

**WARWICK TOWNSHIP**

Board of Supervisors' Public Meeting Minutes  
**December 7, 2015**

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

Others Present: Gail V. Weniger, Township Manager  
Mary Eberle, Township Solicitor  
Bryan McAdam, P.E., Township Engineer  
Catherine Topley, Recording Secretary

■ **CALL TO ORDER:**

The Warwick Township Board of Supervisors' December 7, 2015 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.

■ **APPROVAL OF MINUTES:**

⇒ Monday November 16, 2015 Board of Supervisor Meeting Minutes

**Motion by Mr. Cox to approve the November 16, 2015 Board of Supervisors' Meeting Minutes as submitted.**  
**Second to motion by Mr. Thompson**

Chair Algeo was not in attendance at the meeting and abstained from the vote..

**Motion passed 2-0-1 abstention.**

■ **EXECUTIVE SESSION**

The Board of Supervisors' met in executive session prior to this evenings meeting to discuss matters of personnel and litigation.

■ **ANNOUNCEMENTS:**

⇒ The Administration and Parks and Recreation offices will be closed December 24<sup>th</sup> through January 3<sup>rd</sup>.

⇒ Monday January 4<sup>th</sup> will be the Board of Supervisors Re-org meeting. The regular Board of Supervisors meeting will be held on the third Monday of the month, January 18<sup>th</sup>.

■ **CITIZEN COMMENT:**

Greg Mester of Fairway Drive stated that it looks as though the trees in the Township are disappearing and he would like the board to consider replacing or adding more trees. Gail Weniger, Township Manager explained that the trees that were removed are Ash trees which are suffering a specific disease. Select trees will be replaced when the planting season is right for them. At this time Chair Algeo asked Mr. Mester if he would like to be on the Tree Committee and he stated that he would accept that position.

■ **MANAGER'S REPORT:**

*At this time Chair Algeo turned the meeting over to Vice Chair Cox noting her conflict due to employment.*

⇒ LD 15-02 Guardian Academy – Final Approval

Ms. Weniger summarized the project:

On September 28th 2015, Warwick Township received a final plan submission for Guardian Academy and Indoor Range, Inc. As noted in the September 28<sup>th</sup> 2015 letter from Gilmore and Associates, the applicant has revised the plans in response to the review letters. The applicant proposes to construct a 13,690 s/f addition to the existing building at 1528 Campus Drive (lots 26/28) and modify the parking lot to accommodate an indoor shooting range and training facility.

The application is before the Board of Supervisors seeking final approval. Guardian Academy's legal counsel is here this evening on their behalf to answer any questions the Board may have. The plan was revised taking into account all recommendations made at the previous meetings. Mr Murphy, attorney for the project noted that the applicant will comply with all review letters.

**Motion by Mr. Thompson to LD 15-02 Guardian Academy plan submission this evening for final approval subject to compliance with all review letters for the Final plan dated 09/28/15.**

**Second to motion by Vice Chair Cox**

Vice Chair Cox invited additional comment or discussion. There being none, the vote was called.

**Motion passed 2-0-1 abstention**

⇒ LD 13-02 Bridges at Warwick – Temporary Sign COD

Ms. Weniger presented that, Bridges at Warwick is requesting Corridor Overlay Design approval for two temporary signs for their future continuing care facility located at 1600 Almshouse Road. Sign A is a vinyl banner to be hung on the leasing center at the Almshouse Road location. It will replace the existing 3 x 6 foot vinyl banner. Sign B is currently on site and will be relocated. Both signs are under 20 sf.

Mr. Thompson asked for clarification as to which sign "A" was and which is sign "B". Mr. Van Luvanee, attorney for the applicant, clarified that sign "A" is the sign on the leasing center (temporary building) and sign "B" is the Welcome Center sign. Both signs are located on Almshouse Road.

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**Motion by Mr. Thompson to approve the Temporary signs for LD 13-02 –  
Bridges at Warwick  
Second to motion by Vice Chair Cox**

Vice Chair Cox invited additional comment or discussion. There being none, the vote was called.

