

WARWICK TOWNSHIP
Board of Supervisors' Public Work Session Meeting Minutes
JUNE 19, 2006

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

Others Present: Gail Weniger, Manager
Dave Connell, P.E., Township Engineer
Mary Eberle, Esq., Township
Linda Grant, Recording Secretary

■ **CALL TO ORDER:**

The Warwick Township Board of Supervisors' June 19, 2006, public meeting, held at Warwick Township Administration Office, 1733 Township Greene, Jamison, PA., was called to order at 7:00 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 matters of employment and litigation.

■ **ANNOUNCEMENTS:**

Gail Weniger, Township Manager, announced that the next Board of Supervisors meeting has been rescheduled to Monday, July 10. Also, the Parks and Recreation Board meeting scheduled for Wednesday, June 21 has been cancelled.

■ **CITIZENS' COMMENT:**

There were no Citizens' Comments.

■ **WORK SESSION – Items For Discussion:**

— Warwick Fire Company – Update Progress of New Firehouse (no exhibit)

Herb Gery, P.E., (CKS Engineers, Inc.), distributed drawings to the Board of Supervisors. Mr. Gery described the proposed plan, noting that the bay doors will be facing the new extension of Meyer Way and parking will surround the building on three sides. Mr. Gery noted that zoning relief will be needed for a portion that is higher than the allowed 35 ft. During this presentation, Mr. Gery also spoke about parking spaces.

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Mr. Thompson stated that the impervious surface was more than he expected, and notes this is in the corridor overlay district and he does not see buffering to hide impervious surfaces. Mr. Thompson would like the fire company to look at exactly how much impervious surface they are putting down. Mr. Gery noted the impervious surface is 53% of the site and pointed out the PennDOT right-of-way which is not part of the site. Ms. Algeo asked if PennDOT could come in and pave a shoulder there. Mr. Gery said they do have the right-of-way for that, but does not know if PennDOT would do so. Dave Connell, Township Engineer, clarified that this is a three sided property with all three sides on major highways and that requires substantially wider rights-of-ways. In this case, they are even wider than normal. Rights-of-way on three sides constricts the site to be quite small and all the area seen as green will still be green after the site is developed. Mr. Connell notes that every property has a right of way, which PennDOT could pave.

A model of the firehouse was presented, with an explanation that brick and stucco are no longer proposed. The proposal now considers stucco and stone on the Meetinghouse Road side, for more of a barn feel. It was also noted that the higher elevation of the building is on the York Road side. There are five bays proposed, the building will have a training room, a fitness room and a ready room which will enable some firefighters to be at the firehouse and allow faster response to a call. This is to be a state-of-the-art firehouse. Ms. Algeo asked if events are planned for this site. Mr. Ramos said the firehouse facility will not be used for events.

Mr. Thompson said he likes the look of the building, Mr. Parrish said he was impressed and Ms. Algeo said it is very nice.

Mr. Parrish asked about traffic signals. Mr. Connell explained that WaWa will apply for changes to the traffic signals and notes that appropriate emergency preemptions will be installed.

Diane Ginsburg, Clearview Drive, asked about a traffic pattern when the fire company is called. Mr. Ramos said that most likely, we will come out on Meetinghouse Road or York Road. Ms. Ginsburg also asked about noise levels for alarms. Mr. Ramos said the fire company is very aware of this matter and notes the alarms can be turned off at night.

Al DeHeck, Clearview Drive, asked about the size of the new vs. the old building. Mr. Ramos said the new building is approximately 16,000 square feet and the old building was approximately 10,000.

— Tree Farm – Idea Discussion (no exhibit)

Ms. Weniger said that in addition to naturalizing some of the basins to save money, another thought was that the Township could have a tree farm on Township open space. This would also help with the cost of tree replacement for the Township. We could look into grant money for this project, get the NAST committee involved and in-house staff could water the trees using the brine truck since water is not available there. There would be some costs for seedlings, fertilizer costs, possibly some fencing to keep the deer out, etc. We would look into trees that are natural to the area and also check to see if there are any places that would give us free seedlings. Mr. Thompson spoke of putting collars around the trees where the Township does maintenance, such as weed whacking.

The Board of Supervisors would like more information and an estimate of costs for a Township tree farm.

