

WARWICK TOWNSHIP
Board of Supervisors' Public Meeting Minutes
October 15, 2007

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

Others Present: 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 15, 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:**

⇒ October 1, 2007 public meeting minutes (exhibit)

Motion by Mr. Thompson to approve the Board of Supervisors' public meeting minutes of, October 1, 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' had met in executive session prior to this evening's meeting to discuss matters of litigation.

■ **ANNOUNCEMENTS**

Ms. Algeo announced that the Draft of the 2008 Budget will be presented at the next public meeting on November 5.

Ms. Algeo also noted that the Financial Advisory Committee meeting for Thursday, October 18, is cancelled.

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

■ **MANAGER'S REPORT:** (Manager absent this evening)

Ms. Algeo reported that the agenda is being moved around slightly and noted the item regarding software has been removed from the agenda.

⇒ Police Department – Appoint new officer, Tim Campbell (exhibit)

Chief Costello is requesting that the Board of Supervisors grant permission to hire Tim Campbell as a new police officer for the Warwick Police Department. Chief Costello noted the qualifications of Tim Campbell and reported that Tim is a resident of Warwick Township and a graduate of Central Bucks East High School. Mr. Campbell has met all requirements of the hiring procedure including background examination.

Motion by Mr. Thompson to appoint Timothy Campbell as a Warwick Township Police Officer.

Second to motion by Mr. Cox.

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

Motion passed unanimously.

Judge Schnell was present to administer the oath to Officer Campbell.

⇒ Public Works Fence Project (exhibit)

Jim Kopchak, Public Works Director, showed a slide presentation regarding a proposed fence project for the public works building. Jim noted that a fence will address vandalism problems, safety concerns about children accessing the property where there is stored equipment as well as gasoline pumps and illegal dumping. Mr. Kopchak showed different types of fencing and gates, and where the proposed fencing would be located, noting landscaping would be added if the fencing is approved. Mr. Kopchak noted the specs are 58 feet of fence, 56 feet of gated openings with a total perimeter of 637 feet. Mr. Kopchak also spoke about widening the access road and stated the work could be done internally at an approximate cost of \$4,000. Estimates for various fencing/gates are:

- 6' high green vinyl coated chain link with electric rolling gate: \$36,000
- 8' high green vinyl coated chain link fence with manual gate: \$39,000
- 8' high tan tongue & groove PVC privacy with manual gate: \$45,000

Mr. Kopchak also presented information for a proposed brine truck, noting that the current truck has severe rust problems. The proposal is to use the current Parks & Rec. truck and retrofit it for use as a brine truck which would need to be spray coated with a polyurethane liner, at a cost of \$900 to \$1,100. Retrofitting for brine application may cost \$2,000 to \$2,500. Retrofitting the Parks and Rec. truck would save the Township approximately \$40,000 to \$50,000 for buying a new brine truck. The estimated total for Brine Truck Retrofit is \$3,600.

Mr. Kopchak also presented information for a crack sealer trailer. Mr. Kopchak noted our current crack sealer is an antiquated system and is unsafe. Mr. Kopchak displayed a "demo" tow-able crack sealer kettle that could be purchased for half price, approximately \$15,000, while a new crack sealing kettle costs \$35,000 to \$50,000.

Mr. Thompson asked about access to the snack stand, and commented that this is too much fencing in a residential area. Additionally, Mr. Thompson said the fencing should not be in the front, per our ordinances, and suggested the fencing should begin at the fuel pumps.

Mr. Cox added that if we require contractors to fence their equipment, we should fence the Township equipment. Mr. Cox agrees that we should drop the fence back while covering the gas pumps. Mr. Cox also stated we should have bollards installed to help protect the fencing from being hit by vehicles.

There was brief discussion about improvements to the access road and access to the snack stand. Mr. Merrick said we could make the access road approximately 24' wide and spoke of changes to the drainage ditch. Mr. Thompson said there is a need for a road and sidewalk if the access to the park is limited.

