

**WARWICK TOWNSHIP**  
Board of Supervisors' Public Meeting Minutes  
**April 3, 2006**

Members Present: Judith A. Algeo, Esq., Chair  
Edward P. Thompson, Vice Chairman  
Bert Parrish, 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' April 3, 2006, public meeting, held at Warwick Township Administration Office, 1733 Township Greene, Jamison, PA., was called to order at 7:05 p.m., by Judith Algeo, Chair, who then led attendees in the pledge of allegiance.

■ **EXECUTIVE SESSION:**

Ms. Algeo reported that the Board of Supervisors had met in Executive Session, prior to this evening's meeting to discuss some issues of open space.

■ **ANNOUNCEMENTS:**

Ms. Weniger reminded everyone that the Annual Egg Hunt will be held on Saturday, April 8<sup>th</sup> at Community Park.

■ **CITIZENS' COMMENT:**

□ Bob Mueller, Dark Hollow Road, thanked Mr. Thompson for having someone come to his home to look at the dust from the mulching operation next door. Mr. Thompson reported that he had talked with Dave Ritter on Friday night and Mr. Ritter indicated that he is willing to work to alleviate the dust problem from the mulching operation. Mr. Thompson will let Mr. Ritter know that Mr. Mueller will be contacting him so they can have a meeting to discuss the situation.

■ **APPROVAL OF MINUTES:**

— March 20, 2006 (exhibit)

**Motion by Mr. Parrish to approve the Board of Supervisors' public meeting minutes for March 20, 2006, as submitted.  
Second to motion by Mr. Thompson.**

April 4, 2006  
page 2 of eleven pages

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

**Motion passed unanimously.**

■ **MANAGER'S REPORT:**

— Accept Financial Advisory Committee Resignation - Lou Patti (exhibit)

Ms. Weniger presented a resignation letter from Lou Patti to resign from the Financial Advisory Committee, noting that Mr. Patti is involved with other ventures but will still work on behalf of the Township and be involved wherever he can.

**Motion by Mr. Thompson to accept resignation of Lou Patti from the Warwick Township Financial Advisory Committee.  
Second to motion by Mr. Parrish.**

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

**Motion passed unanimously.**

Ms. Algeo thanked Mr. Patti for his service to the Township.

— Appointment to Financial Advisory Committee – Chester Davis (exhibit)

Ms. Weniger reported that Mr. Davis previously worked as a financial consultant with Merrill Lynch Corporation and his expertise is welcome.

**Motion by Mr. Parrish to appoint Chester Davis to the Financial Advisory position, left vacant by Lou Patti, term to expire December 31, 2006.  
Second to motion by Mr. Thompson.**

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

**Motion passed unanimously.**

— Award Bid – 2006 Road Project (exhibit)

Ms. Weniger reported that this bid includes Orchard Valley Farms, Brook Lane, Sunrise Way, Sunflower Circle, balance of roadways not finished last year in Orchard Valley Farms, Country Hunt development, part of Meetinghouse Road, Mill Road, Walton Road and Valley Road. The winning bids were divided into two projects.

For items 1 through 11, the low bidder was Asphalt Paving Systems, Hammonton, NJ, at a cost of \$237,008. Items 1 through 11 includes micro surface applications, bituminous surface treatments, standard pavement repair, edge of pavement repair, concrete curb, curbed driveway depression, inlet top replacements, ERCP, type ESN endwall, gabions and rip rap.

For items 12 through 14, the lower bidder was James D. Morrissey, Inc., Philadelphia, PA, at a cost of \$153,600. Items 12 through 14 includes Mill curb line/intersections, bituminous leveling course and bituminous wearing course overlay.

April 4, 2006

page 3 of eleven pages

Ms. Weniger noted that the bids came in approximately \$25,000 less than what was anticipated.

**Motion by Mr. Thompson to award the 2006 Road Project bid to:**

- **Asphalt Paving Systems, Hammonton, NJ, at a cost of \$237,008, for items 1 through 11, and**
- **James D. Morrissey, Inc., Philadelphia, PA, at a cost of \$153,600, for items 12 through 14, as recommended by the Township Engineer.**

**Second to motion by Mr. Parrish.**

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

**Motion passed unanimously.**

Mr. Thompson asked if this was Spring and Summer work. Dave Connell, Township Engineer, said that the intent to proceed will be issued tomorrow and in about a month, after the contractors get documents in order, the notice to proceed will be issued which will be approximately early May. Mr. Connell believes the work should be done in the Summer.

