

WARWICK TOWNSHIP
Board of Supervisors' Public Meeting Minutes
JANUARY 22, 2008

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

Others Present: Gail Weniger, Township Manager
Bryan McAdam, Township Engineer
Mary Eberle, Township Solicitor
Tom Scott, Assistant Manager
Linda Grant, Recording Secretary

■ **CALL TO ORDER:**

The Warwick Township Board of Supervisors' January 22, 2008 public meeting, held at Warwick Township Administration Office, 1733 Township Greene, Jamison, PA., was called to order at 7:02 p.m., by Chair, Judith Algeo who then led attendees in the pledge of allegiance.

■ **APPROVAL OF MINUTES:**

1. December 17, 2007 Board of Supervisors' public meeting minutes. (exhibit)
2. January 7, 2008 Board of Supervisors' public meeting minutes. (exhibit)

Motion by Mr. Thompson to approve the December 17, 2007 and January 7, 2008 public meeting minutes, as corrected.

Mr. Cox noted a correction needed on the December 17 minutes, that it was Mr. Thompson who had arrived late.

Second to motion, with correction noted, 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:**

Chair Algeo announced that the Township is celebrating its 275th birthday on February 13, 2008. We are starting with a Senior Expo at St. Cyril's at 10:00 a.m., we are going to have refreshments and exhibits from 10:00 a.m. until 2:00 p.m.

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Ms. Algeo further reported, then we move on to a big party at the Tech school, 7:00 p.m. until 9:00 p.m., with a video history show that was put together by the schools. There will be free refreshments thanks to our sponsor Mignatti Companies. Ms. Algeo continued, saying that Bucks County Country Club, Jamison Grille, will have drink specials and half price appetizers before the event for residents of Warwick beginning at 5 p.m.

■ **CITIZENS COMMENTS:**

There were no citizens comments.

■ **MANAGER'S REPORT:**

⇒ Fire Marshal Vehicle (exhibit)

Ms. Weniger reported that this item was in the budget for \$22,000 this year. At the time we requested the funding, the Fire Marshal was not sure what type vehicle he wanted. The request is for a Ford Escape XLS, 4 WD and the state contract price is \$16,344. Additionally, there will be a cost for a radio charger installation and dispatch scanner and minimal graphics.

Mr. Thompson asked if there is any additional lettering and if this will be a standard vehicle. Ms. Weniger said it will say Fire Marshal on the side of the vehicle and noted that the Fire Marshal does take the vehicle home.

**Motion by Mr. Thompson to approve the expenditure for purchase of the Fire Marshal vehicle, a 2008 Ford Escape XLS, 4 WD, in the amount of \$16,344.00.
Second to motion by Mr. Cox.**

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

Motion passed unanimously.

⇒ Route 263 Update (exhibit)

Ms. Weniger reported that there were two public meetings with PennDOT regarding the plans for the Route 263 project. Despite clear direction from the Board, Ms. Weniger reports that some key items do not appear to be incorporated in the preliminary plan. PennDOT needs to meet with various agencies and get some clarification and does note that the stormwater issues are being evaluated. Ms. Weniger outlined the revisions to date, noting that there will be further discussion with PennDOT. Ms. Weniger reports that the main issues not addressed yet are the stormwater management and appropriate interpretation of Act 167, and the intersection at York and Bristol Road. Ms. Weniger reports forwarding this issue to the Manager in Warminster so they are aware of the issue.

Mr. Thompson said that we had talked about a left turn going South at School Road. Ms. Algeo suggested that Ms. Weniger should contact our legislators and bring them into a meeting to help us. Mr. Thompson believes we should contact the ACT 167 administrator at the Bucks County Planning Commission and express our opinions on their interpretation of ACT 167.

