

**WARWICK TOWNSHIP**  
Board of Supervisors' Public Meeting Minutes  
**April 18, 2016**

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  
Michele Fountain, Township Engineer  
Catherine Topley, Recording Secretary

■ **CALL TO ORDER:**

The Warwick Township Board of Supervisors' April 18, 2016 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 March 21, 2016

**Motion by Mr. Cox to approve the March 21, 2016 Board of Supervisors' 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**

■ **EXECUTIVE SESSION**

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

■ **ANNOUNCEMENTS:**

- The Administration and Parks and Recreation offices will be closed Tuesday April 26<sup>th</sup> for primary voting.

Warwick District #3: Votes at the Warwick Township Fire Company  
(moved from MBIT due to scheduling conflict)

■ **CITIZEN COMMENT:**

Ed Mento, HOA president for Stover Mill, is here to address the Rt., 263 project as the construction and closures are now heading down their way. They are worried that the traffic will be cutting through their development. He spoke to the Penn DOT representative for the project who told him they would not be able to get a temporary

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light at their entrance. He is asking for help in keeping the traffic from speeding through their development.

Ms. Weniger stated that they have had signs made up that they will put in their neighborhood to try to help.

Greg Mester, Fairway Drive, states that since PennDOT has re-opened Fairway Dr., the tech school students are racing down Fairway Dr. Mr. Mester would like to know if it is possible to make an announcement at the school. He stated that the buses are using Fairway Dr. as a short cut and wants to know how they can stop this. Ms. Weniger stated that he would need to call the school board representative; John Gamble and that she would send Mr. Mester his information. His last request is to have the Watch for Children sign back that used to be at the front of their development. It disappeared during the construction.

### ■ **MANAGER'S REPORT:**

⇒ LD 15-01 BLADCO – Review of sketch plan (Fetzer Property – York Road)

Ms. Weniger explained that before the board tonight is a revised sketch plan from BLADCO LP to develop the former Fetzer tract (27+ acres) into a B2 Performance Standard Subdivision containing 98 town homes.

Changes from the last plan submitted include: removal of the clubhouse and swimming pool, removal of the Wawa interconnection and a proposed vehicular access off of Meetinghouse Road. To date, no information has been submitted regarding the cell tower currently located on the property.

The plan as submitted would require significant relief. The applicant is before you tonight to discuss the plan and elicit feedback.

Christen Pionzio of Hamburg, Rubin, Mullin, Maxwell & Lupin was here tonight on behalf of the applicant, Paul Oshkanozi and Dan Blesnak were here back in August and have since brought on two partners, Tom Kessler and John Bartos whose main concentration is residential housing.

Ms. Pionzio stated that their first item of business this evening is regarding the cell tower located on the property. They basically have three options; relocate it on their property, leave it where it is and design around it or move it to a township property and let the township have the income from the tower. The applicants are willing to donate the tower to the township and design it in a way that would be pleasing to the township. The applicant knows that they can meet one of the criteria in the ordinance but not both. They were thinking it may work well on the property where the EMS station is going.

A discussion ensued with the following questions from the board:

- Are the owners of the cell company are okay with moving the tower - The applicant stated that they have met with one of the companies and they seem willing to start the process of seeing what would need to be done technically to move forward.
- When discussing the logistics of moving the tower what was the radius that the tower could be moved within – the applicant stated that they hadn't really discussed "radius". The initial discussions have been regarding the somewhat immediate area such as the parcel the EMS station will be placed on.
- At the August meeting it was discussed that the applicant would bring samples of types of towers the next time they came in. "Do you have any here tonight?" – The applicant stated that they did not bring any for this meeting although they will bring them in for next time. Tonight they more wanted to get a feel for if the township would be in agreement with the tower possibly being placed on township property but they will bring the samples next time they come in.

The next item is the access to Meetinghouse Road. Ms. Pionzio stated that what is showing now on the plan is full access to Meetinghouse Road. After a partial traffic study, the applicant is willing to change this to a right out only for people that want to go south on York Road which in turn would then lead to a no left turn onto York Road which would be safer for the residents and minimal impact on Meetinghouse Road.