— Bucks Consortium – Fuel Bid (exhibit)

Ms. Weniger explained that this year, no company was able to give a fixed price for fuels. The reason is because of the fluctuating market and no one would bid a fixed price. Ms. Weniger explained "floating" bid. Ms. Weniger further noted that the Township will no longer be getting premium gasoline and will go with regular unleaded gasoline, which will save money. The floating price per gallon is \$1.6423, plus delivery charge of .0295/gallon. The lower bidder for regular, unleaded gasoline was Sunoco. On-Road, low sulfur diesel has a float price is \$1.9261/gallon, plus delivery charge of .0350/gallon, Sunoco was low bidder. Heating oil has a float price \$1.7894/gallon plus delivery charge of .24/gallon. Ms. Weniger noted that Sunoco was the low bidder for all items.

Ms. Algeo asked if there is a cap for the floating bid. Ms. Weniger said that it is based on an index and there is no cap.

**Motion by Mr. Thompson to award Bucks County Consortium 2006 Fuel bid to Sunoco, Incorporated, as presented by the Township Manager.  
Second to motion by Mr. Parrish.**

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

**Motion passed unanimously.**

— Bill Payments for April 3, 2006 (exhibit)

General Fund check No. 12303 – 12355	\$	107,495.53
Parks & Recreation Fund check No. 3515 – 3527	\$	2,987.77
Capital Projects Fund check No. 888	\$	680.73

April 4, 2006  
page 4 of eleven pages

Firehouse & Equipment Fund check No. 200	\$ 35,505.00
	<u>\$ 65.00</u>
Road Machinery Fund check No. 138	
<b>TOTAL</b>	<b><u>\$ 146,734.03</u></b>

**Motion by Mr. Parrish to approve the April 3, 2006 Bill Payments, as presented by the Township Manager, subject to audit.  
Second to motion by Mr. Thompson**

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

**Motion passed unanimously.**

— Treasurer's Report – February 2006 (exhibit)

Ms. Weniger presented the Treasurer's Report for February 2006, as follows:

General Fund	\$ 2,797,059
Firehouse and Equipment	660,805
Road Machinery Fund	127,093
General Obligation / Sinking Fund	286,757
Open Space Fund	48,481
Capital Projects Fund	1,046,691
Highway Aid Fund	32,692
Park and Recreation	432,789
Capital Reserve	<u>560,852</u>
Total	<u>\$5,993,219</u>

Mr. Thompson asked if the open space funds should be transferred. Ms. Eberle explained that the Township is limited by the terms of what we are allowed to use the bond for. Ms. Weniger clarified that the most recent bond allows for the use of the money for recreation areas as well as the acquisition of open space.

**Motion by Mr. Thompson to accept the Treasurer's report for February 2006, as prepared by Rose Christie, subject to audit.  
Second to motion by Mr. Parrish.**

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

**Motion passed unanimously.**

■ **ASSISTANT MANAGER/ZONING REPORT:**

— A H Cornell lot 13 & 14 in Warwick business Campus (LD 05-07) – Final Plan  
(tabled from March 20, 2006) (exhibit)

Mr. Thompson wants to be sure the recommendations from the Planning Commission and staff were picked up. Mr. Thompson also stated that applicant needs to show how many flex

units will occupy each building. Applicant agrees to a maximum of ten (10) flex space units. Mr. Thompson asked if berm requirements have been satisfied. Dave Connell, Township Engineer, said yes. It was noted that, per the action letter, the berm is to be constructed prior to the building. Applicant notes all comments will be incorporated on the plan.

There was brief discussion during which Mr. Cornell was advised that he needs water and sewer agreements. Mr. Thompson asked about Bristol and Mearns Roads. Mr. Cornell notes that he has a new engineer who has been in touch with Mr. Connell. Mr. Cornell said his engineer is doing a preliminary analysis and re-evaluating the traffic study. Ms. Eberle suggested that Mr. Cornell call his engineer and find out when the application is actually going to be filed.