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⇒ Bill Payments January 7, 2008 (exhibit)

General Fund		
Check N ^o : 14721 - 14804	\$	152,106.35
Park & Recreation		
Check N ^o : 4348 through 4358	\$	3,828.64.38
Capital Project Fund		
Check N ^o : 1008 - 1025 (void checks N ^o : 1008 - 1015)	\$	8,365.84
Open Space Fund		
Check N ^o : 350	\$	<u>227.00</u>
Total -	\$	<u>164,527.83</u>

**Motion by Mr. Thompson to approve January 7, 2008 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.

⇒ Bill Payments January 22, 2008 (exhibit)

General Fund		
Check N ^o : 14804 - 14861	\$	159,388.87
Park & Recreation		
Check N ^o : 4359 through 4366	\$	3,771.44
Capital Project Fund		
Check N ^o : 1026 - 1030	\$	13,762.48
Open Space Fund		
Check N ^o : 351	\$	175.50
Total -	\$	<u>177,098.29</u>

**Motion by Mr. Thompson to approve January 22, 2008 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.

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⇒ Treasurer's Report – November 2007 (exhibit)

General Fund	\$	3,561,652
Firehouse and Equipment		874,055
Road Machinery Fund		179,974
General Obligation / Sinking Fund		311,418
Open Space Fund		320,943
Capital Projects Fund		1,416,933
Highway Aid Fund		2,371
Parks and Recreation		597,318
Capital Reserve		<u>616,590</u>
Total	\$	<u>7,881,254</u>

**Motion by Mr. Thompson to accept the November 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.

■ **ASSISTANT MANAGER:**

⇒ Highwoods Sewer Planning Module – Resolution N^o. 2008-13 (exhibit)

Tom Scott explained that this authorizes the municipality to make application for the replacement on-site sewer system at the Kuntz residence on Highwood Drive. Technically, the Township is the applicant, though it is not our system and it is the resident's system. Approval of this resolution will trigger submission of the entire application package to DEP.

Mr. Cox asked if the Township is to provide an annual evaluation of the system. Mary Eberle, Township Solicitor, said not necessarily. Ms. Eberle further explained that the Township is the overall maintenance responsibility, which gives the Township the right to go in and inspect. What will be evaluated every year is whether they are living up to their agreement, did they submit a maintenance contract to the Township.

Ms. Algeo notes there is an escrow account of \$2,500 being set up for maintenance.

**Motion by Mr. Thompson to approve Resolution N^o. 2008-13 for the Howard Kuntz Sewage Planning Module.
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.

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⇒ New Life Christian Center – Preliminary Plan (exhibit)

Kellie McGowan, attorney for applicant, distributed drawings of proposed signage and a depiction for proposed lighting, showing shoe box lights, 20' high. Ms. McGowan summarized this project noting, a variance received from the Zoning Hearing Board and a 30,000 square foot building addition to the existing facility with 124 parking spaces which is more than the 75 required.

Ms. McGowan referred to CKS' review letter, dated December 17, 2007:

- #1 – Ms. McGowan noted they will be consolidated into one parcel.
- #2 – will comply
- #5 – applicant has one waiver request, an additional sidewalk that one parking lot overhang area not be provided

Doug Waite, applicant engineer, pointed out the location of the area on the drawing and explained that there will be concrete tire stops to keep the cars back.

- #11a - will comply
- #11b – Ms. McGowan said that all of the work will be complete within the right-of-way, so that will not be necessary.
- #11c – will comply
- #13 – will comply
- #17 – applicant's architect has met with the Township Tree Committee and they expressed interest in access to the wooded area
- #23 – will comply

Ms. McGowan described pedestrian access to the open space through the rear of the property. Ms. McGowan notes any easement needs to be unimproved, and the intent is to have pedestrians have a meandering walk and not have pedestrians walking through the parking lot. Ms. McGowan voiced concern that people will drive to the open space area and park in the parking lot during peak hours of use by the church. Mr. Thompson said that the intent is for that to remain open space.

Mr. Cox notes this is an opportunity to open this land behind the church, but does not anticipate this would be a destination stop. Mr. Thompson noted the only need for a truck easement would be for removal of large trees that may endanger the church property. Both easements will be shown.

Mr. Thompson asked the Engineer to address the road improvements. Mr. McAdam explained there will be continued widening across the frontage, currently there is an area that already has some widening and they have extended across the frontage. They will be adding a left turn lane into the site. The current entrance will be converted to an exit only. The larger access will be across from the church across the street, there will be left turn lane into the site off Almshouse Road. The grading referred to earlier is to make sure that the drainage works.

Mr. Cox asked about the deep swales currently along that frontage. Mr. McAdam said that will be filled in the piped. Structure will be added because of the existing pipe they are connecting to. Mr. Waite notes roadwork needs to be submitted to PennDOT.

