

**WARWICK TOWNSHIP**  
Board of Supervisors' Public Meeting Minutes  
**June 20, 2016**

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

Others Present: Gail V. Weniger, Township Manager  
Jonathan J. Reiss, Township Solicitor  
Michele Fountain, Township Engineer  
Catherine Topley, Recording Secretary

■ **CALL TO ORDER:**

The Warwick Township Board of Supervisors' June 20, 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 April 18, 2016

**Motion by Mr. Cox to approve the April 18, 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**

⇒ Friday May 27, 2016

**Motion by Mr. Cox to approve the May 27, 2016 Board of Supervisors' Act 537 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 real estate.

■ **ANNOUNCEMENTS:**

1. The Township offices will be closed Monday, July 4<sup>th</sup> in observance of Independence Day.
2. The next BOS meeting will be held Monday, July 11<sup>th</sup> instead of the originally scheduled July 18<sup>th</sup> due to scheduling conflicts.

■ **CITIZEN COMMENT:** None

■ **MANAGER'S REPORT:**

⇒ Warminster Ambulance Award

Warminster Volunteer Ambulance Corps has achieved the 2016 Mission: Lifeline® EMS Gold Level Recognition Award for implementing quality improvement measures for the treatment of patients who experience severe heart attacks. EMS agencies also follow protocols derived from American Heart Association/American College of Cardiology guidelines. Warminster Volunteer Ambulance Corps demonstrated at least 75 percent compliance for each required achievement measure for two years. Ms. Weniger also stated that Warminster Ambulance will be Warwick's provider at the new EMS station

Tara White, Executive Director, Warminster Ambulance Corps accepted a Warwick Township pin presented to her by vice-Chair John Cox.

⇒ CRS Plaque Presentation

Rich Sobota of FEMA attended to present Warwick Township with a plaque for achieving a Class 7 rating in FEMA's Community Rating System (CRS) program.

Nationally, a relative handful (approximately 5%) of communities choose to exceed FEMA's minimum requirements for National Flood Insurance Program (NFIP) participation, and these additional efforts and activities result in a community that is safer and better prepared for future flooding events. Warwick Township has joined an elite group of only 27 communities in the Commonwealth of Pennsylvania, having the second highest rating earned by an community in the commonwealth. This rating results in a 15% decrease in premium for residents who are policy holders.

Kyle Seckinger, Assistant Manager, was asked to come and receive the plaque on behalf of the township.

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

⇒ LD 15-03: Prestige Properties (Reiff) – Sketch Plan

Ms. Weniger explained that the Sketch plan proposes to combine 1881 and 1921 Guinea Lane to create a 13 lot residential subdivision. The resulting area is 20+ acres proposing to become a B2 Cluster subdivision by conditional use.

The reviews by CKS, staff, Planning Commission, Warwick Township Water & Sewer Authority, and Bucks County Planning Commission were discussed. The original sketch plan showed a deficit of open space that the staff has attempted to address with a

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unique recommendation of taking part of the parcel fee simple in-lieu of the open space requirements. This property is unique in that it is adjacent to Township owned active park land and the Board may consider the benefit of expanding the park by 3-4 acres while reviewing this sketch plan. (Parcel "B").

John VanLuvanee presented on behalf of the applicant along with Scott Mill of Van Cleef Engineering Assoc.

Mr. VanLuvanee stated that in order to file for a B2 Cluster Subdivision Conditional Use the applicant needs to file a base density plan; this plan shows 11 lots, and elimination of the 2 existing homes. The Cluster plan still shows 13 homes and the two present properties would remain and be maintained by the current owners. The 900 foot cul-de-sac would be owned and maintained by the homeowners association. If the township agrees to waive the road improvements on Guinea Ln they would have the homeowners association be responsible for the walking path and maintenance for the open space.

In regards to the Act 537 plan, Mr. VanLuvanee spoke with Fred Ebert, of Ebert Engineering and the Engineer for the Warwick Township Water & Sewer Authority who he states suggested a township wide map change. Mr. VanLuvanee stated that Mr. Ebert suggested that a special study could be submitted for this property and any other at this stage or further along and the Mr. Ebert did not see capacity as being an issue.

Mr. Cox asked if the applicant was suggesting connecting the two existing homes to public sewer. This was affirmative.

A discussion ensued regarding the open space and Mr. Thompson stated that he would like to see it connect to the adjacent parcel. Mr. Thompson stated that he would like to see the connection made by reconfiguring lot 8 and provide an easement for a possible trail. Jon Reiss, Township Solicitor, recommends that the owner put the trail in in-lieu of the sidewalks. It was noted that a trail is required for the project.

Mr. VanLuvanee stated that they would provide the access and details of what the easement would be and it could be figured out at the conditional use hearing. He stated that the staff recommendation mentions a walking trail which is in-line with what Mr. Thompson is looking for. Mr. Cox would like to see it put in and not just held as possible for later.

Mr. Cox stated that he felt the street should stay at 30 ft. for emergency purposes and that before giving feedback on the sidewalk issue he would like to visit the property.

