

**WARWICK TOWNSHIP**  
Board of Supervisors' Public Meeting Minutes  
**December 18, 2017**

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

Others Present: Gail V. Weniger, Township Manager  
Kyle Seckinger, Assistant Township Manager  
Mary Eberle, Esq., Township Solicitor  
Michele Fountain, P.E., Township Engineer  
Catherine Topley, Recording Secretary

■ **CALL TO ORDER:**

The Warwick Township Board of Supervisors' December 18, 2017 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 20, 2017

**Motion by Mr. Cox to approve the Monday, November 20, 2017 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 litigation.

■ **ANNOUNCEMENTS:**

Ms. Algeo stated that the board had a difficult job this evening as the Township is losing Ms. Weniger. Ms. Weniger has given 17 years of service and the Board presented Ms. Weniger a plaque in appreciation for her service. This will be Ms. Weniger's last meeting as Township Manager as she retires January 2, 2018. Ms. Algeo stated that she has not been looking forward to this evening all month as Ms. Weniger has been dedicated beyond anything she could have imagined. The Township has been blessed to have her.

Mr. Cox praised Ms., Weniger as well for all of her hard work and dedication and for making the board look good all the time.

Mr. Thompson thanked Gail as well for the job she has done. It is not an easy job and she has had to deal with himself, Mr. Cox and Ms. Algeo. Mr. Thompson stated that she has done so much for the township; she has definitely left her thumbprint here.

Ms. Weniger thanked the board for the plaque and stated that she has been blessed to work in the township. Although she is looking forward to retirement, it's moments like this that will make her miss working for the Township.

1. Warwick Township received a \$250,000 DCNR grant towards the development of Memorial Park. Ms. Weniger wanted to thank Dan Sharapan, Director of Parks and Recreation and Kyle Seckinger, Assistant Township Manager for their work on this. This project has been in the works for many years.

2. Police Acknowledgement – Ms. Weniger stated that there was a letter to the editor in the Intelligencer praising Cpl. Richwine for his heroic and compassionate work. The letter also mentioned that police clerks Hope Kramer and Carol Seidel provided excellent public service. She thanked them all for doing their jobs well.

3. The Township will be closed Monday, December 25<sup>th</sup> through Monday, January 1<sup>st</sup> for the winter holiday.

4. January 2, 2018 will be the Re-Organization Meeting.

5. The next regular Board of Supervisors Meeting will be Monday, January 15, 2018.

■ **CITIZEN COMMENT:**

Kristie Meyer, 2059 Land Road, would like the board to consider using a more pet safe, non – toxic salt/de-icer at the cross walks at Land Road and Meyer Way. She walks her dog along there every day with a lot of other people. Her dog was screaming in pain the other day from the salt. She stated that she was told by Marian Buck and Mark Rambo, Public Works Director that there was not money in the budget for that. Ms. Meyer stated that it was laid heavily on the crosswalk. She even offered to purchase the pet-safe de-icer and put in a container at the locations to be used.

Mr. Seckinger asked if it was on the sidewalk or street that she is talking about. Ms. Meyer stated the sidewalk right at the crosswalks. Mr. Seckinger stated that generally we would not salt the sidewalks unless it was up against township property.

Ms. Weniger stated that there are some sidewalks in the township that township takes care of and that they would discuss it during the staff meeting and see what if anything can be done.

■ **MANAGER'S REPORT:**

⇒ Request to sell 1992 Brush Chipper

Ms. Weniger stated that Public Works is requesting permission from the Board of Supervisors to sell the 1992 Morbark Eeger Beaver Brush Chipper. The Brush Chipper will be listed on Municibid.com for 21 days with a starting bid of \$1,000.

**Motion by Mr. Cox to approve for sale the 1992 Morbark Eeger Beaver Brush Chipper.**

**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 12-4-17 and 12-18-17

Ms. Weniger requested approval to pay the bills for December 4, 2017 totaling \$123,493.59 and December 18, 2017 totaling \$1,849,563.07 as listed in the Bill Payment registers, subject to audit. Ms. Weniger noted that over 1.6 million of the total for December 18<sup>th</sup> bill payments is a check to pay off the Warwick Fire Company loan anticipated to take place on January 2, 2018. This will be a 2018 budgeted expense.

**Motion by Mr. Cox to approve the December 4, 2017 and the December 18, 2017 Bill Payments with the exception of the WFC loan payment, subject to final execution of an agreement with the WFC and 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 November 2017

Fund balances for November 2017 are as follows, subject to audit:

General Fund	\$ 10,730,521
Firehouse and Equipment	\$ 763,156
Road Machinery Fund	\$ 71,789
General Obligation / Sinking Fund	\$ 588,617
Open Space Fund	\$ 0
Capital Projects Fund	\$ 55,336
Highway Aid Fund	\$ 159,095
Parks and Recreation	\$ 755,135
Parks and Recreation Capital Fund	\$ 849,654
Capital Reserve	\$ <u>291,492</u>

Total \$ 14,264,795

**Motion by Mr. Cox to approve the November 2017 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.**

■ **ASSISTANT MANAGER'S REPORT:**

⇒ LD 17-03: Robins Nest – Request for Preliminary Land Development approval  
-800 Almshouse Road

On September 12<sup>th</sup> 2017, Warwick Township received a preliminary plan application submitted by Robins Nest Properties LLC proposing to construct a 5,304 s/f building addition, a 5,120 s/f pole barn and parking lot. The applicant proposes to operate a micro-brewery with a tasting room; utilizing the A1 Intensive Agriculture primary use, the A2 Farm Unit accessory use and the A3 Agricultural Retail accessory use.

