

**WARWICK TOWNSHIP**  
Board of Supervisors' Public Meeting Minutes  
**September 19, 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' September 19, 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 August 22, 2016

**Motion by Mr. Cox to approve the August 22, 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 instruct Ms. Weniger to interview three residents for open board positions.

■ **ANNOUNCEMENTS:**

1. The Warwick EMS building will hold its grand opening Saturday, October 1<sup>st</sup> at noon. There will be tours of the facility, a chance to meet the ambulance crew, see the ambulance, and free refreshments will be provided courtesy of Wawa. We ask that the residents consider making a donation to the operations of the ambulance company by making a donation at the event or donating online at the Warminster Ambulance Go Fund Me page. Please note that there is no dedicated ambulance tax in Warwick so donations are vital to offset the cost of service.
2. On Wednesday, October 12<sup>th</sup>, The Bucks County Association of Township Officials will be hosting a free event to learn about opioid addiction and provide instruction on the use of NARCAN, which reverses the action of opioids in an overdose. The event, which will

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be held at Doylestown Township at 7 p.m., is open to residents of Central Bucks Municipalities, including Warwick. Registration is limited in number and is available online until October 7<sup>th</sup>. If you are interested in going, please email Ms. Weniger and she will provide you with the sign up information.

3. Ms. Weniger congratulated Kyle Seckinger, Assistant Township Manager, who will be honored as one of Bucks County's emerging leaders at an awards event held at Del Val College on Friday, October 7<sup>th</sup>.

■ **CITIZEN COMMENT:**

None

■ **MANAGER'S REPORT:**

⇒ Lifesaving award for fire rescue

Ms. Weniger explained that the Township had a fully involved residential fire in Stover Mill which fortunately included the lifesaving rescue we are honoring tonight. Chief Goldberg, in his capacity as Emergency Management Coordinator, presented the lifesaving award on behalf of the Board of Supervisors.

Chief Goldberg stated that on September 1<sup>st</sup>, 2016 at 2:23 AM, EMS and Warwick Police Officers Cpl. Fox and Hueber were called to a home on Tarleton Place for a reported house fire. When the first responders arrived, they found the rear of the home heavily involved with fire, and a resident trapped at a 2<sup>nd</sup> floor window in the front. The resident called out to first responders that the heat and smoke were becoming intense. Officer Hueber immediately began evacuating adjacent homes. Cpl. Fox, Paramedic Thomas Evans, and EMT Jeff Rastetter assessed the situation, found a ladder and placed it at the window where the resident was trapped. EMT Rastetter climbed the ladder and assisted the resident out of the window and down the ladder to the ground. As a result of this cooperative effort, the resident was able to escape without injury. Based on their outstanding action, which resulted in the saving of a life, Cpl. Paul E. Fox, Paramedic Thomas Evans and EMT Jeff Rastetter are hereby awarded the **Warwick Township Commendation for Lifesaving**.

Warwick Township Fire Chief Bob Weber accompanied by firefighter Tim Becker the presented awards to the three men thanking them for their outstanding efforts which resulted in saving the life of Mr. Schultz.

⇒ Presentation of Capitol Projects

Ms. Weniger presented the Capital Projects proposed for 2017. She stated that this is part of the budget process which begins mid year. The items being presented tonight are to be considered by the Board members for inclusion in the 2017 budget presented next month.

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The most notable part of the 2017 capital projects is the aggressive road improvement program encompassing repairs on 25 Township roads. These would be bid out early in 2017 and be paid for half by State Aid (liquid fuels) and half by general fund reserves.

Capital Projects presented included:

Continuation of Revision of Act 537 Plan – This project began in 2016 and an estimated cost of \$65,000 is needed to complete the project in 2017.

Administration Building – Automated Gate for Police Compound to enhance security for our officers - \$28,000

Mr. Thompson asked why this was needed. Chief Goldberg explained that it would allow them to finish closing off the compound. In light of what has been happening in regards to police officers being targeted, it would protect the police officers and employees from considerations that we did not have to worry about 5-10 years ago. The gate would not affect response times as the officers are not supposed to be at the station but out in the field.