**Motion by Mr. Thompson to approve A. H. Cornell, Warwick Business Campus, lots 13 and 14 Final Plan.**

**Second to motion by Mr. Parrish.**

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

**Motion passed unanimously.**

— WaWa – Warwick Village Commons (LD04-05) – Conditional Use Hearing (exhibit)

Chair Algeo called the WaWa – Warwick Village Commons Conditional Use Hearing to order at 7:30 p.m. Ms. Algeo reported that this conditional use application is for the property located along York Road, near the intersection at Meyer Way. Ms. Algeo explained that the purpose of the application is for conditional use approval to allow the following uses:

1. mixed uses on a single property in accordance with zoning ordinance §195-58.17; and
2. buildings of 3,500 square feet or more, in accordance with zoning ordinance §195-58.7 and 195-58.18

Ms. Algeo further stated that notice of tonight's hearing was published, as required by law. Documents related to the filing of the application were entered into the record and the public notice thereof. Mary Eberle, Township Solicitor, listed exhibits to be included into the record. Chair Algeo then invited party status. There being no individuals requesting party status, the hearing continued. Ms. Algeo asked that any individuals who wish to speak, give their name and address prior to any comments they wish to make since this proceeding is being recorded by a stenographer. Ms. Algeo further stated that the Board of Supervisors will be considering preliminary approval of the land development plan submitted by the applicant.

Frank Bartle, attorney, noted applicant is requesting relief regarding mix of uses, building types and use regulations. Mr. Bartle explained the mixed use is office, retail/office and various other provisions as the ordinance permits us to have a daycare, pharmacy, and a convenience store with an accessory gas station. As to the building types, we have buildings that are larger than 3,500 square feet on the ground story and are requesting a conditional use for that regard. Individuals giving testimony this evening were sworn in.

Brian Zappala, applicant's engineer, displayed a rendering of the site plan and gave an overview of the project, about 17 acres, located at the intersection of Meetinghouse Road and Route 263 (York Road). Mr. Zappala specifically noted access points to the site, a right in – right

out on Route 263, access from Meyer Way extension and full movement driveway on the eastern side. Mr. Zappala also described the placement of each facility and noted that each of the buildings have a ground floor greater than 3,500 square feet. Mr. Zappala feels this plan complies with §195-3, purpose and 195-4, objectives. Applicant states that the plan was made pursuant to the VCII district ordinance.

Extensive discussion took place which included such issues as the proposed sidewalk along all frontage and along the spine roads in the site to provide pedestrian circulation; street trees along Route 263 and the Meyer Way extension. Mr. Zappala said a detailed landscape plan is provided and he also notes that applicant agrees to comply with the overlay corridor ordinance. Mr. Zappala noted the 50 foot buffer against Route 263, the forty foot buffer along Meyer Way extension and the 50 foot buffer along Meetinghouse Road. Mr. Zappala noted a garden wall along the WaWa frontage, along Route 263 and along Meyer Way. It was stated that the canopy is 22 feet high to its highest peak, and the building is 32 feet to its highest point. Applicant displayed drawings, entered as exhibit into the record, of the proposed canopy and WaWa building. Also displayed were proposed materials including brick, stucco and the roof system.

Mr. Ted Iobst, WaWa Corporation, distributed tank installation drawings, entered as exhibit for the record. Mr. Iobst notes that the Planning Commission had requested an explanation of tank installation, vapor recovery and leakage monitoring. Mr. Iobst spoke of vapor return lines, and product piping, noting that all is now vapor tight. Mr. Parrish asked if this has been reviewed and approved by the Fire Marshal. Mr. Bartle notes reviews during the land development stage included a review by the Fire Marshal. Mr. Iobst noted that fiber glass is not prone to rust/corrosion and there is no limit on the life expectancy. Mr. Thompson asked about leakage prevention and detection. Mr. Iobst stated there are electronic sensors and explained how these sensors work. Mr. Iobst described many safety measures in place for monitoring leakage and delivery of fuel, additionally noting that three times each year, the facilities are inspected.

Mr. Thompson asked about a problem with a speaker system in a neighboring township and how it was corrected. Applicant stated, in the gas canopy, the state requires two way communication with the gas station monitor and the patron so that should a problem occur it can be addressed. There are two options, one is a speaker that broadcasts or speakers to each individual fuel dispenser. Mr. Parrish recommends that there not be music at the pumps.

