

**WARWICK TOWNSHIP**  
Board of Supervisors' Public Meeting Minutes  
**April 16, 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' April 16, 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 March 19, 2018 Board of Supervisor Meeting Minutes

**Motion by Mr. Cox to approve the Monday, March 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. This past Saturday we held a free paper shredding event. It was very successful. The shredding company's truck was about 85% full at the conclusion of the event. Most importantly, no one was turned away due to lack of capacity.
2. The 7<sup>th</sup> annual Spring Cleaning Flea Market is on Saturday, May 5<sup>th</sup> from 8am-12pm. (There are only 4 spots remaining as of this morning)  
The rain date is Sunday, May 6<sup>th</sup> from 8am-12pm.

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■ **CITIZEN COMMENT:**

- Alexandria Kazondjian – 1485 Greenleaf Dr. Warrington – Designates her time to Tamara Gureghian
- Tamara Gureghian - 1485 Greenleaf Dr. Warrington – she is here today on behalf of Fair Districts PA, a nonpartisan and anti-gerrymandering activism group. Fair Districts has advocated for a pair of bills in the Senate and House of Representatives to amend the state constitution and take the power to draw voting maps from the general Assembly, placing it instead with an independent commission. She has sent letters to the township asking that a resolution regarding gerrymandering be placed on the agenda. Other townships have taken the opportunity to pass this resolution and voice their township's opinion. A resolution from Warwick Township would send a message to those in the state that this is important to those in Warwick Township. Gerrymandering needs to be stopped. Ms. Gureghian feels that we cannot afford to wait and see what happens. She would like for the Resolution to be placed on the next meeting agenda.
- Harrabed Kazondjian – 1485 Greenleaf Dr. Warrington – Is here in support of the anti-gerrymandering resolution and would like to see it placed on the agenda.
- Frank Fiorentino – 201 Middleberry Dr. – Is in support of Tamara's resolution. He feels that the township should be able to do something and that needs to be done before the Census in 2020.

■ **MANAGER'S REPORT:**

⇒ LD 17-03: Robin's Nest – Liquor License (800 Almshouse Road)

Mr. Seckinger explained that on March 19<sup>th</sup> 2018, Warwick Township received a request for a liquor license in reference to Warwick Farm Brewing LLC located at 800 Almshouse Road. This is otherwise known as Robin's Nest Properties LLC which is currently going through the land development process for a proposed micro-brewery with tasting room.

The applicant has applied to the PA Liquor Control Board for a new license. The application is before the Board of Supervisors for a liquor license hearing to determine if the grant of the application is in the best interest of the health, safety, and welfare of the community.

The applicant certified that a mailing occurred on April 2<sup>nd</sup> 2018 to residents within 1,500 feet of the property, per township requirement. This hearing was also advertised in the March 26<sup>th</sup> 2018 edition of The Intelligencer.

Ms. Algeo opened the hearing.

The applicant gave a brief background stating that it is about a 22 acre farm. 7 of those acres will be used to plant and grow hops and fruit trees to be used in the process of making beer.

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Mr. Koutsouros or Watson Road – Stated that he has been a Warwick resident for many years. He does not feel that this property is the right place for drinking. He does not want people coming in and staying there all day drinking. He also feels that it is already a bad traffic area and this will just add to it. Says he has no problem with the winery as they don't pay for their drinks.

The applicant explained that the brewery will operate basically like the winery. Their servers have to be trained and licensed. The applicant stated that they as well have been longtime residents of Warwick, and are responsible people.

Ms. Algeo stated that she feels that this will be a plus to the area rather than possibly have the property sold for townhomes.

Mr. Cox stated that he understands Mr. Koutsouros's point but feels that this is not going to be an issue and this will be a good thing for the area.

Ms. Algeo closed the hearing.

Mr. Seckinger stated that at this time he is requesting approval of Resolution 2018-17 granting approval of a liquor license to Warwick Farm Brewing.

