention basins for "permanent stormwater management" to control storm water runoff from the widened roadways.

Edwina Lam, PE, URS, hydrology expert, spoke of stormwater management, including requirements of Act 167 and the NPDES requirements, noting control of water quantity and water quality criteria.

Marc Radell, attorney, URS, spoke of environmental issues found in this area, noting NEPA federal law which requires any significant action that is to be funded or otherwise approved by the Federal Government, has to do a series of environmental studies. There is also Section 106 of the National Historic Preservation Act, which requires Federal Agencies to consider the impact of their actions on historic resources which include historic districts, structures, archeological resources, etc. There is also Section 4F of the Department of Transportation Act, which requires scrutiny of impact to historic resources, wildlife refuges or recreational areas.

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The environmental screening finds there are approximately 25 streams and no there is no impact on wetlands from the proposed project. The streams impacted are the Little Neshaminy Creek and Watson Creek. Screening for endangered species found red bellied turtles and because of that there will be some restrictions on construction, which is basically scour protection and should not have significant impact. The only recreational area in the project area is Dark Hollow Park. Ms. Algeo noted that this project also affects the Moland Park. Ms. Eberle also noted the Township has an Agricultural Security Area. Mr. Radell said minor impacts on historic areas would be coordinated with PHMC and FHWA. The area has been studied for hazardous waste and there is some contaminated groundwater and some soil contamination for which we will develop a hazardous management program to make sure everything is properly handled following federal laws.

Discussion took place during which Ms. Carmichael noted locations on the map for the proposed construction of nine basins. Ms. Algeo asked if the basin between Tulip and Creek Road would be putting more water runoff on Creek Road, which already floods. Ms. Carmichael notes that the standards for stormwater management requires that the post construction discharge rate not exceed 75% of the present rate and the basins accomplish this.

Mr. Cox asked who maintains the basin and what does it look like, will there be fencing. Ms. Carmichael said the basins will be in PennDOT right-of-way so PennDOT would maintain. She noted that the details of the basins were not finalized yet.

Mr. Thompson believes for 500' by 500' is needed for a 200' basins to allow for grading, tree removal, installation of pipe, digging up Creek Road, etc. Mr. Thompson is concerned that there are no specific details of the basins shown. Ms. Algeo asked if PennDOT is committed to all the basins proposed. Ms. Carmichael said no, we are not committed. Mr. Connell suggested doing stormwater management in other locations than Creek Road.

Ms. Eberle reported that the area that the wooded on Route 263 from Bristol to Meyer Way, is that way because the Township has put a lot of effort and spent a lot of money over the past 15 years so that the area could be remain wooded. The Township does not want removal of trees in that area since they worked so hard to keep it wooded. Ms. Eberle also notes that the Board, in its development activities, has been requiring dedication of easements of the ultimate right-of-way of 263 for anyone that has developed in that area in the last fifteen years. The Township has those easements and would be willing to convey them to PennDOT to facilitate these improvements.

Mr. Thompson spoke of the fact that there is no need for widening or turn lanes in the green area of the corridor, between Bristol and up past the Moland House area. Mr. Thompson asked if the speed limit is changed, would that change the plan.

Mr. Cox is opposed to the four foot barrier in the business area North of Almshouse, though he has no problem with center turn lanes allowing businesses to have continued access to both sides.

Mr. Thompson also pointed out that the Township comments are not shown on the plan, like Valley Road and traffic problems there. Additionally, Mr. Thompson stated that School Road needs turn lanes.

Ms. Algeo invited comments from people in audience.

Don Jakeman agrees with lowering the speed limit to 45 mph. Ms. Carmichael noted this is not an engineering issue. Ms. Weniger notes the Township has made application previously and may do so again in the future. Mr. Thompson said our business district has expanded and that the appearance of York Road will change drastically because of development that will be

done before PennDOT is finished with this project. Howard Batterman, Diamond Ridge, asked how old the traffic report is that says 26,000 vehicles. It was estimated that traffic count is five years old.