Ms. Algeo said she has no problem with the crack sealer. Ms. Algeo also noted she likes the fencing coming all the way up, using privacy fence and landscaping.

The Board is requesting the Public Works Director to do more research and consider this evening's discussion and come back with another plan for the fencing.

⇒ Resolution N^o 2007-29 – support Referendum for Bucks County Bond (exhibit)

Ms. Algeo explained that the County is asking to increase debt in the amount of \$87,000,000 for the acquisition of open space. The debt will mean \$20 per household and will preserve more open space. This resolution will show the County Commissioners that Warwick Township supports the referendum for the Bucks County Bond Issue.

**Motion by Mr. Thompson to approve Resolution N^o 2007-29, supporting the referendum for the Bucks County Bond Issue for Open Space Preservation.
Second to motion by Mr. Cox.**

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

Motion passed unanimously.

⇒ Resolution N^o 2007-30 – Tax Collector's Disposition of Records (exhibit)

**Motion by Mr. Thompson to approve Resolution N^o 2007-23, Tax Collector's disposition of records per the Municipal Records Manual, approved July 16, 1993.
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 15, 2007 (exhibit)

Ms. Algeo presented the bill payments for October 15, 2007.

General Fund	
Check N° 14434 through 14488	\$ 505,939.28
Park & Recreation	
Check N° 4281 through 4295	\$ 4,811.39
Capital Project Fund	
Check N° 994	\$ 8,467.00
Open Space Fund	
Check N° 344 through 345	\$ 4,201.81
Total -	<u>\$ 523,419.48</u>

Motion by Mr. Thompson to approve Bill Payments for October 15, 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.

■ **ASSISTANT MANAGER'S REPORT:**

Mr. Scott noted that the EAMB Preliminary Plan has been removed from this evenings' agenda and the Township has received an extension of time for this matter.

⇒ Ivyland Industrial Park – Discussion of project and Sewage Planning Module (exhibit)

Tom Scott said since the Board may not be familiar with this project, applicant is here this evening for discussion.

Richard Stoneback, engineer for applicant, displayed the record plan of Ivyland Industrial Park. Mr. Stoneback noted adjacent properties and reported the property was previously owned by PECO and was used for gas distribution and then subdivided into six lots, with PECO retaining ownership of lot 6. The purpose of the planning module is to develop public sewer for the property. This project was approved in 1992 with on-lot sewage.

Mr. Dudlik explained that he wants to service the site with public sewer and water as was done with the adjoining lot. We have put a 12" main along Mearns Road running to the property line. We want to extend that to provide service for fire hydrants, and we want to put in a pump station which we are designing to accommodate everything at Warwick Commons. We basically want to get the utilities in although we do not have a specific design, and are not sure who may come along and be a user, whether it be five 40,000 square foot buildings or one 100,000 square foot building, we just want to make sure we have the utilities in to serve the property.

Mr. Thompson asked if lot 6 has an existing building. Mr. Dudlik said PECO retained about 12 acres and the building is a drafting station, used to draw off gas which feeds most of this general area.

Mr. Scott said there is nothing needed from the Board this evening, this is simply for information on something that will be presented further down the road.

■ **SOLICITOR'S REPORT:**

The Solicitor had no report this evening.

■ **ENGINEER'S REPORT:**

⇒ Zimmer-Luginbuhl Subdivision (Heritage-Glenwood Ests.) Escrow Release N° 2 (exhibit)

Dave Connell, Township Engineer, presented Zimmer-Luginbuhl Subdivision (Heritage-Glenwood Estates) Escrow Release N° 2 request, in the amount of \$9,733.

**Motion by Mr. Thompson to approve Zimmer-Luginbuhl Subdivision (Heritage-Glenwood Estates) Escrow Release N° 2 request, in the amount of \$9,733, leaving a balance of \$61,904.10, 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.