Police – 2 Replacement cars, Ford Interceptor Utility - \$75,000

Body Armor (6) for replacement for expired body armor - \$6,000

Taser Replacement (3) next generation tasers - \$3,800

Technology related requests:

1. Move network physically to secure archive room - \$5,000

2. Begin replacement with in-car dash camera system. Program will replace 2 cameras per year. - \$12,000

3. Dedicated server for video dash cameras - \$10,000

Total for police Technology - \$27,000

TOTAL POLICE REQUESTS FOR 2017 INCLUDING GATE - \$139,800

Road Improvements – 2017 is proposed to be the "catch up" year for road projects which were set aside with the downturn in the economy. While the projects are presented in Highway Aid, about 50% will be paid from General Fund reserves, which the budget will reflect.

Roadways to be repaired:

Deer Run Drive (route 263 to Doe Ct.) \$90,000

Full width mill

Select base repair

1.5" overlay

ADA ramps

Street Markings

Fallow Hill Lane (Deer Run to Mill Road) \$65,000

Full width mill

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- Select base repair
- 1.5" overlay
- ADA ramps
- Street Markings

Meyer Way – Stony Road to Land Road \$140,000

- Full width mill
- Select base repair
- 1.5" overlay
- ADA ramps
- Street Markings

Eddowes Road (Meetinghouse to Old York Road) \$35,000

- Edge mill
- Select base repair
- 1.5" overlay
- ADA ramps as required
- Street Markings

Mulberry Lane \$87,000

- Full width mill
- Select base repair
- 1.5" overlay
- ADA ramps
- Street Markings

Robinwood Drive \$23,000

- Edge mill
- Select base repairs
- 1.5" overlay
- Misc. street markings

Hampton Chase: E. Rockspray, Primrose, Oleander, N&S Daisey, Wisteria, Ironwood, Thyme, Arrowhead, Dogwood (E. Rockspray Walking Path) \$200,000

- Base repairs
- Select curb repairs
- Gutter mill
- 1.5" overlay
- Misc. street markings

Colony Road, Park Drive, Meadowview and Wayne Drive \$115,000

- Base repairs
- Double application of oil and chip

Hidden Pond: Long Pond Dr. (valley view to Bristol Road), Rosewood & Persimmon Lanes, Valley View, Hedgewood and Chelsea \$350,000

- Select base and curb repairs

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1.5" overlay  
ADA ramps  
Street markings

TOTAL COSTS OF ALL PROPOSED ROAD PROJECTS \$1,105,000

Road Machinery Fund—

- \$20,220 - Five annual lease payments towards the purchase of a new 2017 Ford F-550 with 9' plow and salt spreader. Final payment due 2021

- \$28,384 - Payment three of five annual lease payments for 2015 GVW Single Axle Steel Body Dump Truck with 11' Flink plow and under tailgate salt spreader. Final payment is due 3/2019

Total Road Machinery Fund \$48,604

Park and Recreation Capital Projects include:

Community Park at Meyer Way:

1. Pavilions – new roof and exterior stain - \$20,000
2. Replace Fitness Equipment - \$20,000

Memorial Park:

1. Pedestrian Bridge for Headquarters Trail - \$40,000
2. Additional engineering, permits, signage for Memorial Park - \$20,000

Hampton Chase Park at Dark Hollow Road:

1. Engineering costs to do studies to evaluate health of Hampton Chase Pond - \$20,000

Request to replace oldest mower with a lazarmark for \$15,000

Total Park and Recreation Capital \$135,000

⇒ Resolution 2016-24: 2017 MMO NUE Defined Benefit Pension Plan

Ms. Weniger noted that this benefit for Non-Uniformed Employees was changed to a contribution plan and is no longer in effect for new hires. Currently, the Non-Uniformed Employee defined pension plan is funded at 96.8% as of year end 2015. The Minimum Municipal Obligation (MMO) due before 12/31/2017 will be \$92,084

⇒ Resolution 2016-25: 2017 MMO NUE Defined Contribution Pension Plan

Ms. Weniger noted that by design, this is 100% funded annually and management of funds is done by the employee. The Minimum Municipal Obligation (MMO) to be paid for 2017 would be \$30,570 based on the required 6% Money Purchase Contribution.