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

⇒ Request to re-name Moland Park and Moland Park Drive

Ms. Weniger presented a request on behalf of the Warwick Township Historical Society asked that the Township consider renaming Moland Park to avoid confusion with the similarly named Historical Moland House and Park. She noted that there is merit in the request as Emergency Medical Services needed to either place would possibly be dispatched to the wrong location. She noted that the street of the same name should

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also be included in any consideration for change. The few residents that currently live there have been notified that there may be a name change.

Several representatives from WTHS including Murray Gayman, 1634 Old York Road, Ed Price, and Peter Brunner, spoke of several ideas and names for the park, including Headquarters Park. Mr. Thompson stated that he likes Memorial Park, stated that people have been asking for years where they could plant a tree dedicated to a loved one for a bench, etc. and feels this would be a good name and place for them to do so. Mr. Cox agrees. Mr. Brunner gave the board some information on the history of the area.

Ms. Algeo suggested re-naming the Park Warwick Memorial Park, re-naming the road Memorial Drive, and naming the trail Headquarters trail.

**Motion by Mr. Cox to re-name Moland Park to Warwick Memorial Park, re-name the road Memorial Drive, and name the new trail Headquarters trail  
Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

⇒ Stover Mill Emergency Repair Update

Ms. Weniger reported on an emergency repair which caused a complete collapse of the stormwater pipe that runs under Stover Street. She noted that CKS and Kevin Lavery, Public Works director did a commendable job with this project. The final costs are not all in yet but the direct construction costs were over \$64,000 not including engineering, permits, and inspections it will most likely be close to \$85,000/\$90,000. If necessary, reserve will be transferred at the end of the budget year to cover the costs. The final road overlay will be done in the fall after the settling has occurred. During the project we had to close Stover Street and had two incidents involving electrical outages as well as a minor injury. We thank the residents of Stover Mill for their patience during this time.

⇒ LD 03-08: HCIIa – Certify Complete

Phase I of the Heritage Creek Golf Club (HGCG) LD#03-08 is now ready to be certified as complete and the maintenance period of 18 months will be started. There are three parts to this:

- a. Accept maintenance bond – the letter from CKS to release the final escrow #12, should be approved with the condition of, upon receipt of certification of the reduction of the Letter of Credit to \$369,000 for the maintenance bond. Although the work has been completed, we are awaiting response from the bank regarding the reduction of the Letter of Credit. We have more than that amount remaining so we're able to recommend the project certification move forward with this one condition of the escrow release.

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- b. Approve indemnification agreement – This agreement indemnifies the Township of the responsibility of installing the fences on the eight properties that do not want them installed and removing them from the final plan. This agreement also provides the Warwick Township Historical Society with \$1,000 contribution toward their new sign which was to possibly be installed by the developer when discussed years ago. The current condition of the road and the old sign do not make that action feasible at this time.
- c. Resolution 2016-21 Acceptance of dedication of Gabriel Lane - Per the plan, Gabriel Lane is to be dedicated to the Township. Upon acceptance, the Township will file for state aid for the roadway and be responsible for the removal of snow and maintenance of the roadway.

**Motion by Mr. Cox for the following regarding LD 03-08 HCIIa:**

- 1. Certify land development complete**
- 2. Accept the maintenance bond in the form of a reduction of the letter of credit**
- 3. Approve the Indemnification Agreement**
- 4. Approve Resolution 2016-21 Acceptance of dedication of Gabriel Ln.**

**Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

⇒ Resolution 2016-22 Property Disposal

Ms. Weniger explained that the Second Class Township code requires the Board of Supervisors to establish a policy for the sale of personal property valued at \$1,000 or less with no further action of the Board. The resolution does so by allowing the property to be offered for sale to residents, businesses, or organizations serving the township through website sales or sold at public auction. All purchases will be paid for by check or money order.

**Motion by Mr. Cox to approve Resolution 2016-22 regarding Property Disposal**

**Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

⇒ BCC Verizon Franchise proposal – Approval to participate

Ms. Weniger explained that the Bucks County Consortium of Municipalities is engaging in a group effort to renegotiate our contracts with Verizon. The consortium received a proposal from Cohen Law group which outlines cost based on an hourly estimate of 290 hours at \$225/hr. for a total of \$65,250. The participating municipalities would then

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divide the cost based on a formula that includes number of residents. The basic contract is re-negotiated and municipalities may attempt to negotiate custom items before adopting. This area of law is highly specialized and we anticipate the best outcome with this type of negotiation and cost sharing.

The second offering is for Cohen Law Group to do individual Municipality Compliance reviews to assure the municipality is receiving its full compensation. This is above and beyond the contract negotiations at a cost of approximately \$3,250. Currently Warwick Township received \$320,000 in cable franchise fees, of this \$202,329 is from Verizon. The Board was not interested in the audit at this time.