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

⇒ Heritage Creek Golf Course Community – Phase 1, Escrow Release N° 9 (exhibit)

Dave Connell, Township Engineer, presented Heritage Creek Golf Course Community – Phase 1, Escrow Release N° 9 request, in the amount of \$305,556.50.

**Motion by Mr. Thompson to approve Heritage Creek Golf Course Community – Phase 1, Escrow Release N° 9 request, in the amount of \$305,556.50, leaving a balance of \$1,068,500.64, as presented by the Township Engineer.
Second to motion by Mr. Cox.**

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

Motion passed.

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

⇒ Heritage Creek Golf Course Community – Sidewalk / Walking Paths – Easement (exhibit)

Dave Connell, Township Engineer, explained the two requested changes for this project. The changes involve walking paths. The first is a paved walking trail along Creek Road. The plan calls for the path to be completely within the right-of-way, however, because of topographic issues and some tree issues, it was agreed to be appropriate to meander the path slightly so as not to have to do wholesale grading. The trail will meander outside the right-of-way into land owned by the golf course entity, who will enter a document and easement for that portion of the trail. Mr. Connell notes this is an opportunity for the Board of Supervisors to comment on the appropriateness of doing this.

Mr. Thompson and Mr. Cox commented they have no problem with this issue.

Mr. Connell, noting this issue is also Heritage Creek Golf Course Community project, then said there is one portion of that interior street, Gabriel Lane, where sidewalk is called for on both sides of the street and noted there are no houses on one side. The developer has approached and requested removing the sidewalk in order to deter pedestrians who may be hit with golf balls.

Mr. Thompson has no problem eliminating that sidewalk, but would like that 1,000 feet of sidewalk to be put into the park, possibly the Moland trail. Mr. Cox agrees with eliminating the sidewalk and believes putting the sidewalk into Moland trail is a good trade-off.

Mr. Connell said where they are eliminating sidewalk, there will be curb-cuts. There was also a comment about a traffic calming device there, possibly a raised crosswalk.

Mr. Connell will handle the field changes and get the necessary documents for the easement situation.

Ms. Algeo resumed her position as chair.

■ **OLD BUSINESS:**

➤ No old business to discuss

■ **NEW BUSINESS:**

➤ No old business to discuss

■ **PUBLIC COMMENT:**

➤ John Gamble, Tripp Avenue, asked if the Board has heard anything back from PennDOT about left turn lanes on School.

Ms. Algeo explained that PennDOT made a presentation at the last public meeting and were sent back to the drawing board.

Mr. Gamble said School Road is deteriorating and there is a great deal of water erosion.

Ms. Algeo asked if Mr. Gamble has brought this to the attention of the Township before tonight. Mr. Gamble said he has not. Ms. Algeo asked Mr. Scott to make a note of the School Road situation reported by Mr. Gamble.

Mr. Thompson said he has not seen an official response to PennDOT from the Township on items that PennDOT presented.

Mr. Connell reported that the Manager contacted PennDOT, and PennDOT sent drawings to Mr. Connell last week. The drawings are being reviewed and after review, the Manager wants to set up a meeting.

Mr. Thompson wants to see the items that were discussed before so we have a complete package of what has been talked about for a number of years.

➤ Ms. Algeo reminded that the Halloween Happening is next Thursday at the Firehouse.

■ **ADJOURNMENT:**

The October 15, 2007, Warwick Township Board of Supervisors' public meeting was adjourned at 8:07 p.m.

Respectfully submitted,



Gail V. Weniger,
Township Manager/Secretary

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

Warwick Township
DISCLOSURE STATEMENT

I, Judith A. Alge, hereby disclose that I will not
(please print name clearly)

be participating in any discussion / hearing or decision on the matter(s) of:

① Heritage Creek Golf Course Community - Phase 1, Easement
Release # 7

② Heritage Creek Golf Course Community - Sidewalk/Walking
Paths - Easement

The nature of my conflict is Heritage represented by Eastburn
and Gray

Judith A. Alge
Signature

Date: 10/15/07