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⇒ Resolution 2016-26: 2017 MMO Police Pension Plan

Ms. Weniger noted that as of 12/15, this plan is 76.9% funded and remains in the level 1 distressed category. This defined pension plan is required by Act 205 and does not allow for any changes for future hires. The Minimum Municipal Obligation (MMO) due before 12/31/2017 would be \$507, 560.

**Motion by Mr. Cox to approve Resolution 2016-24 MMO NUE Pension, 2016-25 Defined Contribution Portion and 2016-26 Police Pension.  
Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

⇒ Resolution 2016-27: Public Works – Destruction of records

Ms. Weniger explained that as set forth in the Municipal Records Manual of 2008, disposing of public records must be done according to allowed schedules and approved by the Board of Supervisors. The following items are being requested for disposition:

- Basin Inspection And Cleaning Logs 2010
- Storm Inlet Inspection and Cleaning Logs 2010
- Swale Inspection and Cleaning Logs 2010
- Streetlight Repair Records 2010
- PA One Call Request Sheets 2014
- Fuel Bid 2008/2000
- Salt Bid 2008/2009
- Snow Removal Bid 2008/2009
- Vehicle Maintenance Records - vehicles not now owned Various

**Motion by Mr. Cox to approve Resolution 2016-27 Destruction of Records for Public Works.**

**Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

⇒ Snow Removal – Authorization to advertise bid

Ms. Weniger stated that Warwick Township will be accepting bids for snow removal services for the 2016-2017 winter season starting tomorrow and ending Oct. 10<sup>th</sup> on PennBid.com. The bid process and format is the same as for the last many years. The bids are sealed until October 10<sup>th</sup> at which time they are opened electronically and checked for completeness. The lowest responsible bidders who have submitted all required documents are then listed for the Board of Supervisors to consider for award at the October 17<sup>th</sup> meeting. At this time we are asking the Board to authorize the advertisement of this bid.

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**Motion by Mr. Cox to authorize for advertisement the bid for 2016-2017 snow removal services for the winter season**  
**Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

⇒ 2520 York Road, Outback Steakhouse – COD approval for sign

Ms. Weniger explained that, in conjunction with the COD presented by Outback at the last meeting, the sign replacement needs Board of Supervisor approval. The new design and dimensions are in your packets for consideration.

**Motion by Mr. Cox Approve the Outback Steakhouse sign.**  
**Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

⇒ LD 16-04: RGN ADN Enterprises LP – Preliminary Plan Approval

Ms. Weniger explained that the preliminary plan before the Board of Supervisors for consideration, proposes to construct a 4,500 s/f H5 contractors office within a H13 Industrial Park (Warwick Commons). The site is 1.8 acres and is currently vacant. Other improvements include a 17 space parking lot and outdoor crushed stone storage yard. This project will be serviced with public water and sewer.

On August 3<sup>rd</sup>, the Planning Commission recommended conditional Preliminary plan approval subject to the submission of revised plans and a financial disclosure statement. Other reviews by CKS, Staff, and Bucks County Planning Commission are included in your packet for review. In addition to these review items, several waivers from SALDO have been requested for consideration.

The applicant is Andrew Norelli and the project engineer is Larry Byrne, P.E., Eastern/Chadrow.

Mr. Byrne stated that they are asking for the following two waivers:

1. SALDO Section 163-13 Statements, studies and assessments. To not require educational impact studies, transportation impact study and impact assessment.  
(Staff took no exception to the waiver as requested)
2. SALDO Section 163 -24.B.2.a.1 – To permit a drawing of 1 inch = 30 feet.  
(Staff took no exception to the request)

Michele Fountain, Township Engineer stated that in the CKS letter dated September 9, 2016, section 1 under Zoning Ordinance Issues, that the approved Warwick Business Campus Plans required 8 evergreen trees, 1 deciduous tree and 16 shrubs to be planted. The existing landscaping, as shown on the plan, indicates that 14 evergreen trees, 5 deciduous trees and no shrubs are planted. CKS stated that the township needs to determine if the existing buffer is sufficient. After a discussion the board decided to leave this to the discretion of the Township Engineer.

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Section 2; under Subdivision and Land Development Ordinance, states that an additional deciduous tree must be shown along the parking area. CKS recommends the additional tree be added near the handicap space. The Staff review letter suggests possibly offering the tree as a fee-in-lieu-of to the township to be planted elsewhere.

