

WARWICK TOWNSHIP
Board of Supervisors' Public Meeting Minutes
December 1, 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
Linda Grant, Recording Secretary

■ **CALL TO ORDER:**

The Warwick Township Board of Supervisors' December 1, 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:**

1. November 17, 2008 (exhibit)

**Motion by Mr. Thompson to approve the Board of Supervisors' November 17, 2008 public meeting minutes, 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:**

Chair Algeo reminded that the Warwick Township Holiday celebration will be held on Saturday, December 6 at the Warwick Firehouse from 11:00 am until 1:00 pm Ms. Algeo also noted that this is a free event.

■ **CITIZENS COMMENTS:**

➤ Matthew Mandel, Heritage Drive, voiced concerns regarding speeding throughout Warwick Township, specifically within developments. Mr. Mandel is asking the Board of Supervisors and the Police to post speed limit and "children at play" signs within his development.

Ms. Algeo suggested that Mr. Mandel should speak with Chief Costello about his complaint regarding speeding in his development.

■ **MANAGER'S REPORT:**

⇒ Parks and Recreation Recommendation (exhibit)

Bruce Gold from Warwick Township Baseball was present to discuss the installation of protective structures on fields 3 and 4 at Guinea Lane Park, as recommended by the Parks and Recreation Board. Mr. Gold noted the Park and Rec board was more interested in vinyl than wood because vinyl would be easier to clean. Mr. Gold also noted that the structures would have openings that would make it easy to see if there were someone there as the police drive by the area. He presented that the dugouts would be green in color.

Mr. Thompson said he would prefer wood structures. Mr. Thompson would also like to know the dimensions prior to any construction of the structures. Mr. Cox agrees with the preference for wood because vinyl is too flammable and Mr. Cox also requests dimensions. Mr. Thompson also noted that Green is probably not the best color and would prefer white or beige. Ms. Algeo said she does not want this to turn into a junk area, there should be no banners, advertisements or signs. Mr. Gold said that there will not be banners or signs or anything like that.

Ms. Weniger, Township Manager, summarized the issue for the presenter. The Board of Supervisors is agreeable to the protective dugouts for fields #3 and #4 as presented, they require wood structures, the Board wants to see the dimensions and discuss the color prior to installation.

⇒ Bill Payments – December 1, 2008 (exhibit)

General Fund check N ^o 15956 – 16010	\$ 45,561.41
Parks & Recreation check N ^o 4856 – 4864	\$ 1,595.64
Capital Projects Fund check N ^o 1103 – 1105	\$ 1,775.90
Highway Aid Fund check N ^o 2539	\$ <u>1,882.00</u>
Total	\$ <u>50,813.95</u>

Motion by Mr. Thompson to approve Bill Payments for December 1, 2008, subject to audit.

Second to Second to motion by Mr. Cox.

Chair Algeo invited comment or discussion. There being non, the vote was called.

Motion passed unanimously.

■ **ASSISTANT MANAGER:**

⇒ Pucci Land Development – Consider Final Approval (exhibit)

Tom Scott presented this matter, reminding that preliminary approval was received while noting discussion of potential traffic circulation problems. Revised plans have since been received and reviewed by the Township.

Ed Murphy, attorney for applicant, noted a second dumpster has been shown on the plan as requested by Mr. Cox. Mr. Murphy reported that Mr. Cox had also questioned how it would be heated and we have shown where a heat pump or heat system can be placed and we are comfortable that we will not lose any parking spaces. Mr. Murphy also reported that a mislabel on the legend has been corrected.

Mr. Thompson asked if it is a requirement to know what type of building it is as well as the general appearance. Dave Connell, Township Engineer, said he believes those sorts of questions come with building along the corridor overlay but we do not have a particular ability to look at that here. At the building permit stage, we will start seeing some of those items.

Motion by Mr. Thompson to grant final plan approval for the Pucci Land Development matter, subject to: Tom Scott's letter of November 26, 2008 and CKS' review letter of November 14, 2008.

Second to motion by Mr. Cox.

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

Motion passed unanimously.

⇒ Studley Land Development – Consider Preliminary/Final Approval (exhibit)

Tom Scott reported that this matter has been in front of the Board previously and had been tabled from the November meeting. Mr. Scott notes applicant has had discussion with the Water and Sewer Authority regarding detail of connection to public sewer. Mr. Scott notes there is an email from the Water and Sewer Authority to this effect.

Peter Stratton was present for applicant and gave an overview of issues regarding this matter. Nick Rose, engineer for applicant, referred to CKS' letter of November 26, 2008.

#1 – will comply

Ms. Algeo asked about the number of cleanouts as noted in item #1. Mr. Rose said there are five cleanouts, one every 100 feet.

#3 – applicant proposes sidewalks along both frontages. Applicant is asking for a waiver from road widening.

