

**WARWICK TOWNSHIP**  
Board of Supervisors' Public Meeting Minutes  
**March 19 2018**

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

Others Present: Kyle Seckinger, 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' March 19, 2018 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 February 19, 2018 Board of Supervisor Meeting Minutes

**Motion by Mr. Cox to approve the Monday, February 19, 2018 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:**

1. For the 2<sup>nd</sup> year in a row, Warwick Township was Named One of the 2018 Safest Cities in Pennsylvania by the National Council for Home Safety and Security.
2. The township administrative offices will be open on Friday, March 30<sup>th</sup> for Good Friday; however, the office will be half staffed.
3. The 23<sup>rd</sup> annual egg hunt is Saturday, March 24<sup>th</sup> at 1pm at Community Park. Weather permitting.

4. Warwick is offering a Free Paper Shredding Event on Saturday, April 14<sup>th</sup> between 10am-12pm @ Bridge Valley Elementary School (2280 Sugar Bottom Road) for Warwick residents only.

■ **CITIZEN COMMENT:**

None

■ **MANAGER'S REPORT:**

⇒ Resolution 2018-16: Recognition of Paul Rush

Mr. Seckinger stated that the Resolution tonight is to honor Paul Rush and thank him for his 24 years of service to the Township.

**Resolution 2018-16  
Paul Rush Planning Commission Member: 24 Year Recognition**

***WHEREAS***, the Board of Supervisors of Warwick Township, issues this proclamation in recognition of 24 years of service given to the residents of Warwick Township by Paul Rush; and

***WHEREAS***, Paul Rush has been an essential component to the Warwick community since becoming a member of the Warwick Township Planning Commission in 1994; and

***WHEREAS***, a tremendous amount of work and commitment is required to reach twenty-four (24) years of volunteer service; and

***THEREFORE, BE IT RESOLVED***, this 19<sup>th</sup> day of March, 2018, that the Board of Supervisors of Warwick Township, officially acknowledges and applauds the unselfish commitment of Paul Rush to the Warwick Township Planning Commission for twenty-four(24) years of service and wishes him much continued success.

At this time, Mr. Seckinger presented him with a copy of the Resolution and a plaque for his service. The board members took a moment to thank him for his hard work and dedication.

**Motion by Mr. Cox to approve Resolution 2018-16 Recognition of Paul Rush.  
Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

Lorraine Sciuto-Balassy, of Representative Bernie O'Neil's office was also here to present Mr. Rush with a Citation for his dedication to the Township. The House of Representatives thanks him for his service and offers their best wishes to him.

⇒ LD 05-11: Warwick Village Commons – Conditional Use Hearing #3 (1939 York Road)

Mr. Seckinger, Township Manager, stated that the first item is the conditional use hearing #3 for Warwick TVC-ARC, LP. Mr. Seckinger turned it over to Ms. Eberle, Township Solicitor, who

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stated that the Board will now reconvene the hearing on the conditional use application of Warwick TVC-ARC, LP for the property located at along York Road near the intersection with Meyer Way. The application seeks approval under our zoning ordinance to permit a building with a gross floor area on the ground floor in excess of 3,500 square feet.

At the first hearing on January 15, 2018, the Applicant presented the testimony of its civil engineer, Adam Benoksy of Bohler Engineering. At the second hearing on February 19, 2018 the applicant presented the testimony of Glenn Oxford, Architect for Tractor Supply Company and Matt Hamon, Traffic Engineer. While on the record, the hearing was continued to tonight. Ms. Eberle asked the Township Manager if he has any additional documents to add to the record. Mr. Seckinger stated that he has several to add and listed them.

- T-11 Bohler Engineering response letter dated 2/19/2018
- T-12 Plan set by Bohler Engineering dated 12/4/2017, last revised 2/19/2018
- T-13 Elevation renderings of Tractor Supply by Oxford Architecture, dated 2/28/2018
- T-14 CKS Engineer review letter, dated 3/13/2018
- T-15 Zoning Officer review letter, dated 3/6/2018

Ms. Eberle noted that the Applicant is present this evening represented by Julie VonSpreckelsen of Eastburn and Gray. This is a regular meeting of the Board of Supervisors and we have allocated approximately one hour for testimony this evening. Ms. VonSpreckelsen, are you ready to proceed with you client's case?