On December 5<sup>th</sup> - The applicant received variances from the ZHB for the gravel parking lot as depicted in the plans and to increase their impervious coverage to 6% (where 3% was permitted) subject to the following conditions:

- There will be no on-street parking for the use and the events held there; and that no cars will be permitted to park on Almshouse Road
- That the single family residence is to be occupied by an employee or family of the operator of the facility

On December 6<sup>th</sup> - The PC recommended preliminary/final approval with the following conditions:

- A traffic study be completed
- An evergreen buffer is placed between the applicants property and Mr. Wolf's property
- There is sufficient emergency access to all areas
- Compliance with:
  - a. The Zoning Hearing Board Decision
  - b. CKS Letter dated September 27, 2017
  - c. Staff Letter dated September 27, 2017
  - d. Bucks County Planning Commission letter dated September 22, 2017

Ed Murphy is here tonight on behalf of the applicant. The applicant is looking for preliminary approval tonight. The board has seen the plan before and it has been in front of the Zoning Hearing Board and the Planning Commission. They have relieved sufficient relief to move forward with the project. They have also made an agreement with Kevin Wolf to place an evergreen buffer between the applicant's property and Mr. Wolf's property.

They still need to conduct a traffic impact report and soil testing which Michele Fountain of CKS is aware of. They hope to be back in front of the board in January.

Ms. Eberle, Township Solicitor, reminded the board that the applicant is requesting 8 waivers. Mr. Thompson stated that he is aware and is okay with them.

Ms. Algeo asked if the board had any questions.

Mr. Thompson asked if the trails will be worked out on the final plan and Mr. Murphy confirmed that they would be. In regards to lighting, Mr. Thompson feels that the lights should not exceed 14 feet in height in order to minimize their visibility due to the height of the property.

Mr. Mester of Fairway Drive asked for a quick review of the project and Mr. Murphy explained what the project was.

**Motion by Mr. Cox to approve for preliminary Land Development approval with the waivers listed in the Holmes Cunningham letter dated 9/8/17 and subject to the following conditions:**

**1. Compliance with the:**

**a. CKS letter dated 9/27/17**

**b. Staff review letter dated 9/27/17**

**c. Zoning Hearing Board Decision**

**d. Evergreen buffer between applicant's property and Mr. Kevin Wolf, of 2151 Colony Rd.**

**e. Work with township during final plan review regarding the height of the lighting**

**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 03-08: Heritage Creek IIa Golf Club Estates – Maintenance Period Extension Agreement

Ms. Eberle explained that the maintenance period for Heritage Creek Golf Course Community Phase 1A is nearing the end date, and current LOC will expire on December 20, 2017. Michele Fountain, Township Engineer, has provided a cost estimate for the remaining work, and Mignatti has provided a cash escrow with the Township in the amount of Mrs. Fountain's estimate. Mignatti has also executed a maintenance agreement memorializing the cash escrow. The agreement has been executed by Mignatti, and Mrs. Eberle recommended that the Board authorize the signing of the agreement..

Mr. Cox asked what work still needed to be completed. Ms. Fountain stated that it is just the driveway aprons.

Mr. Algeo asked about the large tree under the bridge and Ms. Fountain stated she will try to have it taken care of.

**Motion by Mr. Cox to approve The Maintenance Period Extension Agreement for LD 03-08: Heritage Creek IIa Golf Club Estates.**

**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 03-08: Heritage Creek IIa Golf Club Estates – Maintenance Period Financial Security Release

Ms. Fountain, Township Engineer, stated that CKS is recommending the release of the original financial security.

**Motion by Mr. Cox to approve the release of the original Maintenance Period Financial Security Release for LD 03-08: Heritage Creek IIa Golf Club Estates. Second to motion by Mr. Thompson.**

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

**Motion passed unanimously.**

■ **OLD BUSINESS:**

1. Mr. Thompson raised some issues with the Route 263 project that need to be taken care of sooner rather than later. He stated that there are still barriers at the some of the crosswalks and bags over the crosswalk buttons. This causes people to either cross where there are no lights and crosswalks or to cross at crosswalk areas that do not yet work. There have already been two accidents with pedestrians hit. One at Almshouse and Rt. 263 and one at Meyer Road and Rt. 263.

Ms. Fountain said she would contact PennDOT.

2. Ms. Eberle, Township Solicitor, stated that hopefully the Township will be going to settlement with the Fire Company on January 2, 2018 to take over their mortgage as long as all documents are signed. The settlement will most likely take place during the day on January 2. Ms. Eberle asked that the Board vote to authorize Ms. Algeo and/or Ms. Weniger to execute any and all documents necessary to complete settlement.

**Motion by Mr. Cox to approve Ms. Algeo or Ms. Weniger to execute any and all documents necessary to complete settlement on the Warwick Township Fire Company loan, provided that the full Board has the opportunity to review the documents prior to settlement.**

**Second to motion by Mr. Thompson.**

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

**Motion passed unanimously.**

■ **NEW BUSINESS:**

None

■ **PUBLIC COMMENT:**

Kevin Wolf, 2151 Colony Road – wants to make sure that in regards to the Robins Nest project, the agreement to put the evergreen trees as a buffer is part of the motion made earlier this evening regarding the preliminary plan approval

Mr. Greg Mester, Fairway Drive – wanted to let Ms. Weniger know that she will be missed and he appreciated the friendly and professional manner in which she served the township.

■ **ADJOURNMENT:**

The December 18, 2017 Warwick Township Board of Supervisors' public meeting was adjourned at 7:28 p.m.

These minutes were approved at the Board of Supervisors' meeting held:

Respectfully submitted,



Gail V. Weniger

Kyle Seckinger