Ms. Kristine Keilt, lighting engineer, showed a sample of the proposed "wood like" pole to be used for lighting fixtures through the site, noting that the wood like poles are preferred for longevity. A lengthy discussion ensued, during which Ms. Keilt distributed a brochure depicting light fixtures and reported that it is proposed that there will be 15' lantern fixtures along the frontage on Route 263, while shoebox fixtures will be used on the remainder of the site. The Board of Supervisors voiced a preference that applicant use the lantern fixture for the entire project. Ms. Keilt explained that the shoebox fixture was chosen due to controlled lighting, which would eliminate spillage upward. Ms. Eberle pointed out that the overlay corridor requirements applies to the whole depth of the property as well as length. Mr. Thompson asked about the height of the other 25% of the light poles. Ms. Keilt said they are 25' and everything all other light poles are 15'. Ms. Algeo and Mr. Parrish said they are ok with the shoebox fixture on the parking lot and the decorative lantern along Route 263.

Applicant displayed a photo of the Malvern School, for an idea of what the proposed daycare would look like, noting that the day care would be brick in order to be compatible with the appearance of buildings on the site. Ms. Algeo asked about the pharmacy. Mr. Bartle said the tenant has not been determined yet.

page 7 of eleven pages

Matt Hammond, traffic engineer, reported applicant has prepared a traffic impact study and explained the traffic flow for the project, specifically noting traffic that will be guided to Meyer Way for access to Route 263 at a traffic light. Ms. Algeo asked if the Planning Commission had seen this. Dave Connell, Township Engineer, stated this was the first he has heard of this proposal.

There was discussion of striped crosswalks at the intersection with applicant noting it is subject to PennDOT approval. Applicant will make application to PennDOT for crosswalks. Mr. Hammond reported on traffic counts with the high traffic hours being 7 to 9 a.m. and 4 to 6 p.m.

Ms. Algeo invited public comment.

Mr. Tim Hiemenz, resident, voiced concerns about increased traffic on Meetinghouse Road.

Ms. Diane Ginsburg, resident, said she has the same concern. Both of these residents feel that more people will use Meetinghouse Road in order to avoid the traffic at Route 263 and Almshouse Road. Ms. Algeo would like to hold these comments until the preliminary plan review and stay with the conditional use discussion regarding mixed use buildings and size of the buildings.

At the end of this discussion, Mr. Bartle, attorney for applicant, stated that he believes applicant has complied with all Warwick Township ordinances.

Chair Algeo concluded this Conditional Use Hearing at 9:10 p.m. and noted that the Board of Supervisors has forty five (45) days to render a decision.

— WaWa - Warwick Village Commons (LD04-05) – Preliminary Plan (exhibit)

Mr. Bartle, attorney for applicant, referred to CKS' review letter dated March 10, 2006, item #1, a procedural issue has been taken care of this evening. Mr. Bartle states item #2 had been discussed at the Planning Commission and is a matter of interpretation. Mr. Bartle stated that applicant believes parking is prohibited between the front of a building and the street. Applicant described their interpretation, using the conceptual plan for the site.

Mr. Thompson asked for clarification on the lighting plan and stated that he expected to see ornamental lighting throughout the whole complex. Mr. Bartle referred to item #6, noting applicant is requesting use of "wood like" poles rather than wood poles. The "wood like" poles last longer than wood poles, and the Planning Commission recommended granting this request.

Ms. Keilt said the shoebox directs light downward, which allows for dark sky. Mr. Thompson feels we should investigate whether the decorative lights can be made to direct the light also. Ms. Keilt explained that applicant is requesting use of hidale lighting instead of the sodium, noting that hidale lighting is whiter and shows color while the sodium lighting does not. Ms. Keilt states this is a safety issue which allows the gas attendant to clearly see individuals. There was extensive discussion about lighting for the site. Mr. Bartle notes items #19, 20 and 23 of CKS' review letter are will comply.

Mr. Bartle referred to item #4 of the Planning/Zoning memo, dated March 29, 2006. Dave Connell, Township Engineer, notes this is within acceptable limits.