**Motion passed unanimously with Ms. Algeo abstaining.**

*Vice Chair Cox then turned the meeting back over to Chair Algeo*

⇒ Ambulance Building Design – Design for consideration and approval

Ms. Weniger summarized the project as follows:

The ambulance building committee, chaired by John Cox worked over the past few months to address the needs of the future ambulance station. The committee worked with Matt Piotrowski, Architect, to bring a final project which could be done using a steel building or look more like a residential dwelling Chris McDonald, director of EMS for Warminster was part of the committee and is here to address any items regarding how the ambulance company will utilize the space.

The building shown is approximately 1,460 square feet, inclusive of the garage bay. The size is intentionally small to work within the estimated \$500,000 budget. The building is designed to include one or two bays, two bunk rooms, kitchen and living areas. It will replace the temporary station on Dark Hollow Road currently staffed by Warminster Ambulance.

Mr. Piotrowski explained that if you go with the house design, adding a second bay at a later date it will still look cohesive by changing the roofline. The steel structure would allow the second bay, but the overall roofline would not be as seamless. Mr. Piotrowski does not believe going with the steel building, which is a more industrial look, will give much savings due to the size of the project.

Mr. Thompson explored why two different doors were needed for pull through. Mr. McDonald explained that the drivers have an easier time pulling through then backing up. Mr. Thompson noted that the door is only 10 feet wide and wondered if a 12 foot wide opening would work better.

After discussion, Ms. Algeo summarized that the Board is looking for the house style building with one garage door to be 12 foot wide and one entrance/exit onto Meyer Way Road. Discussion ensued regarding moving ahead with the project through the normal land development and building design process.

**Motion by Mr. Cox to move ahead with design A1 with a single 12 ft. x 12 ft.  
bay door and entrance/exit onto Meyer Way Road.  
Second to motion by Mr. Thompson**

Chair Algeo invited comment or discussion. Greg Mester, Fairway Drive, opined that he would like to see the second door as an add alternate to the bid. Mr. Thompson noted his request but the Board members agreed that one door was preferred to preserve open space.

**Motion passed unanimously**

⇒ Bill Payments for 12/7/15

General Fund – FNB account #103.000	Check Number	22630-22676	\$146,726.24
General Fund – FNB account #110.100	P Card	12/4/2015	\$22,058.98
General Fund – TDB account #110.101	Check Number	1050	\$521.74
Park & Recreation Fund	Check Number	6731-6737	\$3,017.22
Firehouse & Equipment Fund	Check Number	345	\$12,798.75
	<b>TOTAL</b>		<b>\$185,122.93</b>

**Motion by Mr. Cox to approve the December 7, 2015 Bill Payments, 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**

■ **SOLICITOR’S REPORT:**

■ **ENGINEER’S REPORT:**

⇒ LD 05-11: Warwick Village Commons –Escrow release #10

Mr. McAdam, Township Engineer stated that he is asking the Board for escrow release #10 in the amount of \$293,207.00 for work completed.

**Motion by Mr. Cox to approve escrow release #10 in the amount of \$293,207.00**

**Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

■ **OLD BUSINESS:**

Ms. Algeo asked if everything is up to date with the Ridings of Warwick, Ms. Weniger stated that everything is in accordance with the schedule, which is now next spring.

■ **NEW BUSINESS:**

Ms. Weniger stated that the Ho Ho Holiday Event was a big success with more people than in previous years. Dan Sharapan and Sarah Prebis did a wonderful job. The events have been going very well; the challenge is finding volunteers to help.

Bill Cabe, acting president for the Stover Mill Association, was here regarding the Route 263 project. Stover mill having a problem with the parking of equipment, workers and supplies (piles of asphalt) on heavily traveled streets in the development.. They are wondering if this will be the norm going forward until the project is complete.

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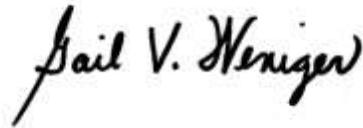
Ms. Weniger stated that she will contact the PennDOT project manager to review the issue and see what the problem is and what can be done. Mr. Cabe was asked to provide his email for further updates.

■ **PUBLIC COMMENT:**

■ **ADJOURNMENT:**

The December 7, 2015 Warwick Township Board of Supervisors' public meeting was adjourned at 7:32 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail V. Weniger". The signature is written in a cursive style with a large initial "G".

These minutes were approved at the Board of Supervisors' meeting held: 1-18-16

Gail V. Weniger