Mr. Cox and Ms. Algeo are not sure they agree with the no south turn on York Road. They feel it may be cumbersome to the residents and feel a full traffic study is needed to determine the best way to proceed.

The third item is the open space calculation. The required minimum active open space under the townships ordinance is 5 ac. right now the applicant is only showing 3.79 ac. and the ordinance requires a minimum common open space of 25% right now the applicant is showing 19.50%. The applicant also shows two ponds on the property although they according to the ordinance cannot be used as open space. In looking at the township there is no other C3 land available to be developed like this that would be affected by any relief they would be given and they would like to work with the township on this item.

They are also looking for relief from the Parking calculation in the ordinance as the code calls for 1 space per bedroom and one space per unit which means 4 spaces for each unit. Although the units will have 2 car garages, the ordinance does not allow for them to be used in the calculation. That leaves them with the 2 spaces in the driveway. If they were able to use  $\frac{1}{4}$  of the garages and the other parking they would be able to meet the code. They would be looking for a variance here which would help them to move forward with the project.

Ms. Weniger brought up the connection to the Wawa shopping center which has disappeared from the plan. Ms. Pionzio explained that because of where the Wawa Basins are located it would cause the connecting road to be in an area that they do not believe the shopping center owner would be happy with. They are showing a walking trail that would connect to the shopping center property and are willing to have it connect in two areas.

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Mr. Cox would like to know what happened to the pool and the clubhouse. He feels that the development really has nothing to offer its residents and will end up being more of a transient community where people only stay for a year or two and move.

Jeff Bartos, for the applicant, stated that he feels for a community with only 988 homes you are asking a lot of the homeowners association for the care and upkeep of a pool and clubhouse. They do not have anything against it but don't want it to become a burden on the homeowners association. The applicant feels that setting it back off of York Road and having all of the open green surrounding it makes it very appealing. They believe the units will go for around \$500K and will not be a transient community due to this. They also have the 2 ponds and a nice trail system.

Mr. Thompson stated that the plan does not show any benefit to the township. They have no plans regarding the cell tower which really is not the townships problem. Mr. Bartos stated that they understand his concerns and are respectfully just looking for guidance towards decisions so that they move forward.

The Board feels that the plan still needs a lot of work and a cell tower design is a key item. They feel that a full traffic study is definitely needed to help with the entrance, right out on to Meetinghouse and with the school right down the street. They would also like to see a sketch of what the townhomes are going to look like

⇒ Resolution 2016-17 Adoption of updated Work Policies

Ms. Weniger stated that about annually the township staff review and provide input to update the new and existing work policies. The staff met in December 2015, reviewed and gave input for the policies to be updated and the township created a safety manual for its employees.

**Motion by Mr. Cox to Adopt the work policies as listed in Resolution 2016-17 Adoption of updated work policies.  
Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

⇒ Resolution 2016-18 Destruction of Records for Finance

Ms. Weniger stated that in accordance with Act 428 Or 1968 the disposition of various public financial records is being requested. These records are all past the seven year time period required to maintain them. Therefore, she is requesting the board to adopt Resolution 2016-18.

**Motion by Mr. Cox to approve Resolution 2016-18 Destruction of Records for Finance.  
Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

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⇒ Resolution 2016-19 Sterling Act

Ms. Weniger explained that Resolution 2016-19 is a resolution supporting an amendment to the Sterling Act. The request is that the Act be amended to require that up to 1% of EIT paid to Philadelphia by Warwick Residents come back with the Township receiving 0.5% and Central Bucks School District receiving 0.5%

**Motion by Mr. Cox to approve Resolution 2016-19 regarding the Sterling Act  
Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

⇒ Ordinance 2016-03 TCE Ordinance for Adoption

Ms. Weniger explained that this Ordinance is related to the DEP TCE "Trichloroethylene" contamination on 19 residential parcels on Creek Road, the Township is required to adopt an ordinance which does the following:

- Requires properties identified by the DEP to sign an agreement to hook up to the newly installed public water;
- Requires residences to give access to install public water and cap well;
- Requires all wells to be permanently abandoned and forbids the installation of new wells;

This ordinance draft has been provided to these residents along with the appropriate agreement. The ordinance was duly advertised for a public hearing and adoption this evening. All 19 agreements have been signed by the property owners.