Ms. VonSpreckelsen stated that she was ready to proceed.

*\* The hearing is stenographically transcribed and available at the township offices for review\**

After the hour, Ms. VonSpreckelsen asked that the hearing be kept open but that we go off the record to give feedback on the elevations that are being shown tonight. Ms. Eberle agreed.

Mr. Thompson stated that he is worried that the truck path in the back at 24 feet wide for deliveries is not wide enough. He feels that planning here will not work as currently at Wawa trucks are jumping the curb on a consistent basis due to the same problem. Especially at the northern end of the back truck path he does not believe there is enough room for a tractor trailer to be unloaded safely while another truck is passing by it. It was stated that it should not be a problem as they only get 2 tractor trailer deliveries in a day at most. The rest are small trucks or box trucks.

Mr. Thompson and Mr. Benofsky had a discussion regarding this and Ms. Eberle asked that we concentrate on the building elevations this evening.

The Board stated that they are concerned because when they have visited other Tractor Supply Stores there all kinds of things being stored outside and sold as you walk up to the building. That is not what the board is looking for here. They want to make sure they keep the community from becoming junky for the residents.

Ms. Lisa Baxter of Tractor Supply stated that yes, they usually do store stuff outside but in a township where it is not allowed they will not. The question of propane was brought up during the hearing; it will most likely not be sold here as if the outside area is considered a building it cannot

be sold in a building. She explained that standard prototypical stores do not have the awning and knee wall. The trailer area would be a totally separate area without a roof and not connected to the building. They will not have mowers or items outside in the "walkway area" under the awning. Ms. Baxter showed the Board pictures of what the knee wall would look like with the tractors behind it as you approach the outside of the store so that they could have a better idea.

Ms. Baxter stated that if they find they cannot store what they need or display what they need then, Tractor Supply will make a business decision as to whether or not to move forward with the location.

Mr. Cox, stated that most stores like this have a fire lane, was this missed here? Ms. Eberle stated that, that would be a land development item but she would make not of it.

Ms. VonSpreckelsen asked if there were any questions about the look of the building.

Ms. Eberle, speaking for the board; stated that at this time it is more of what they will see when they look at the building. The fact that the front of the building not facing the arterial road is something they are not happy with.

After the discussion, Ms. Eberle stated that they would be going back in the record at this time. She asked that the record be left open. It was decided that the hearing would continue at the next Board of Supervisors Meeting on Monday, April 16, 2018 at 7 p.m.

⇒ LD 17-02: PDC Machines – Request for Final Plan Approval (1825 Stout Dr.)

Mr. Seckinger explained that, PDC Machines at 1825 Stout Dr. is proposing to construct a 19,538 s/f building addition with a parking lot expansion.

This project has received conditional preliminary plan approval at the January 15<sup>th</sup> 2018 Board of Supervisors meeting. Notable conditions include compliance with all review letters. All waivers were granted at that time.

On February 15<sup>th</sup> 2018, Warwick Township received their final plan submission. New review letters were also issued in reference to this resubmission.

The Planning Commission recommended granting final plan approval at their March 14<sup>th</sup> 2018 meeting with the following conditions:

1. Compliance with the CKS letter dated March 1, 2018
2. Compliance with the Staff letter dated February 28, 2018

The applicant submitted an additional waiver request on March 14<sup>th</sup> to permit grading less than 5' from the property line. This application is before the Board of Supervisors tonight seeking final plan approval.

Nick Rose of ProTract Engineering was here in behalf of the applicant. He stated that they are requesting the same as before with the one new waiver added. They have a letter from the one neighbor stating he does not have a problem with the construction and are in the process of getting one from the neighbor on the other side.

Mr. Rose stated that all items in the Staff and CKS letter are a will comply and they will be placing a berm in the back to help keep headlights from shining into the neighbors properties.

Mr. Thompson suggested also placing a privacy fence at the end of the parking lot to help with the headlights as well. Mr. Rose stated that would not be a problem

**Motion by Mr. Cox to approve LD 17-02: PDC Machines (1825 Stout Dr.) for final plan approval with the below conditions:**

- 1. Compliance with the Staff letter dated February 28, 2018**
- 2. Compliance with the CKS letter dated March 1, 2018**
- 3. Installation of a berm at the edge of the parking lot as suggested by CKS**
- 4. Installation of a privacy fence at the back of the parking lot**

**Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

⇒ ZHB 18-02: McGovern – Zoning Review (1439 Greenleaf Dr.)

