

**WARWICK TOWNSHIP**  
Board of Supervisors' Public Meeting Minutes  
**July 11, 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' July 11, 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 June 20, 2016 Board of Supervisors Meeting Minutes

**Motion by Mr. Cox to approve the June 20, 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 the Police contract and possible open property acquisition adjacent to a Township park.

■ **ANNOUNCEMENTS:**

1. Valley Road will be closed Friday, July 15<sup>th</sup> for the replacement of a storm pipe between 2291 – 2349 Valley Road.
2. Guinea Lane is tentatively scheduled to be closed for 1 week to replace a failing storm pipe in August. Details will be posted when confirmed.
3. The August 15<sup>th</sup> Board of Supervisors meeting has been rescheduled to August 22<sup>nd</sup> due to scheduling conflicts.

■ **CITIZEN COMMENT:** None

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■ **MANAGER'S REPORT:**

⇒ 2016/2017 Fuel Bid – Award Recommendation

Ms. Weniger stated that the fuel bids compiled by the Bucks County Consortium have been received and reviewed. Again, Superior Plus Energy Services is the lowest bidder in the 6000+ gallon category for unleaded regular and diesel fuels. Superior is a repeat provider and we recommend that you award the fuel bid contract to Superior Plus Energy Services.

**Motion by Mr. Cox to approve awarding the Fuel Bid to Superior Energy as recommended.**

**Second to motion by Mr. Thompson**

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

**Motion passed**

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

⇒ LD 11-02: Warwick Mills Revision 7 – Final Plan Approval

Ms. Weniger noted that Attorney Kellie McGowan is here representing Warwick Mills Land development in their application for a revision to the final plan. Warwick Mills, located at 1612 School Lane, is a 40 lot subdivision which is subject to a stipulation and has previously received final plan approval by the Board of Supervisors in February of this year. The revised plans shows a relocation of School Road and a meandering path through PECO property. The road and path shift is due to a setback requirement from PECO relating to the location of their existing tower.

Ms. McGowan stated that Karl Jenetka of Van Cleef Engineering and Mike Palmer of Warwick Mill LLC are also here this evening to answer questions. Ms. McGowan went on to explain that the School Road adjustment was made necessary to eliminate the potential need for a grading encroachment into the existing PECO tower and to eliminate the need for a retaining wall within the PECO right-of-way. Ms. McGowan also stated that all items in the CKS letter dated June 30, 2016 are will comply. The applicant expects to be on the Warwick Township Water and Sewer Authority's agenda this month and on the Bucks County Conservation Districts agenda this month as well.

Mr. Cox asked about the slope of the walkway, specifically noting that there may be safety issues. Mr. Jenetka stated that the grading will be closer to 12/14% rather than the 9% on the original plan. He also noted that the stipulation calls for 9% so a waiver would be needed. In order to keep the grading from encroaching any further into the PECO right-of-way they have moved it approximately 6 feet closer to the Counties side. Mr. Cox suggested possibly doing a "switch back" to get rid of the steepness and suggested that the Township Engineer take a look at the slope and make sure it is not too steep and to see if the path can be altered at all to change the slope. The applicant agreed to this suggestion. There was discussion requiring the applicant to use signage to alert trail users that a steep slope is ahead in the area(s) where the slope will exceed 9%.

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After further discussion it was stated that the Homeowners Association will own the trail but that there will be a blanket easement over it, assuring the public to be able to use it as Mr. Thompson had requested previously. Ms. Eberle stated that she would like to have a specific easement document stating that the public has a right to travel on the pathway and would also like to see it stated in the Homeowners Association documents.

**Motion by Mr. Thompson for approval of the revised final plan for LD 11-02, Warwick Mills, and grant of the waivers listed below, subject to the following conditions:**

- 1. Compliance with all items in the CKS review letter dated June 30, 2016;**
- 2. The Township Engineer shall review the slope of the trail to determine if the slope can be levelled for safeness, and the Applicant shall comply with the recommendations of the Township Engineer..**
- 3. Signs shall be installed in any area where the slope exceeds 9% to warn bikers and pedestrians of the potential danger.**
- 4. Trails will be maintained by the Homeowners Association but the Applicant shall provide an easement document allowing public use.**
- 5. Grant of a waiver of SALDO Section 163-40.E regarding maximum allowable grade of 7%**
- 6. Grant of a waiver of Storm Water Management Ordinance Section 157-17.A.4, to allow grading along right-of-way of relocated School Road to be greater than 3:1 as it will be 1:1**