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— Jamison Village – Discussion of Zoning/Streetscape (exhibit)

Ms. Weniger notes that this evening's packet contains pictures of streetscape ideas for the Jamison Village that were presented to the Board at a previous public meeting in detail. Ms. Weniger and staff will be presenting to Jamison Business Association in July. Tonight we are asking for the Board's input on ideas for streetscapes so we can accurately portray the Board's interest in moving this forward. Ms. Weniger reminded the Board that they had asked to provide a comparison zoning map for the remainder of York Road in order to move the VC District zoning project forward. Included in the Board's packet is a comparison zoning sheet prepared by Ms. Eberle.

Mary Eberle, Township Solicitor, spoke about the comparative zoning and noted some uses that do not seem favorable to a walk-able community, such as a truck terminal. Ms. Eberle suggests the Board may want to look at rezoning for a VC district with possibly a more modest impervious surface, building coverage and elimination of some of the uses that are not conducive to what the Board is trying to accomplish.

Mr. Parrish would like to see signage for the "Village of Jamison". Mr. Thompson would like to move forward with the VC district and finish the remaining quadrants.

Ms. Eberle suggests that she and Township Manager and appropriate staff work on this and come up with a starting point for the Board.

Ms. Weniger talked about signage in the village area, specifically poles flags that over Jamison Village recognition while highlighting business. The Board was open to consider a tasteful look and would support working with the Jamison Business Assn. in this type of venture.

■ **WORK SESSION – Items For Consideration:**

— MBIT Development Agreement (exhibit)

Mary Eberle, Township Solicitor, presented the Middle Bucks Institute of Technology development agreement along with a financial agreement for the Board's approval.

**Motion by Mr. Thompson to approve the Middle Bucks Institute of Technology Development Agreement and Financial Security Agreement, as presented by the Township Solicitor.
Second to motion by Mr. Parrish.**

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

Motion passed unanimously.

Mr. DeHeck asked what this is about. Dave Connell, Township Engineer, explained that there are some modifications in and around the building. Mr. Thompson said that where there is a big overhang when you first walk in, it will be turned into office space, the courtyard in the front will be changed around, etc.

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— TC Management Development Agreement (exhibit)

Mary Eberle, Township Solicitor, presented this matter for the Board's approval, noting that there is a letter of credit.

**Motion by Mr. Thompson to approve TC Management, L.P., Development Agreement, as presented by the Township Solicitor.
Second to motion by Mr. Parrish.**

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

Motion passed unanimously.

— Heritage Building Group – Sketch Plan (exhibit)

Tom Scott, Assistant Manager, presented this matter, explaining that applicant is looking to do interior renovations to the building to allow for additional occupants other than themselves. Mr. Scott notes he has determined that they would need to amend the approved final plan for Country Club Plaza. Mr. Scott also noted that there is no Planning Commission recommendation.

Mary Eberle, Township Solicitor, reported that the Planning Commission is not of the opinion that this matter is a land development, that if there are issues, it is for the Board of Supervisors.

Andrew Connor, Heritage Building Group, was present. It was explained that since Heritage Building Group is underutilizing the office space, applicant would like to lease approximately 10,000 sq. feet of the building. There are no interior renovations proposed to the area that they would like to lease. However, that may happen in the future, at which time we would go through the proper channels.

At this point, Chair Algeo noted that she is conflicted on this matter since John VanLuvanee's signature is on the sketch plan. Ms. Algeo turned the meeting over to Vice Chairman Thompson.

There was discussion of the parking lot and sharing of parking spaces with the Outback Steakhouse Restaurant. Applicant distributed a parking lot survey, done during working hours noting spaces used and spaces available. Mr. Thompson voiced concern about the leased space going to a medical office, with patients coming in and out. Applicant believes the Township is protected in that instance because this site was originally approved for a general office use, different from medical office. In the event, we would want to lease to a medical office, we would need to come back to the Board for approval and for a determination of whether it is land development. Applicant said the question before the Board is whether this is currently a land development application. Mr. Scott believes it is and Ms. Eberle believes it is not. Ms. Eberle believes we are ahead of ourselves, when an ultimate user is determined, that person needs to come in for a use and occupancy permit and at that point, it is determined that it is an F3 use or it is the medical offices that requires a different calculation of parking spaces. Mr. Thompson asked if any of this will be retail use, and applicant said no.

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Mr. Scott asked how many tenants applicant is looking to put in. Applicant would prefer one, but it may be two or three.