April 4, 2006

Mr. Thompson commented that the signs and materials are gone from the plan. Mr. Bartle is asking the Board of Supervisors to approve the plan subject to signage that will comply with the ordinance.

There was brief discussion whether there should be improvements along the short stub of Meetinghouse Road. At the conclusion of the discussion it was determined that applicant will not use Meetinghouse Road for construction vehicles. Additional discussion took place regarding sidewalk on both sides of the Meyer Way extension, per the VC district requirement. Mr. Thompson asked applicant to put in a crosswalk/speed bump at the Meyer Way crossing and a crosswalk/speed bump at Clearview Drive. Applicant will show crosswalks on PennDOT application. Mr. Thompson also asked for detail regarding the garden wall. Applicant notes garden wall height will be variable, 30" to 36" and also states there is no proposed signage for the garden wall except the development name and possibly an address. Mr. Thompson asked about the rain garden. Applicant said it will have amended soil for stormwater drainage. Dave Connell, Township Engineer, explained that use of a rain garden works toward the new BMP requirements. Added to this discussion was the relocation of mail boxes. Applicant will deal with the Post Office regarding relocation of the mail boxes. Applicant will return for overlay approval.

Mr. Hiemenz again commented that he believes traffic will increase on Meetinghouse Road. Mr. Hiemenz also believes the right in, right out lane for the site may be a danger to someone traveling at high speed up York Road.

**Motion by Mr. Thompson to grant WaWa – Warwick Village Commons preliminary approval, subject to:**

- **The Applicant shall amend the Plan to show along Meyer Way and the internal road of the development the same ornamental light fixtures which are designated on the Plan for installation along Rte 263. Light fixtures in the parking lots may be of a shoebox type. All lighting fixtures shall be installed on wooden poles. Twenty-five (25%) of the shoebox fixtures may be a maximum of twenty-five feet (25') in height. The remainder of the light poles and fixtures cannot exceed Fifteen Feet (15') in height.**
- **A waiver is granted to allow high pressure metal halide light used under the pump pavilion only.**
- **A waver is granted to allow greater than .5 foot candles of light in those locations currently shown on the Plan.**
- **The Applicant shall amend the Plan to show signage for the entire development which complies with the Zoning Ordinance, or in the alternative, shall secure a variance for any signage which does not comply with the Zoning Ordinance. Prior to filing an application with the Zoning Hearing Board for an increase in the square footage of signage, the variance request must be presented to the Board of Supervisors for approval.**
- **All signs shall have a brick base and will be of a design substantially similar to that shown on the concept plan referred to in the Declaration of Covenants recorded at the Office of the Bucks County Recorder of Deeds at Deed Book 331 Page 53 (hereinafter Concept Plan).**
- **There shall be no advertising on the fueling canopy, pumps or fueling stations other than that shown on the Concept Plan or required by State Law regulating fuel pump signage.**
- **The Applicant shall amend the Plan to show plantings in the buffer areas which are native to the Bucks County area. The Applicant shall work with the Township Engineer to insure that the plantings shown on the final plan comply with the recommendations of the Bucks County Planning Commission.**