Mr. Thompson asked if there will be new signals at Bristol Road. The signals will be replaced and will be synchronized. Mr. Thompson reported that the Township is presently working toward a traffic light at Deer Run and Route 263 and the application is currently in. Mr. Thompson also noted a traffic signal going in at Kendarbrun and believes the signals will be slowing traffic on Route 263. Mr. Thompson also points out that School and Valley is a major problem. Ms. Carmichael notes the Township should submit in writing, information about the stretch that will not need turn lanes. Mr. Thompson noted there is no information regarding aesthetics of the basins. Ms. Carmichael said we are not there yet. Ms. Algeo noted we are naturalizing Warwick's basins. The Township is concerned about maintenance, and the cost of maintenance of these basins.

Ms. Weniger said that the Township has required battery backup for traffic signals and is requesting the battery backups be replaced for any traffic signals replaced.

After discussion, the Board of Supervisors determined that:

- PennDOT will meet with the Township Engineer;
- stormwater calculations will be sent to the Township and DEP for review; and
- PennDOT representatives will return for another presentation at a Public Meeting.

⇒ **Public Works Office Renovations – Award Bid (exhibit)**

Jim Kopchak, Public Works Director, outlined proposed renovations for the Public Works Building. Mr. Kopchak also noted he has checked references and is recommending award of the Public Works Office Renovations bid to ACS Building Services, Inc. at a cost of \$49,882.00.

**Motion by Mr. Thompson to award Public Works Office Renovations bid to ACS Building Services, Inc. at a cost of \$49,882.00, as recommended by the Public Works Director.**

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

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

**Motion passed unanimously.**

⇒ **Consortium 2007-2008 Salt Bid – Award Bid (exhibit)**

Jim Kopchak, Public Works Director, reported that his recommendation is to award the 2007-2008 Consortium Salt Bid to Cargill Incorporated.

**Motion by Mr. Thompson to award the 2007-2008 Consortium Salt Bid to Cargill Incorporated at a cost of \$47.42 per ton, delivered, as recommended by the Public Works Director.**

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

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

**Motion passed unanimously.**

⇒ 2007-2008 Snow Removal – Request to Advertise Bid (exhibit)

**Motion by Mr. Thompson to authorization advertisement of the 2007-2008 Snow Removal 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 – October 1, 2007 (exhibit)

General Fund	
Check N <sup>o</sup> 14368 through 14433	\$ 126,425.96
Park & Recreation	
Check N <sup>o</sup> 4245 through 4280	\$ 15,447.15
Capital Project Fund	
Check N <sup>o</sup> 992 through 993	\$ <u>4,639.51</u>
Total -	\$ <u>146,512.62</u>

**Motion by Mr. Thompson to approve Bill Payments for October 1, 2007, 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.**

⇒ Treasurer's Report – August 2007 (exhibit)

General Fund	\$ 4,184,980
Firehouse and Equipment	880,749
Road Machinery Fund	177,176
General Obligation / Sinking Fund	734,737
Open Space Fund	359
Capital Projects Fund	1,276,750
Highway Aid Fund	2,348
Park and Recreation	590,904
Capital Reserve	<u>610,405</u>
Total	\$ <u>8,458,408</u>

**Motion by Mr. Thompson to accept the August 2007 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.**

⇒ Accept Resignation – Dale Hogeland, Police Department (no exhibit)

Ms. Weniger reported that this resignation from Officer Hogeland was not available to her until after this evening's agenda was prepared.

**Motion by Mr. Thompson to accept the resignation of Dale Hogeland from the Warwick Township Police Department, effective September 26, 2007.  
Second to motion by Mr. Cox.**

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

**Motion passed unanimously.**

■ **ASSISTANT MANAGER'S REPORT:**

⇒ CDN Land Development – Consideration for Preliminary/Final Approval (exhibit)

Ed Murphy, attorney, and Ed Chadrow, engineer for applicant were present.

Tom Scott, Assistant Manager, reported the Warwick Planning Commission had recommended that the Board of Supervisors grant preliminary final approval for CDN land development.

Mr. Cox said the parking lot seems awkward and asked if there is any protection for basins adjacent to the building from inevitable collision that will happen there. Mr. Murphy said there are bollards there and truck templates were provided to CKS, which were found to be acceptable. Mr. Cox asked how the building will be heated. Applicant states they will be using gas hot air, not propane so there will be no tanks. Applicant notes items in staff recommendations and CKS review letter and will comply.