A discussion ensued and it was decided that the tree could be planted on the EMS lot as part of its buffer.

Due to the proposed mezzanine level, Mr. Byrne stated that he will add two parking spaces to the plan to be compliant with the parking requirements of the Zoning Ordinance.

**Motion by Mr. Cox to grant preliminary plan approval for LD 16-04: RGN ADN Enterprises LP following conditions:**

- 1. The Township Engineer shall, in her discretion, determine if the rear buffer includes sufficient vegetative materials to meet the requirements of the ordinance; and**
- 2. The Applicant shall plant the replacement tree (which cannot fit on site) at a location specified by the Township Engineer.**

**The Board of Supervisors also granted approval of the following waivers:**

- 1. SALDO §163.51.B(2)(a)- to waive the requirement for an additional tree near the handicap space, provided that the tree is planted on the ambulance property at York Road and Meyer Way, at a specific location designated by the Township; and**
- 2. SALDO §163-13- to waive the requirements for an Educational Impact Study, Transportation Impact Study, and Impact Assessment.**
- 3. SALDO §163-24.B.2.a.1- to allow a plan scale of 1"=40 ft,**

**Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

⇒ LD 15-01: York Road BLADCO LP – Discussion regarding sketch plan, cell tower and traffic study

Ms. Weniger stated that the Board has reviewed at least five sketch plans for this property, located between Route 263 and Meetinghouse Roads, next to the Warwick Village Commons development. The last version of a residential plan led to a request by the Board of Supervisors to get more information on the relocation of the cell tower, which is not allowed by ordinance on the property. The Board also asked for a traffic study and architectural renderings. The property is in the C3/MF Zoning District and is currently used as a single family property. The proposed use for the 27.266 acres is a B3 (townhouses). Between the last sketch plan and tonight's meeting two of the Board members have walked the property.

For tonight's meeting, the developer has re-submitted a revised sketch plan which incorporates the cell tower and traffic plans. They have also submitted an architectural rendering.

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There are a number of issues that need review and discussion but the cell tower issue needs to be resolved if this plan is to move forward.

The developer of this project is Dan Blesnak and Tom Kessler of York Road BLADCO, L.P.

Christen Pionzio, of Hamburg, Rubin, Mullin, Maxwell & Lupin, were present at the meeting on behalf of the applicant, Dan Blesnak and Tom Kessler along with Jeff Bartos, Adam Bennoski, Nancy Templeton (drafted plans), Nicole Klein (traffic study) and the cell tower consultants.

Ms. Pionzio went on to discuss the plans noting two natural ponds, sidewalks on both sides of the street, and a walking trail throughout the property. The plans show the cell tower location, but Ms. Pionzio suggested other possible locations for the cell tower, including the township property at Meetinghouse and York Roads.

Ms. Pionzio stated that they are really looking for resolution regarding the cell tower and its location so that they can move forward with the other items.

Mr. Thompson stated that back in October of 2000, Zoning Hearing Board relief was received in order to put the cell tower on the property and that it stated that if the chimney comes down then the cell tower goes away. Ms. Pionzio, although not seeing this document before, feels that if they place the cell tower on township property then they would not have to worry about the Zoning Hearing Board relief. Ms. Eberle, Township solicitor, stated that the only way to get rid of the Zoning Hearing Board restriction is to go back to the Zoning Hearing Board and ask that it be removed. Ms. Pionzio noted that the cell tower is in bad shape and in its existing condition is in potential danger of falling down.

Discussion ensued regarding the cell tower and its placement. The Board of Supervisors indicated that it would not agree to allow the cell tower on the open space property at York Road/Meyer Way/Meetinghouse Road. Mr. Thompson stated that the cell tower is not the township's problem but the developers. The board also mentioned that if the cell tower remained on the property the revenue would help the HOA with the upkeep of a possible club house or other amenities.

Ms. Algeo asked why there is no vehicular connection between the property and the Wawa property; she stated that she does not think the homeowners will be happy with kids cutting across their lawns to go to Wawa. Ms. Pionzio stated that because it is now going to be a residential community they took the vehicular connection out but can move the walking path down to the same area where the proposed vehicular connection was.