- **The Applicant shall amend the Plan to include in the plan set the Gasoline Installation Plan consisting of three sheets**
- **The Applicant shall amend the Plan to show two-way traffic the full length of Meetinghouse Road.**
- **Applicant shall not allow construction vehicle traffic on Meetinghouse Road;**
- **The Applicant shall amend the Plan to show sidewalks along Meetinghouse Road with raised, traffic-calming crosswalks at the intersection of Meyer Way and at the north side of the intersection with Clearview Avenue. The exact location of the crosswalk at Meyer Way will be determined when the Township establishes the end point of the sidewalks to be installed by the developer of the Heritage Creek Golf Course development.**
- **The crosswalk and signalization at York Road (Pa. Route 263) and Meyer Way shall include countdown timing on pedestrian signal. The applicant shall be required to submit to PennDOT plans which show a pedestrian accessible intersection at this intersection, as well as, built in battery back up for the traffic signal as part of the application.**
- **Prior to formal or informal submission of same to PennDOT, the Applicant shall submit to the Township Engineer for review and approval the intersection and signalization plans for York Road (Pa. Route 263) and Meyer Way.**
- **The Applicant shall amend the Plan to show the detail of the garden wall. The wall must be constructed of red brick and shall be variable in height, with the height ranging from Thirty (30") to Thirty-Six (36") Inches. There may be no signage on the garden wall except for a stamped concrete sign, substantially similar in design to the sign shown on the Concept Plan and advertising only the name of the development. This sign shall not count toward the maximum square footage permitted by the Zoning Ordinance.**
- **There shall be no music played over the two-way communications systems between the fueling stations and the convenience store.**
- **The two-way communications system between the fueling stations and the convenience store shall allow direct communication between the convenience store and each individual pump so that communication with the person using the pump does not disturb other patrons or the surrounding neighborhood.**
- **The Applicant shall amend the Plan to show an easement between the road system of this project and the property owned by the Fetzers located immediately to the north of the Property. The easement shall allow any future developer of the Fetzer property access to construct a connection between the roadway systems of both projects, and allow traffic from each project to use the roadway system of the other.**
- **The Applicant shall provide evidence that the tree spacing on the Plan agrees with the notes on the Plan.**
- **When widening Meetinghouse Road, the Applicant shall notify and coordinate with the affected residents and the U.S. Postal Service the relocation of the mailboxes which are currently located in the area of the widening.**
- **The Applicant shall amend the Plan to include a note that the Applicant, his successors and assigns and not the Township shall be responsible for the maintenance and electric bills associated with the street lights and parking lot lights.**

- **At this time, the Applicant has not ascertained the identity of all tenants in the project and cannot produce evidence that the all buildings comply with the Corridor Overlay requirements and the requirements of the VC2 Zoning District. Applicant shall include a note on the Plan indicating that prior to the issuance of a building permit for each building other than the WaWa convenience store and accessory fueling station, the Applicant shall appear before the Board of Supervisors for corridor overlay district approval.**
- **This preliminary approval is conditioned upon the grant of conditional use approval for the size of the buildings and to allow mixed uses on the Property. If the conditional use application is denied, this preliminary approval shall be null and void.**

**Second to motion by Mr. Parrish.**

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

**Motion passed unanimously.**

— Barry Angely – ReMax (LD 04-05) – Preliminary Plan (exhibit)

Dennis Denard, attorney for applicant, gave an overview of the proposed project which consists of a second floor addition. Mr. Denard spoke of stormwater management and noted that applicant will take lights off the building to accommodate concerns of neighbors. The driveway issue, as noted in CKS' review letter was discussed, with applicant explaining preference to keep the driveway. Applicant notes that this project meets minimum parking requirements.

**Motion by Mr. Thompson to grant approval to Barry Angeley Land Development subject to:**

- **CKS' review letter, dated March 17, 2006, striking the driveway comment;**
- **Planning/Zoning Memo, dated March 30, 2006;**
- **Bucks County Conservation District letter, dated February 6, 2006;**
- **Applicant is to increase the tree height to 6'.**

**Second to motion by Mr. Parrish.**

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

**Motion passed unanimously.**

■ **SOLICITOR'S REPORT:**

— Pizzo Development/Financial Agreement - tabled

■ **ENGINEER'S REPORT:**

— The Engineer has no report this evening.

■ **OLD BUSINESS:**

— Ms. Weniger reported that PennDOT has advertised the bid t for the Dark Hollow pedestrian bridge and we may wish to consider possible places to store equipment and notes this issue can be discussed at another meeting.

■ **NEW BUSINESS:**

— Pat McCarty, resident, is requesting support from the Board of Supervisors to approve a sewer line to be brought to the back of his property through the open space. Mr. McCarty was advised the Board would support this issue, and advised Mr. McCarty that he needs to hire an engineer and prepare a plan and he will need an easement agreement with the Township. The Township Manager will notify Warwick Township Water and Sewer Authority that the Board of Supervisors will permit the lateral to go through its open space with the properly engineered plan and legal easements in place.

■ **PUBLIC COMMENT:**

There was no public comment this evening.

■ **ADJOURNMENT:**

The April 3, 2006, Warwick Township Board of Supervisors' meeting was adjourned at 11:30 p.m.

Respectfully submitted,

Gail V. Weniger,  
Township Manager/Secretary

These minutes were approved at the  
Board of Supervisors' meeting held: **April 17, 2006**