**Second to motion by Mr. Cox**

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

**Motion passed unanimously**

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

⇒ Proposed Meetinghouse Road Closure

Ms. Weniger explained that The Township has been considering closing Meetinghouse Road where it meets Route 263 for some time due to safety issues. With the new construction plan for Route 263, the raised medians will no longer be present and the likelihood for accidents will increase from motorists ignoring the no left turn sign. The closing of Meetinghouse road at this intersection will force traffic out at a signalized intersection. Due to the cost of this project, closing of the intersection had originally been put on hold for future consideration when funds allow. Due to a partnership with JD Eckman Construction this has been identified as a project that can benefit both parties. Using excess materials from the Route 263 project, JD Eckman will extend the existing site to meet an elevation on the side of the George property which will effectively close off Meetinghouse Road to thru traffic. A no outlet sign would be erected.

In agreement with Denise George, the property owner at this location, her driveway slope will lessen to meet the softened slope at the end of Meetinghouse Road. There will also be a turn around area at the end of Meetinghouse Road for emergency vehicles and motorists that did not pay attention to the sign. The project will be overseen by CKS and will require moving an inlet and possibly other Stormwater management as required.

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The Township will plow the Meetinghouse road dead end when the ambulance road is plowed.

Ms. Weniger introduced Jessica Garcia, superintendent for the Route 263 project.

Ms. Garcia stated that the existing driveway will basically stay the same except for the slope. They will put as much material as they can fit in and around there, approximately 10,000 yards. In speaking with the Conservation District the only concern would be a minor revision to the plan, a new one would not be necessary. Their intent would be to start work in September if acceptable.

Mr. Cox inquired about the trail that could run down along the easement that was discussed and whether or not it can be extended down to the Woodlands. Ms. Garcia agreed to look at it again and see what could be done. She noted that the length of the trail would factor into the answer.

**Motion by Mr. Cox to proceed with the closure of Meetinghouse Road at Rt. 263 as discussed**

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

**Motion passed unanimously**

⇒ Bill Payments for 7/5/16

General Fund – First National Bank acct. #103.000	Ck #	23119-23145	\$34,883.01
Park & Recreation Fund	Ck #	6833-6838	\$5,567.26
Open Space Fund	Ck #	419	\$900.00
Firehouse & Equipment Fund	Ck#	356	\$1,408.00
<b>TOTAL</b>			<b>\$42,757.27</b>

Ms. Weniger requested approval to pay the bills for July 5, 2016 totaling \$42,757.27 as listed in the Bill Payment register, subject to audit.

**Motion by Mr. Cox to approve the July 5, 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**

■ **SOLICITOR'S REPORT:**

None

■ **ENGINEER'S REPORT:**

⇒ LD 01:04: Daly – Final Punch List Request

Ms. Fountain, Township Engineer stated that this is a 2 lot sub-division from 2004 and per the applicant's request she is asking for the board approval to create a final punch list for this project.

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**Motion by Mr. Cox to authorize CKS Engineers to create a final punch list for LD 01:04 – Daly Minor Subdivision  
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 requested that CKS give the Township prices for a pedestrian bridge to cross the small stream on Headquarters Trail in Memorial Park.

Ms. Weniger stated that a meeting was held at the Moland House property and the bike/pedestrian trail will be installed. The installation of the trail mirrors the access road needed for Eckman to access the bridge work for the Route 263 project. In addition to Ms. Weniger, Mr. Cox, Michelle Fountain, and Jessica Garcia met with representatives from the Warwick Township Historical Society and Millbrook society to discuss details. The trail location will be marked out by Ms. Fountain, Township engineer for the benefit of all parties prior to work commencing.

■ **NEW BUSINESS:**

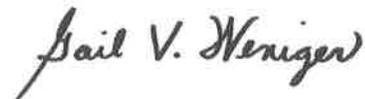
Ms. Algeo wanted to take a minute to point out that it has been a bad week in the world regarding police and she would like to acknowledge that we have a wonderful police department that probably does not get as much recognition as they should.

■ **PUBLIC COMMENT:** None

■ **ADJOURNMENT:**

The July 11, 2016 Warwick Township Board of Supervisors' public meeting was adjourned at 7:38 p.m.

Respectfully submitted,



These minutes were approved at the  
Board of Supervisors' meeting held: 8-22-16

Gail V. Weniger