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Mr. Thompson asked about the signage on the building. Mr. Scott spoke of a concept for the monument sign that the Board of Supervisors had approved. The building will have a cross on it, no words or emblem. Ms. Eberle reported on what had been discussed and approved regarding signage.

Mr. Cox asked about the color of the stone. Applicant notes that the printed documents have color changes related to the printer they are printed on and that applicant will have material samples showing true colors for the Board to see.

Mr. Thompson is requesting that the light poles be a maximum of 18' rather than the 20', to be consistent with what is across the street.

Mr. Thompson referred the Planning/Zoning letter, dated November 6, 2007 and asked if it is a requirement that the existing building be retrofitted with sprinklers. Mr. Cox believes it is to be retrofitted with sprinklers or to be made fire proof from the addition, and that sprinklers are generally the less expensive option. Ms. McGowan believes this is will comply.

Mr. Thompson asked about staff recommendation commercial grade playground equipment to be subject to inspection by a CPSI. Applicant will comply. There was brief discussion about the painting the crosswalk across the driveway to indicate that the sidewalk is not ending.

Mary Eberle, Township Solicitor, notes that there is a condition in the Zoning Hearing Board adjudication that no telecommunications facility shall be placed on the property and that should appear as a note on the deed of consolidation.

**Motion by Mr. Cox to grant Preliminary Approval to New Life Christian Center, tmp 51-6-7 and 51-6-8, subject to discussion this evening.
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 her position as Chair.

⇒ Shanahan (1775 Stout Drive) – Preliminary/Final (exhibit)

Tom Scott notes that the Warwick Township Planning Commission, at their December 10, 2007 meeting, recommended Preliminary approval to the Shanahan project. Ed Murphy, attorney was present for applicant.

Mr. Cox does not see provisions for dumpsters for seven units or provisions for any kind of fuel tanks outside to heat these buildings. Patrick Cox, applicant engineer, said this is multi-tenant flex space leased to a variety of tenants. Applicant showed one dumpster in the back. Ms. Eberle notes the dumpster pad will not be leased out and will be the owner's responsibility.

Applicant noted where the propane tank will be located. Mr. Cox believes applicant is tight on parking is concerned that the propane tank will take parking spaces. Mr. Cox also points out that the units in the adjacent building each have three propane tanks per building and

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believes there is not adequate provision for that. Applicant said there is space on the plan to expand the size of the pad that will be holding the tanks into the grass area, rather than into the parking area.

**Motion by Mr. Thompson to grant Preliminary/Final approval to Shanahan (1775 Stout Drive) subject to CKS letter, dated January 15, 2008; Planning/Zoning letter, dated November 8, 2007 & January 16, 2008; Water and Sewer letter, dated December 6, 2007 and applicant shall revise the plan to include a note indicating that no additional dumpsters, or increase in the site of the propane tanks shall result in any decrease of available parking.
Second to motion by Mr. Cox.**

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

Motion passed unanimously.

⇒ EAMB Management (2581 York Road) – Preliminary Plan (exhibit)

Rob Gundlach, attorney for applicant, summarized this application for improvements to the parking lot noting waivers and applicant's desire to pave over existing stone. Applicant received relief from the Zoning Hearing Board for the impervious surface coverage. Applicant is not proposing to connect to public water. Applicant notes that a GP5 has been filed and the environmental permits are in process. Mr. Gundlach notes stormwater issues have been addressed.

Mr. Thompson asked for clarification of what applicant is doing. Applicant engineer explained that this is a more organized parking lot, and there is landscaping over and above just paving the gravel.

Mr. Thompson asked about the North driveway. Applicant notes this is a two way entrance though it does not meet 24' width requirement because of the buffer the Planning Commission requested. Applicant can change plan to note arrows in and out.

Ms. Algeo asked if applicant will consider paving with porous materials. Mr. Gundlach believes there was a concern with maintenance of porous materials. Applicant engineer notes the amount of impervious surface has been reduced from what had been allowed. Bryan McAdam, Township Engineer does not believe the application of porous paving here is possible without applicant rebuilding.