**Motion by Mr. Cox to approve the Townships participation in the Bucks County Consortiums group effort with Cohen Law Group to renegotiate our contracts with Verizon**

**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 5/2/16, 5/16/16, 6/6/16 and 6/20/16

Ms. Weniger requested approval to pay the bills for May 2, 2016 totaling \$74,779.99, May 16, 2016 totaling \$208,119.01, June 6, 2016 totaling \$121,876.29 and June 20, 2016 totaling \$95,233.05 as listed in the Bill Payment register, subject to audit.

**Motion by Mr. Cox to approve the May 2, 2016, May 16, 2016, June 6, 2016 and June 20, 2016 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**

⇒ Treasurers Report for April 2016

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

General Fund	\$	10,336,991
Firehouse and Equipment	\$	768,530
Road Machinery Fund	\$	78,063
General Obligation / Sinking Fund	\$	1,182,037
Open Space Fund	\$	20,974
Capital Projects Fund	\$	102,923
Highway Aid Fund	\$	602,900
Parks and Recreation	\$	746,778
Parks and Recreation Capital Fund	\$	1,072,303
Capital Reserve	\$	<u>403,137</u>

Total      \$ 15,314,636

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

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

General Fund	\$	10,792,435
Firehouse and Equipment	\$	762,978
Road Machinery Fund	\$	85,308
General Obligation / Sinking Fund	\$	769,738
Open Space Fund	\$	18,065
Capital Projects Fund	\$	100,812
Highway Aid Fund	\$	603,079
Parks and Recreation	\$	806,832
Parks and Recreation Capital Fund	\$	1,072,621
Capital Reserve	\$	<u>403,187</u>

Total      \$ 15,415,055

**Motion by Mr. Cox to approve the May 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:**

None

■ **ENGINEER'S REPORT:**

⇒ LD 13-02: Bridges at Warwick – Escrow Release #5

Ms. Fountain, Township Engineer stated that she is asking the Board for escrow release #5 in the amount of \$99,113.00 for work completed.

**Motion by Mr. Cox to approve escrow release #5 in the amount of \$99,113.00**

**Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

⇒ 2016 Road Program Bid – Recommend for Award

Ms. Fountain, Township Engineer, stated that seven (7) bids were received for this year's road program. The low bid was received by Blooming Glen Contractors, Inc. in the amount of \$467,000. They are a company that is very familiar to CKS. Based on the above, and the fact that the bid is below the budget amount, CKS recommends the Board of Supervisors award the 2016 Road Program contract to Blooming Glen Contractors, Inc. in the amount of \$467,000

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**Motion by Mr. Cox to approve awarding the 2016 Road Program to Blooming Glenn Contractors, Inc. in the amount of \$467,000.**

**Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

⇒ LD 03-08: Woodlands at Warwick – Request for grading change

Ms. Fountain, Township Engineer, stated that the requested grading change would affect lots 62-68 and 78-83. The applicant states that the purpose for this revision is to provide more usable rear yards for these homes.

Bill Paoli of Toll Brothers happened to be here for the street name change of Moland Park Dr. and stated that he believes the change was needed due to the double swale and to help with drainage. His understanding is that there was a swale on each side of the property that they wanted to combine as it was causing too large a dip in the property and causing some houses to have to be moved back further on the property.

Ms. Fountain stated that she has concerns not with the elevation change but with the fact that 2 of the lots have already been sold where some of these requested changes will take place. She suggests that Mary Eberle and Jon Reiss, Township Solicitors review this and have something drawn up for the homeowners to sign so that the Township is not held responsible a few years down the road.

They are also showing some 5 foot berms to help make sure the water stays where it should. Mr. Thompson asked if the homeowners know they will have this in their back yards as he does not feel they will be happy. Mr. Paoli stated that all homeowners sign a form/letter stating that they understand that slight changes may need to be made. Mr. Thompson does not feel that a change like this can fall under that and that they need to have the homeowners sign a new statement and that the township needs to have a copy of these for the property files.

Ms. Fountain also recommended that the Board make a condition that the stormwater management agreement be changed to show these berms.

**Motion by Mr. Cox for the following:**

- 1. To accept the stormwater changes regarding lots 62-68 and 78-83 subject to notification to existing owners via signed statement with copy to the township.**
- 2. Accept the changes to the stormwater management agreement**
- 3. Any other changes CKS deems necessary regarding this issue.**

**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 pointed out that the trails are starting to get very overgrown back behind Dark Hollow Park and need to be attended to.

Mr. Thompson asked if there has been any luck getting a classification for School Road Bridge. Mr. Fountain stated that she has something in writing that PennDOT does not rate brand new bridges. She is still waiting for someone from District 6 to give her something in writing.

Ms. Weniger stated that Warwick Mills should be in next meeting to revise the road and trail.

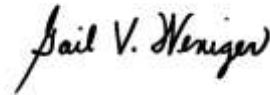
■ **NEW BUSINESS:** None

■ **PUBLIC COMMENT:** None

■ **ADJOURNMENT:**

The June 20, 2016 Warwick Township Board of Supervisors' public meeting was adjourned at 8:24 p.m.

Respectfully submitted,



These minutes were approved at the  
Board of Supervisors' meeting held: 7-11-16

Gail V. Weniger