

**WARWICK TOWNSHIP**  
Board of Supervisors' Public Meeting Minutes  
**NOVEMBER 03, 2008**

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

Others Present: Gail Weniger, Township Manager  
Dave Connell, Township Engineer  
Mary Eberle, Township Solicitor  
Tom Scott, Assistant Manager

■ **CALL TO ORDER:**

The Warwick Township Board of Supervisors' November 03, 2008 public meeting, held at Warwick Township Administration Office, 1733 Township Greene, Jamison, PA., was called to order at 7:00 p.m., Chair, Judith Algeo who then led attendees in the pledge of allegiance.

■ **APPROVAL OF MINUTES:**

⇒ October 20, 2008 (exhibit)

**Motion by Mr. Thompson to approve the Board of Supervisors' public meeting minutes for October 20, 2008, as submitted.  
Second to motion by Mr. Cox.**

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

**Motion passed.**

■ **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 reminded that tomorrow is election day, Tuesday, November 4, and additionally reported that the Township offices will be open.

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

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**MANAGER REPORT:**

⇒ Snow Removal Bid – Award Recommendations (exhibit)

Ms. Weniger reported that there were several bids received for the 2008-2009 Snow Removal, and noted that Lorenzo Cuoci, Public Works Director, has recommended that the Board of Supervisors accept all bids.

**Motion by Mr. Thompson to accept the recommendation of the Public Works Director to award all bids received, to include Dawicki Landscaping, Warwick Green Grinders and T. Schiefer Contractors, Inc., as presented.  
Second to motion by Mr. Cox.**

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

**Motion passed unanimously.**

⇒ Eagle Scout Proclamation – Joe Farrell (exhibit)

Chair Algeo, on behalf of the Board of Supervisors, presented a commendation to Joe Farrell for his achievements that enabled him to reach the rank of Eagle Scout.

⇒ Bill Payments for November 3, 2008 (exhibit)

General Fund Check N <sup>o</sup> : 15853 - 158901	\$	202,886.76
Park & Recreation Check N <sup>o</sup> : 4773 through 4793	\$	13,223.32
Capital Projects Fund Check N <sup>o</sup> : 1097 - 1099	\$	1,550.99
General Obligation Bond Fund Check N <sup>o</sup> : 1006	\$	<u>520.00</u>
Total -	\$	<b><u>218,181.07</u></b>

**Motion by Mr. Thompson to approve Bill Payments for November 3, 2008, 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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■ **ASSISTANT MANAGER:**

⇒ Studley Land Development – Consider Preliminary/Final

Applicant is working with the Water and Sewer Authority to hook-up to public sewer, and reported that an easement will be needed for future hook-up and applicant agrees to grant easement. Applicant agrees to install sidewalks. Applicant is requesting waivers from widening and curbing of Stony and Bristol Roads. Waivers are based on improvements that already exist. Applicant states he has a study showing that there are no wetlands in the area.

Mr. Thompson noted that a final revised plan does not exist. Dave Connell, Township Engineer said that Mr. Stratton has agreed to comply with CKS' August 4<sup>th</sup> review letter.

Mr. Thompson and Mr. Cox feel that the applicant will need to bring back a revised plan to the Board. Applicant agreed to do this.

This plan was tabled.

■ **SOLICITOR REPORT:** There was no Solicitor's Report this evening.

■ **ENGINEER REPORT:**

⇒ Country Club Knoll III – Zaks Property – Discussion of Proposed Improvements to School Road (exhibit)

Rob Gundlach, attorney for applicant, was present with Sharon Fidele from Main Street Group. Dave Connell, Township Engineer, summarized the roadway and bridge improvements proposed for this project. Mr. Connell also referred to his report, dated October 23, 2008.

Mr. Connell notes there are no improvements proposed along Mill Road. On School Road, a 24 foot wide improved roadway is proposed. Mr. Connell also reported that the bridge is proposed to stay 18 foot wide. The engineer's report, provided by the applicant, showed about \$42,000 in maintenance items.

Mr. Connell notes two items for the Board of Supervisors' attention.

1. An 18 foot wide bridge is too narrow and functionally inadequate.
2. A traffic engineer report suggests a structural analysis is recommended for the bridge.

At the end of discussion, Mr. Connell summarized issues discussed, which were, no improvements on Mill Road, a six foot walking path along both School Road and Mill Road. A 24 foot improvement along School Road, without curbs and maintenance to a bridge. Mr. Connell also notes that the 24 foot improvement is narrower than the ordinance calls for, and is, marginally adequate.

Mr. Cox asked about the width in the already developed portion of Country Club Knoll I and Country Club Knoll II. Mr. Connell believes it is about 36 feet.

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Mr. Thompson wants to know what the implication of the structural issues would be, specifically, what is the time left in the structural elements such as the beam. Mr. Gundlach agrees that a more detailed structural analysis is required.

Mr. Thompson would like applicant to look at Mill Road for possible widening and improvement. Langan engineering says the width is the same, but the tree line gives the impression of narrowing.

Ms. Algeo summarized that the structural evaluation would be needed for further consideration. Mr. Cox would like to see the curbing continued from Country Club Knoll I and Country Club Knoll II, but could reconsider if the plan makes sense. Ms. Algeo feels that the curbing is up in the air and will be part of the plan to be reviewed.

Mr. Gundlach requests that, if the applicant is willing to do the structural improvement to the bridge and the roadway, that the Board of Supervisors could possibly give relief from the requirements of improvement from School Road. Mr. Gundlach also notes that improving School Road with curbing and underground stormwater management would make the project cost prohibitive. Ms. Algeo notes that they will be willing to continue the dialogue and clarified that the Board is not making any promises.

Mr. Thompson states that he still wants Mill Road measured to make sure the width is the same. Mr. Thompson believes that should continue along School Road up to the back of the homes.

Mr. Cox said his biggest concern is the bridge and believes that the structural integrity is the most important issue.

⇒ Warwick Office Park – Escrow Release N<sup>o</sup> 14 (exhibit)

Dave Connell, Township Engineer, presented Warwick Office Park – Escrow Release N<sup>o</sup> 14 for approval.

**Motion by Mr. Thompson to approve Warwick Office Park – Escrow Release N<sup>o</sup> 14, in the amount of \$35,963.25 (leaving a balance of \$441,005.99) 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:** There was no old business this evening.

■ **NEW BUSINESS:** There was no new business this evening.

■ **PUBLIC COMMENT:**

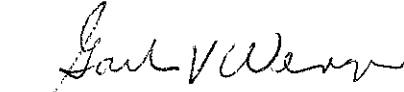
➤ Jack Kelleway, Heritage Creek, presented the Board with information regarding health effects related to living near a cell tower. (exhibit)

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■ **ADJOURNMENT:**

The November 3, 2008, Warwick Township Board of Supervisors' public meeting was adjourned at 7:48 p.m.

Respectfully submitted,



Gail V. Weniger,  
Township Manager/Secretary

These minutes were approved at the  
Board of Supervisors' meeting held: **November 17, 2008**