It was also pointed out that the clubhouse and pool have disappeared from this version of the plan. The Board stated that it liked that fact that previous plans offered something unique for those residents. Mr. Bartos stated that they felt the upkeep would be too costly on the HOA when they took over the property so that removed them as to not cause a burden on them. Mr. Thompson pointed out that the HOA would have revenue from the cell tower.

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Mr. Cox stated that again they are talking about a sketch plan and are being asked to engineer this based on not enough information. He feels, as do Ms. Algeo and Mr. Thompson, that the plan is too dense and that they are already asking for a lot of relief. Mr. Thompson pointed out

that today's plan now has 98 units. The units have moved around and now are located in prior open space. Additionally, some of the original features they were asked to preserve are not shown as preserved.

Ms. Pionzio asked the Board members if they could support relief for some version of this plan. Ms. Algeo stated that she could, but not at this density and the tower is an issue. Ms. Pionzio stated that the plan was reconfigured in the event the Board refused to allow the tower on the property. Some units need to be moved to allow for this and they do intend on keeping the gathering area with the steps as discussed.

Ms. Algeo stated that right now they are showing 98 units. The Board thinks they are permitted possibly 65 units by right. The Board would like to see the plan closer to a by-right plan of around 65 units along with the amenities that were presented before. Mr. Bartos stated that if a club house or pool is required then dropping the amount of units makes it almost impossible cost wise to an HOA. They need the density in order to do so. He asked the board which was more important to them and the Board stated both were important. The applicant will amend the plan and return at a future meeting

⇒ Treasurers Report for August 2016

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

General Fund	\$	10,523,294
Firehouse and Equipment	\$	737,245
Road Machinery Fund	\$	54,496
General Obligation / Sinking Fund	\$	683,770
Open Space Fund	\$	6,944
Capital Projects Fund	\$	106,081
Highway Aid Fund	\$	603,610
Parks and Recreation	\$	729,560
Parks and Recreation Capital Fund	\$	1,059,685
Capital Reserve	\$	<u>403,339</u>
Total	\$	<u>14,908,024</u>

**Motion by Mr. Cox to approve the August 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**

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⇒ Bill Payments for 9/6/16 and 9/19/16

Ms. Weniger requested approval to pay the bills for September 6, 2016 totaling \$377,441.25 and September 19, 2016 totaling \$272,830.87 as listed in the Bill Payment registers, subject to audit.

**Motion by Mr. Cox to approve the September 6, 2016 and the September 19, 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:**

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

⇒ LD 11-02: Warwick Mills – Legal Agreements for approval

Ms. Eberle stated that before you tonight are the Development and Financial security agreements for your approval.

**Motion by Mr. Thompson to Approve the LD 11-02: Warwick Mills – Legal agreements**

**Second to motion by 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*

■ **ENGINEER'S REPORT:**

⇒ 1878 Sugar Bottom Road – SPM Resolution 2016-28 and Maintenance Agreement

Ms. Fountain is recommending the adoption of Sewage Planning Module Resolution 2016-28. Mr. Cox asked if this is a system that will need to be monitored, Ms. Weniger informed him that it is not.

**Motion by Mr. Cox the Sewage Planning Module Resolution 2016-28 for 1878 Sugar Bottom Road.**

**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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⇒ LD 13-02: Basile – Final Punch List

Ms. Fountain, Township Engineer, stated that they received a request for a final punch list from Basile and is requesting authorization to proceed.

**Motion by Mr. Cox to authorize CKS Engineers to create a final punch list for LD 13-02: Basile.**

**Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

⇒ LD 14-01: KTC Properties – Final Punch List

Ms. Fountain, Township Engineer, stated that they received a request for a final punch list from KTC Properties and is requesting authorization to proceed.

**Motion by Mr. Cox to authorize CKS Engineers to create a final punch list for LD 14-01: KTC Properties.**

**Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

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

⇒ LD 05-11: Warwick Village Commons – Revision to record plan

Julie Von Spreckelsen was present on behalf of the applicant, Tom Verrichia of The Verrichia Group.

Ms. Von Spreckelsen stated that the developer is seeking to revise the plan to include a medical facility and a restaurant instead of the drug store and daycare as initially proposed in phase II. They plan to come before the board for another revision to the record plan when the fourth use is known.