Mr. Seckinger stated that the applicant proposes to construct a roof over an existing patio which would encroach into the rear yard setback. The existing concrete patio is currently 10 feet from the rear property line. The roof would also be 10 feet from the property line. The required building setback is 25 feet. The neighbors were notified if they wish to attend the ZHB hearing.

**The Board of Supervisors will not oppose this.**

⇒ 2018 Road Program – Award Bid

Mr. Seckinger stated that the 2018 road program bid was opened at 10am on March 14<sup>th</sup> on PennBid. The lowest bidder was Harris Blacktopping of Washington Crossing, PA at \$621,949 for both the base bid and the add/alternates. CKS Engineers estimated and we budgeted for \$622,706 for the base bid only. Therefore, Mr. Seckinger is recommending awarding the 2018 road program bid with the add/alternates to Harris Blacktopping in the amount of \$621,949.  
Base - \$583,580.95  
Add/Alternates - \$38,369.00

**Motion by Mr. Cox to approve awarding the 2018 Road Program to Harris Blacktopping of Washington Crossing PA in the amount of \$621,949.00**  
**Second to motion by Mr. Thompson.**

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

**Motion passed unanimously.**

⇒ Public Works Garage Floor Bid – Award Bid

Mr. Seckinger explained that the Public Works Concrete Garage Floor bid was opened at 9am on March 13<sup>th</sup> on PennBid. The lowest bidder was Reamstown Concrete of Lancaster at \$47,275. The total project was budgeted for \$140,000. Our Public Works department will be performing

approximately \$50,000 of the work in-house, the remainder is this bid. Therefore, I recommend awarding this bid to Reamstown Concrete in the amount of \$47,275.00.

**Motion by Mr. Cox to approve awarding the Public Works Garage Floor Bid to Reamstown Concrete of Lancaster in the amount of \$47,275.00**

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

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

**Motion passed unanimously.**

⇒ Bucks County Consortium Stone/Asphalt Bid – Award bid

Mr. Seckinger explained that the Bucks County Consortium coordinated the annual stone and asphalt bid again this year. The bid was opened on February 27<sup>th</sup>. The lowest bidder with travel time and labor included was Eureka Stone Quarry. Therefore, I recommend awarding the stone and asphalt bid to Eureka Quarry.

**Motion by Mr. Cox to approve awarding the Stone/Asphalt Bid to Eureka Stone Quarry.**

**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 3-5-18 and 3-19-18

Mr. Seckinger stated that he is requesting approval of the bill payments for 3/5/2018 totaling \$47,453.96, and the bill payments for 3/19/2018 totaling \$161,083.90, as listed in the Bill Payment registers, subject to audit.

**Motion by Mr. Cox to approve the March 5, 2018 and the March 19, 2018 bill payments as listed , 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 February 2018

Fund balances for February 2018 are as follows, subject to audit:

General Fund	\$	10,406,610
Firehouse and Equipment	\$	686,615
Road Machinery Fund	\$	-106,239
General Obligation / Sinking Fund	\$	459,666
Open Space Fund	\$	0
Capital Projects Fund	\$	84,271
Highway Aid Fund	\$	101,297
Parks and Recreation	\$	661,913
Parks and Recreation Capital Fund	\$	815,946
Capital Reserve	\$	<u>291,674</u>

Total \$ 13,401,753

**Motion by Mr. Cox to approve the February 2018 Treasurers Report as prepared by Marian Buck, Payroll and Accounting Administrator, 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:**

None

■ **OLD BUSINESS:**

The Board received a request at the February 2018 meeting to contact our states representatives in reference to gun control. I'd like to request authorization to send a letter from the Board of Supervisors to Pennsylvania State Representative O'Neill and Pennsylvania State Senator Tomlinson.

■ **NEW BUSINESS:**

None

■ **PUBLIC COMMENT:**

None

■ **ADJOURNMENT:**

The March 19, 2018 Warwick Township Board of Supervisors' public meeting was adjourned at 8:48 p.m.

Respectfully submitted,



These minutes were approved at the Board of Supervisors' meeting held: 4-16-18

Kyle W. Seckinger