#7d – will comply

#7j – will comply

#8 – will comply

#9 – will comply

#10 – applicant offers fee in lieu of open space

Mr. Thompson asked about the cleanouts in 7d. Dave Connell, Township Engineer, said this is an underground storm system which connects to and discharges in an existing storm sewer system along the curb line. Mr. Connell believes this is a good way to handle storm water.

Mr. Connell also explained that the cleanouts are no comparable to a sewer cleanout. Mr. Thompson asked about sanitary lines. Applicant states that is being done.

Mr. Cox referred to CKS letter of August 4, 2008, regarding soil types and has this been changed and is there any effect. Mr. Connell said it has been changed but there is no substantial effect. Mr. Cox asked about public sewer for the existing house, reminding there were neighbors reporting that the septic system is failing. Mr. Studley said the health department inspected and reports that the system is fine, and that there we a minor grading issue that has been addressed.

The Board is in consensus to grant the waiver and accept a fee in lieu of.

**Motion by Mr. Thompson to grant Studley Minor Subdivision Preliminary/Final approval subject to: Tom Scott's letter dated November 26, 2008 and CKS' review letter, dated November 26, 2008.
Second to motion by Mr. Cox.**

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

Motion passed unanimously.

⇒ COD Sign: Warwick Office Park Discount Storage (exhibit)

Tom Scott reports this is a proposed free-standing sign on a brick mount. Mr. Scott points out there is no one present from Discount Storage.

John Meyer noted that he has no input on this matter. Mr. Meyer states that he does not have enough information about the proposed location of this sign and that Mr. Meyer already has his own sign.

The Board of Supervisors tabled this item.

■ **SOLICITOR REPORT:**

⇒ Eckert Stipulation (exhibit)

Mary Eberle, Township Solicitor, reported that that this stipulation is a settlement for the Eckert subdivision. They appealed the approval because public sewer was required, if feasible, and they wanted to make clear that it was not feasible. Ms. Eberle also notes the other request is that they do not have to have a back up location for their on-lot sewage system. Ms. Eberle is presenting a formal agreement, signed by the applicant.

**Motion by Mr. Thompson to approve the Eckert Stipulation, 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.

⇒ Heritage Creek Golf Course – Memorandum of Stipulations (no exhibit)

Mary Eberle, Township Solicitor, reported this memorandum of stipulation has been executed by Mignatti.

**Motion by Mr. Thompson to approve the Memorandum of Stipulations for Heritage Creek Golf Course, as presented by the Township Solicitor.
Second to motion by Mr. Cox.**

Chair Algeo recused herself because she is a partner in the firm representing Mignatti.

Motion passed.

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

■ **ENGINEER REPORT:**

⇒ Shanahan Land Development – Escrow Release N^o 2 (exhibit)

Dave Connell, Township Engineer, presented the Shanahan Land Development – Escrow Release N^o 2, in the amount of \$102,200 for approval.

**Motion by Mr. Thompson to approve Shanahan Land Development – Escrow Release N^o 2, in the amount of \$102,200 (leaving a balance of \$194,931), 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. Thompson spoke about the portion of sidewalk that was used for a construction entrance for the Hanford subdivision and said the sidewalk is still not replaced.

Dave Connell, Township Engineer, said this will be handled.

➤ Mary Eberle, Township Solicitor, would like to re-make the motion for the Heritage Creek Golf Course to clarify that Ms. Algeo had abstained from the motion. The motion was revised to reflect that Ms. Algeo abstained.

■ **NEW BUSINESS:**

➤ Mr. Thompson said he had a phone call from Dave Ritter and Mr. Ritter suggested creating two drop-off points for Christmas tree pickup. One suggestion was the parking lot at Guinea Lane Park and the other suggestion was behind the Warwick Fire Company, in the back

parking lot, which would make the locations more central for people to drop off their Christmas trees.

Ms. Weniger said that the newsletter is to be finalized tomorrow and we would like to put this information in the newsletter. Ms. Weniger noted that the Township has followed up on this contact with Mr. Ritter to get details needed to provide the appropriate service. Ms. Weniger noted we cannot speak for the Fire Company, but we have a plan on how to do a drop-off at Guinea Lane. She notes that the details will be in the newsletter and if we can accomplish better service without having to unwrap and undecorated trees, we will probably continue the service.

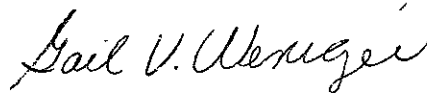
➤ Mr. Thompson talked about how people are still making a left across Route 263 when coming out of the post office and he feels we need to make a note of the new access in the newsletter.

■ **PUBLIC COMMENT:** There was no public comment this evening.

■ **ADJOURNMENT:**

The December 1, 2008, Warwick Township Board of Supervisors' public meeting was adjourned at 7:45 p.m.

Respectfully submitted,



Gail V. Weniger,
Township Manager/Secretary

These minutes were approved at the
Board of Supervisors' meeting held: **December 15, 2008**