There was discussion concerning water service. Mr. Thompson wonders if the water and sewer authority did not require fire hydrants, etc., would applicant consider public water and sewer. Applicant believes his well is perfectly good and is it. Mr. Cox asked if the existing sewer system that is going to be abandoned is under the parking lot. Applicant said no, there is actually a holding tank. There will be a smaller tank and it will be pumped out.

**Motion by Mr. Thompson to grant Preliminary/Final approval for EAMB Management land development.
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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■ **SOLICITOR REPORT:**

⇒ Warwick Glen Dedication – Resolution N^o. 2008-13 (exhibit)

Mary Eberle, Township Solicitor, explained that the detention basin in the Warwick Glen Development was never dedicated. Ms. Eberle further reported that the Manager has made sure all escrows were paid and all issues have been addressed, and is presenting an acceptance resolution for approval this evening.

Motion by Mr. Thompson to accept Resolution N^o. 2008-13 for acceptance of the detention basins at the Quaker Group Development at Turkey Trot and Guinea Lane. Second to motion by Mr. Cox.

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

Motion passed unanimously.

■ **ENGINEER REPORT:**

⇒ Pizzo Tract, Escrow Release N^o. 2

Bryan McAdam, Township Engineer, presented Pizzo Tract, Escrow Release N^o. 2 in the amount of \$36,620.00, for approval.

Motion by Mr. Thompson to approve Pizzo Tract, Escrow Release N^o. 2 in the amount of \$36,620.00 (leaving a balance of \$9,908), 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.

⇒ Walgreens, Escrow Release N^o. 2

Bryan McAdam, Township Engineer, presented Walgreens, Escrow Release N^o. 2 in the amount of \$181,231.00, for approval.

Motion by Mr. Thompson to approve Walgreens, Escrow Release N^o. 2 in the amount of \$181,231.00 (leaving a balance of \$479,962.50), 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.

⇒ Warwick Business Campus, lots 13 and 14, Escrow Release N^o. 1

Bryan McAdam, Township Engineer, presented Warwick Business Campus, lots 13 and 14, Escrow Release N^o. 1 in the amount of \$102,129.25, for approval.

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**Motion by Mr. Thompson to approve Warwick Business Campus, lots 13 and 14, Escrow Release N^o 1 in the amount of \$102,129.25 (leaving a balance of \$78,521.94), 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. Meyer asked if there are plans furnished by PennDOT for what they are proposing along Route 263.

Ms. Algeo explained there had been a proposed sketch and the Township has had a public meeting with PennDOT and reviewed their suggestions and we gave our comments. We are going to give them our comments again and we are going to ask our elected officials to come and meet with us to make sure we are all working with PennDOT together.

⇒ Mr. Thompson asked about the Heritage Creek Golf course community and our new park. We re-did one of the stipulations because we had a set fee amount for park improvements and as time goes on, costs go up. Mr. Thompson is concerned that our in-kind fee for services is not worth what it was even three years ago. Ms. Weniger said we adjusted this at a public meeting by locking in the improvements rather than a dollar amount.

⇒ Mr. Thompson asked where we stand on the Moland Trail under the bridge. Bryan McAdam, Township Engineer, does not know the current status but will follow up.

■ **NEW BUSINESS:**

Ms. Weniger spoke of the road bid projects. Ms. Weniger said that Mr. Courduff, Executive Director of the Water and Sewer Authority has asked to hold off on the resurfacing of Sycamore Drive. Mr. Courduff believes this road will be excavated to add utility pipes and would like to combine the projects.


■ **PUBLIC COMMENT:**

There was no public comment this evening.

■ **ADJOURNMENT:**

The January 22, 2008, Warwick Township Board of Supervisors' public meeting was adjourned at 8:45 p.m.

Respectfully submitted,


Gail V. Weniger,
Township Manager/Secretary

These minutes were approved at the
Board of Supervisors' meeting held: **February 4, 2008**

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Warwick Township
DISCLOSURE STATEMENT

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

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

New Life Christian Church

The nature of my conflict is the Applicant is represented by
the law firm of Eastburn & Gray of which I am
a partner

Judith A. Algec
Signature

Date: 1/22/08

11/15/08 10:00 AM

11/15/08 10:00 AM

11/15/08 10:00 AM