Most of the items are will-comply on the CKS letter dated September 14, 2016. Ms. Von Spreckelsen would like to discuss the following issues from the CKS letter:

CKS Letter, page 2, Zoning Ordinance Issues:

2 – The developer will comply with showing the outdoor seating, bollards and landscaping on plan and will comply with the townships noise ordinance, but did not want to prohibit outdoor music. Ms. Weniger pointed out that the townships noise ordinance does not address outdoor music, so the applicant would need to comply with no outdoor music. Mr. Cox stated that they stated no music at the Wawa pumps and would do the same with the outdoor seating.

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3 – Interconnection between this project and the adjacent property, TMP#51-3-89-2. The developer feels that now that the use on the adjacent has changed to residential this is no longer applicable. Ms. Weniger pointed out that the use of the adjacent property was in flux, and could change again to be commercial. The developer agreed to keeping the connection if it becomes commercial.

It was asked if the developer has an objection to a pedestrian connection if it is residential and a vehicular connection if commercial. They stated they do not.

Ms. Eberle recommended that this agreement be memorialized in a declaration of covenants.

4 – Required benches and waste receptacles for the project should be shown on plans. The developer feels that benches and waste receptacles are not necessary for this project. Ms. Fountain, Township Engineer stated that these items are required by the Conditional Use Decision from May 2006. Ms. Eberle stated that Ms. Fountain, although new to the project, is reading the Conditional Use correctly and she agrees with her.

Mr. Cox stated that they are giving a broad description of a medical facility and a broad description of a restaurant. You mean to tell us that no one will wait outside and you won't have benches for them to sit on. He feels that the applicant is asking for a revision to something and we don't know what the actual uses are to see if these amenities are needed.

Mr. Thompson asked the applicant to show where the interior walkways and the sidewalks are on the interior road and clarified that there is only going to be one more building after this.

**Motion by Mr. Thompson to approve amended land development for Phase II of Warwick Village Commons subject to the conditions set forth in the September 14, 2016 review letter of CKS with the following clarifications:**

- 1. Item I.3 – if TMP 51-3-89-2 develops with predominantly residential uses there shall be a pedestrian connection. If the property develops with predominantly commercial uses there shall be a vehicular connection. This requirement shall be memorialized in a Declaration of Covenant.**
- 2. Item I.4 – Details of location and design of benches and waste receptacles shall be subject to review of the Board of Supervisors at the time of COD approval.**
- 3. All additional paperwork shall be completed to the satisfaction of the Township Solicitor.**

**Second to motion by 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*

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⇒ LD 03-08: Woodlands at Warwick – Escrow Release #2

Ms. Fountain, Township Engineer stated that she is asking the Board for escrow release #2 in the amount of \$1,737,412.35 for work completed.

**Motion by Mr. Cox to approve escrow release #2 for Woodlands at Warwick in the amount of \$1,737,412.35**  
**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 asked if the closure of Meetinghouse Road at York road was permanent now. Ms. Fountain stated that it is closed due to the construction on Rt. 263 switching sides and, if not permanent now, it will be soon.

■ **NEW BUSINESS:**

Mr. Cox stated that they had 909 pages of material to review for tonight's meeting and he did not feel that the Board was given adequate time to completely review it. He would like to make a new policy that all developers must submit their information at least ten (10) days prior to the meeting date and the staff must have ready for the Boards review at least seven (7) days prior to the meeting date.

Ms. Algeo and Mr. Thompson agreed and asked Ms. Weniger to draw up a policy to be approved at the next meeting.

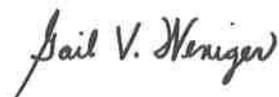
■ **PUBLIC COMMENT:**

Brian Sutter, Hampton Chase, is worried about over population, he feels that there are already enough townhomes and that the traffic is already backed up enough. He feels that adding more townhomes will also put unnecessary stress on the Emergency Medical Services.

■ **ADJOURNMENT:**

The September 19, 2016 Warwick Township Board of Supervisors' public meeting was adjourned at 9:00 p.m.

Respectfully submitted,



These minutes were approved at the  
Board of Supervisors' meeting held: 10-17-16

Gail V. Weniger