At this time Ms. Weniger is asking that the Board move forward with the hearing and adoption of this ordinance.

Chair Algeo called for a hearing, as there was no public comment the hearing was closed.

**Motion by Mr. Cox to approve for adoption Ordinance 2016-03 TCE  
Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

⇒ Bill Payments for 4/4/16 and 4/18/16

Ms. Weniger requested approval to pay the bills for April 4, 2016 totaling \$87,684.32 and for April 18, 2016 totaling \$111,397.35 as listed in the Bill Payment register, subject to audit.

**Motion by Mr. Cox to approve the April 4, 2016 and the April 18, 2016 Bill Payments, subject to audit.  
Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

⇒ Treasurers Report for March 2016

Fund balances for March 2016 are as follows, subject to audit:

General Fund	\$	9,146,985
Firehouse and Equipment	\$	707,745
Road Machinery Fund	\$	40,883
General Obligation / Sinking Fund	\$	560,577
Open Space Fund	\$	21,718
Capital Projects Fund	\$	103,206
Highway Aid Fund	\$	602,727
Parks and Recreation	\$	539,765
Parks and Recreation Capital Fund	\$	1,071,995
Capital Reserve	\$	<u>403,086</u>

Total      \$ 13,198,687

**Motion by Mr. Cox to approve the March 2016 Treasurers Report as prepared by Barbara Weinstein, Finance Director, 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:**

⇒ LD 14-01 KTC Legal Agreements – for Approval

Ms. Eberle stated that these are the proposed legal agreements for the KTC Chiropractors office on Almshouse road. He will be doing a direct deposit of escrow monies and she is asking the board to approve the documents.

**Motion by Mr. Cox to approve the KTC Legal Agreements as presented.**

**Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

■ **ENGINEER'S REPORT:**

⇒ LD 07-04: Eckert - Certify Complete and begin 18 month maintenance period.

Ms. Fountain, Township Engineer, stated that they received a request to certify this project complete and to begin the 18 month maintenance period.. After going out to look at the project, she noted that all items have been completed and she would like approval to certify the project as complete.

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**Motion by Mr. Cox to Certify Land Development LD 07-04: Eckert complete and begin the 18 month maintenance period.**

**Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

⇒ EMS Building – Recommendation of bid Award

Ms. Fountain, Township Engineer, stated that she received 5 electronic bids, the lowest being from LSP Construction, Inc. in the amount of \$86,000. However the bid was incomplete and CKS is recommending the bid be rejected. The next lowest responsible bidder for the base bid only was Twining Construction Co. in the amount of \$546,667.40. The next lowest for the base bid and add-alternate is TE Construction Services, LLC in the total amount of (base bid and add alternate) of \$586,502.25. At this time CKS is recommending that the Board award the bid to Twining Construction for the base bid only.

**Motion by Mr. Cox to approve awarding the base bid to Twining Construction Co. in the amount of \$546,667.40**

**Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

■ **OLD BUSINESS:**

Mr. Thompson would like to ask Toll Brothers when they are going to begin their portion of Moland Park. Ms. Eberle, Township Solicitor stated that according to the agreements they have until October of this year and feels that it is an appropriate time to ask.

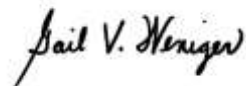
■ **NEW BUSINESS:** None

■ **PUBLIC COMMENT:** None

■ **ADJOURNMENT:**

The April 18, 2016 Warwick Township Board of Supervisors' public meeting was adjourned at 8:02 p.m.

Respectfully submitted,



These minutes were approved at the  
Board of Supervisors' meeting held: 6-20-16

Gail V. Weniger