**Motion by Mr. Thompson to grant Preliminary/Final Approval to CDN Land Development, subject to Staff recommendation of August 30, 2007 and the CKS review letter of August 27, 2007.  
Second to motion by Mr. Cox.**

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

**Motion passed unanimously.**

⇒ Locort Land Development – Consideration for Preliminary/Final Approval (exhibit)

Ed Murphy, attorney, and Ed Chadrow, engineer for applicant were present.

Tom Scott, Assistant Manager, reported the Warwick Planning Commission had recommended that the Board of Supervisors grant preliminary final approval for Locort, Lot 31 Warwick Campus, land development.

Mr. Thompson asked about the parking issue with this project. Dave Connell, Township Engineer, noted that parking regulations are calculated by square footage or with employee count. Since the proposed building is not sold yet, parking calculations based on employees is awkward and square footage was used for calculations in this case. Mr. Connell believes there is adequate parking.

Mr. Cox asked if there issues regarding this being part of the Cornell Industrial Park. Ms. Eberle noted that a count has been kept and these two land developments come in under the wire. Mr. Connell said this is noted in every review letter.

**Motion by Mr. Thompson made a motion to grant Preliminary/Final Approval to Locort Land Development, subject to CKS review letter dated August 23, 2007, Staff review memo dated August 30, 2007.  
Second to motion by Mr. Cox.**

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

**Motion passed unanimously.**

⇒ Warwick Square Shopping Center (Planet Beach) – Sign (exhibit)

Applicant distributed pictures of the sign to the Board of Supervisors.

Ms. Algeo notes the sign is 6" too big, and should be a maximum of 2 feet. Brief discussion followed during which Mary Eberle, Township Solicitor, noted the calculation for the area of a sign includes the background on which the letters are placed. Applicant will reduce the sign to meet ordinance. Applicant is also asking for permission to display a temporary banner until the permanent sign is in place.

**Motion by Mr. Thompson to approve Planet Beach sign, not to exceed 2 feet, as discussed.  
Second to motion by Mr. Cox.**

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

**Motion passed unanimously.**

Ms. Eberle noted that a temporary banner is to be removed within seven days of the first day of business.

■ **SOLICITOR'S REPORT:**

The Solicitor had no report this evening.

■ **ENGINEER'S REPORT:**

⇒ Walgreens, Escrow Release N<sup>o</sup> 1 (exhibit)

Dave Connell, Township Engineer, presented Walgreens Escrow Release N<sup>o</sup> 1, in the amount of \$192,791.50.

**Motion by Mr. Thompson to approve Walgreens, Escrow Release N<sup>o</sup> 1, in the amount of \$192,791.50 (leaving a balance of \$661,193.50) 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.**

⇒ Nestle Wood Estates / Morrison Tract, Escrow Release N<sup>o</sup> 14 (exhibit)

Dave Connell, Township Engineer, presented Nestle Wood Estates / Morrison Tract, Escrow Release N<sup>o</sup> 14, in the amount of \$4,975.00.

**Motion by Mr. Thompson to approve Nestle Wood Estates / Morrison Tract, Escrow Release N<sup>o</sup> 14, in the amount of \$4,975.00 (leaving a balance of \$127,112.63) 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.**

⇒ Barry Angely, 2701 York Road Land Development – Request Authorization to Create Punch List (exhibit)

Dave Connell, Township Engineer, is requesting authorization to create a punchlist for Barry Angely, 2701 York Road Land Development, per the MPC.

**Motion by Mr. Thompson to authorize the Township Engineer to create a punchlist for Barry Angely, 2701 York Road Land Development.  
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 asked about getting more of the material from the County Commissioners regarding open space. Ms. Weniger said they will be at Warwick Day. Ms. Algeo said we may want to consider a resolution supporting the bond for the open space.

➤ Chief Costello reported that a traffic count was completed for Mill Road. It notes approximately 300 vehicles per day on the bridge and about 2% of those vehicles are two axle trucks within weight and speeds posted.

■ **NEW BUSINESS:**

There was no new business to discuss this evening.

■ **PUBLIC COMMENT:**

➤ There was no public comment.

■ **ADJOURNMENT:**

The October 1, 2007, Warwick Township Board of Supervisors' public meeting was adjourned at 9:05 p.m.

Respectfully submitted,



Gail V. Weniger,  
Township Manager/Secretary

These minutes were approved at the  
Board of Supervisors' meeting held: **October 15, 2007**