During further discussion regarding parking, Dave Connell, Township Engineer, stated that the only question on this plan is the question of parking and the parking is driven by the size of the building and the size of the building is not going to change. Mr. Thompson again spoke of the shared parking and asked if the tenant comes in at night, how does that affect the shared parking. Applicant said that is a "what if" question, and until it is known who the tenant is, it cannot be answered. Applicant feels a tenant would probably have the same kinds of hours that Heritage has. Ms. Eberle reminds there is reserved parking. Mr. Scott points out that applicant is confining the use to a similar use to what is there now and suggests applicant be willing to cap the use of the area and have it memorialized via an amendment to the plan. Ms. Eberle suggested a declaration of covenants, and not an amendment to the plan. You are not really changing anything on the plan and it is not inconsistent with notes on the plan. Ms. Eberle said we have the use and occupancy permit process, so when applicant has there tenant, they will need to come in for a use and occupancy permit. If a medical office comes in for use and occupancy, the Township looks at it and may determine a need for land development. Applicant is aware that if there is a different use, it would be a requirement to go to the Township.

Mr. Thompson pointed out signage, and applicant and those leasing space currently are allowed one use, one sign. Tom Scott notes allowance of one directory sign, 40 sq. feet with the name of each occupant on it, no additional free standing signs and nothing permitted on the building. Any sign would need architectural review. Mr. Thompson asked how applicant will advertise space to lease. Applicant states they will apply for a sign permit. Mr. Thompson feels if applicant stays within the present zoning, this is not land development. Mr. Parrish agrees.

Ms. Algeo resumed her position as Chair.

— Prime Building Group (exhibit)

George Kiriakidi, Prime Building Group, presented a proposed plan for the vacant lot between Lee Drive and York Road, tmp 51-10-07. Mr. Kiriakidi is requesting permission to cross open space for access as opposed to accessing York Road. Ms. Algeo asked if this means no access to York Road whatsoever. Mr. Kiriakidi said that is correct. Ms. Algeo asked if there will be a restriction on the sale of the house that they could not put in a driveway to access 263. Mr. Kiriakidi would not be adverse to such a restriction. Mr. Kiriakidi has agreed to do the excavation work for the walking path for the technical school. Mr. Kiriakidi said he has a call in to Dr. Irwin regarding this matter. Mr. Kiriakidi also notes a zoning variance will be required regarding setbacks and he will be in front of the Zoning Hearing Board.

**Motion by Mr. Thompson to authorize the Township Solicitor to negotiate an easement with Mr. Kiriakidi to come back before the Board, granting an easement over the Township open space for the house to be built on that lot, providing that easement restricts any development within 150' of the right of way of York Road. Further, Mr. Kiriakidi will agree, in writing, to provide the excavation for the walking trail on the MBIT property.
Second to motion by Mr. Parrish.**

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

Motion passed unanimously.

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Ms. Eberle will write a letter to Bill Bolla, attorney for Zoning Hearing Board, advising him of the motion this evening so that he is aware of that at the Zoning Hearing.

— Building Code Ordinance Amendment Adoption – Ordinance N^o. 2006-02 (exhibit)

Tom Scott presented this amendment to the building code, which would amend requirements for the installation of ½ inch drywall on ceilings in basements for houses with laminated wood trusses. Also amended would be certain types of dwelling units would be exempt in certain situations from having to install a second egress from the basement if they wanted to convert the basement into living space.

Mr. Thompson thinks this addresses a lot of the issues of the original ordinance, but still leaves out the single family homes in the R1 district, constructed within the last nine years that have wire connected smoke alarms, wire connected CO2 devices and full sprinkled basements. It still requires the homes without bilco doors or rear accesses to provide emergency access. Mr. Thompson doesn't see the need for a fully sprinkled basement to have another access.

Mr. Scott said we can amend this and re-advertise it or we can do a separate amendment later on. The Board of Supervisors would like to amend this ordinance and re-advertise it.

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

— Heritage Creek Golf Course – Fourth Amendment to Stipulated Agreement (exhibit)

Vice Chairman Thompson explained that several months ago we reviewed one of the stipulations for the golf course community and in that stipulation, it states a dollar amount for in-kind services toward the construction of the park. This original amendment was drafted about 1999. The Board has decided that construction costs have gone up since 1999 and rather than have a dollar value, it should be amended and list the services but not include a dollar value for those services. The stipulation did that, but a walking path with 4" modified stone that was to be included, has been crossed out by the developer. Mr. Thompson feels we should wait to act on this. Mr. Parrish asked if we have a time restraint. Ms. Weniger said there is not, that we just want to get this done. Ms. Weniger will look into the matter of why the item of the walking trail was crossed out.

At this time, Ms. Algeo resumed her position as Chair.

— Wilkinson Road Culvert (exhibit)

Dave Connell, Township Engineer, reported that the bid opening for the Wilkinson Road Culver was held on Wednesday of last week and eight bids were received. However, the bids were exceptionally higher than what had been estimated. Mr. Connell notes the low bid was approximately \$125,000 without stone façades, with an additional \$33,000 for the stone façade. Mr. Connell said the apparent low bidder is known to him and qualified for the work. Mr. Connell also reports that he tried to find ways to make this project less expensive but found nothing that could be taken out or changed. Mr. Connell is guessing that the price of oil may be a cause for such high bids.

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Ms. Weniger reminds that this project is not accounted for in the budget and that although it was discussed, the Township not refinance the Bond because of a bad market.

The Board believes that the façade will have to be skipped due to the expense and we will take care of the structure. Rich Meyer, resident, said that the road crew had previously done this type of work and could do this. Mr. Connell reminds that a consultant hired by the Township said that the bridge is going to fall down. Mr. Meyer is asking that if the Board skips the stone facing, they at least make a small modification and leave a ledge at the bottom so that at some time in the future stone could be considered. Mr. Connell will look into this and see if it can be done without substantial cost.

**Motion by Mr. Thompson to award the Wilkinson Road Culvert Replacement Project base bid to Dagostino Company, Inc., 1440 Industry Road, Hatfield, PA 19440 at a cost of \$125,350.
Second to motion by Mr. Parrish.**

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

Motion passed unanimously.

Ms. Weniger requested a motion to amend the 2006 budget, to account for the \$125,350 to be spent on the Wilkinson Road Culvert project.

**Motion by Mr. Thompson to amend the budget to transfer funds from the reserve fund for the expenditure for the Wilkinson Road Culvert Replacement project.
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 about the time frame for the project. Mr. Connell said a notice of intent will be sent tomorrow, we will award the contract as soon as we have bonds, insurance etc., which usually takes a few weeks. There is substantial fabrication time, and we probably will see activity approximately September.

— Police Award Bid – Ford Crown Victoria (exhibit)

Lt. Goldberg reported that the Township received no bids for this purchase. Lt. Goldberg is asking if it would be appropriate to order the vehicle from Warnock Ford. Mary Eberle, Township Solicitor, said she believes that we will have to advertise for bids a second time. Lt. Goldberg explained why he would want to do this now, instead of waiting for the state bid which may not have a car available and the issue may be delayed into the next year.

**Motion by Mr. Thompson to authorize the Police Department to purchase a Crown Victoria at a cost of \$21,800, subject to the Township Solicitor's legal opinion regarding the acceptance of bids from non-consortium suppliers.
Second to motion by Mr. Parrish.**

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

Motion passed unanimously.

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— June 5, 2006 Board of Supervisors' Public Meeting Minutes (exhibit)

**Motion by Mr. Parrish to approve the June 5, 2006 Board of Supervisors' Public Meeting Minutes, as submitted.
Second to motion by Mr. Thompson.**

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

Motion passed unanimously.

— Bill Payments – June 19, 2006

| | | |
|--|-----------|-------------------------|
| General Fund check No. 12595 – 12643 | \$ | 66,145.02 |
| Parks & Recreation Fund check No. 3611 – 3648 | \$ | 16,927.74 |
| Capital Projects Fund check No. 905 - 906 | \$ | 707.00 |
| TOTAL | \$ | <u>83,779.76</u> |

**Motion by Mr. Thompson to approve Bill Payments for June 19, 2006, 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.

■ **OLD BUSINESS:**

Mr. Thompson asked what happened with School Road and whether the state would entertain changing the lines there. Ms. Weniger said PennDOT is not ready to sit down with Warwick and discuss what they are going to do. Ms. Algeo suggested that Gail should call Charlie Metzger and ask if he can supply the name of another contact at PennDOT.

■ **NEW BUSINESS:**

□ Ms. Weniger noted that there will only be one Board of Supervisors' meeting in July and one in August.

□ Ms. Algeo would like to see a nicer stand for the display of plans during meetings and also, request a new open space map to be hung on the bulletin board in the meeting room.

■ **PUBLIC COMMENT:**

There was not public comment.

■ **ADJOURNMENT:**

The June 19, 2006, Warwick Township Board of Supervisors' meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Gail V. Weniger,
Township Manager/Secretary

These minutes were approved at the
Board of Supervisors' meeting held: **July 10, 2006**

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