**Motion by Mr. Cox to approve Resolution 2018-17 granting approval of a liquor license to Warwick Farm Brewing.  
Second to motion by Mr. Thompson**

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

**Motion passed unanimously**

⇒ 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 #4 for Warwick TVC-ARC, LP. Mr. Seckinger turned it over to Ms. Eberle, Township Solicitor, who 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.

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 did not.

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.

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

⇒ Warwick/Warrington Inter-Municipal Agreement

Mr. Seckinger stated that Warwick Shares a border with Warrington Township along both Guinea Lane and Warwick Road. There is currently only a verbal agreement between the townships regarding the maintenance and repaving responsibilities of those roads. This agreement memorializes those responsibilities. Warwick will be responsible for maintaining Guinea Lane (including snow removal and pothole repair). Warrington will be responsible for maintaining Warwick Road (including snow removal and pothole repair). Lastly, the costs of repaving both Guinea Lane and Warwick Road will be shared between the townships.

**Motion by Mr. Cox to approve the Warwick/Warrington Inter-Municipal Agreement regarding Guinea lane and Warwick Road.**

**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 4-2-18 and 4-16-18

Mr. Seckinger stated that he is requesting approval of the bill payments for 4/2/2018 totaling \$95, 786.80, and the bill payments for 4/16/2018 totaling \$176,500.16, as listed in the Bill Payment registers, subject to audit.

**Motion by Mr. Cox to approve the April 2, 2018 and the April 16, 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 March 2018

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

General Fund	\$	11,068,419
Firehouse and Equipment	\$	711,336
Road Machinery Fund	\$	-64,207
General Obligation / Sinking Fund	\$	774,059
Open Space Fund	\$	0
Capital Projects Fund	\$	47,883
Highway Aid Fund	\$	573,678
Parks and Recreation	\$	730,636
Parks and Recreation Capital Fund	\$	878,968
Capital Reserve	\$	<u>291,730</u>

Total \$ 15,012,502

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

⇒ Zoning Ordinance Amendment (signage) – Authorization to Advertise

Ms. Eberle stated that Supreme Court stated that signs should be content neutral. The necessary changes to adhere to this have been made. This has been reviewed by the Township Planning Commission and is being reviewed by the Bucks County Planning Commission. Tonight I am asking for authorization to advertise.

**Motion by Mr. Cox to approve the Zoning Ordinance Amendment for Advertisement**  
**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:**

⇒ Memorial Park Improvements Bid – Authorization to Advertise

Ms. Fountain stated that the bid will include the construction of amenities at Memorial Park including the memorial area construction of "Safetytown," (paving area, fencing, and striping), landscaping, lawn restoration, and other related site improvements. CKS is hoping to have the information on the pavilion and final approval from DCR. She is asking for authorization to advertise the bid on PennBid.

**Motion by Mr. Cox to approve the Zoning Ordinance Amendment for Advertisement**  
**Second to motion by Mr. Thompson.**

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

**Motion passed unanimously.**

■ **OLD BUSINESS:**

None

■ **NEW BUSINESS:**

None

■ **PUBLIC COMMENT:**

- Greg Mester, Fairway Drive – Very concerned about the possibility of going to court if the Board does not vote in favor of the conditional use as it could get very expensive.
- Harrabed Kazondjion – Concerned about the pot holes on Bristol Rd and the intersection of Turkey Trot and Stony Road. Mr. Seckinger explained to him that Bristol Road is a state road and we cannot do anything to it. Mr. Seckinger stated that the Township has let PennDOT know of the issues and asks that the residents do as well. In regards to Turkey Trot, it is part of this years Road Program and will be repaved.
- Jim White, 2390 Fox Court – This is the first meeting that he has been to and looking as an observer he is very impressed with the respect and time that is given to the residents. He feels that the Board handles themselves very well.

■ **ADJOURNMENT:**

The March 19, 2018 Warwick Township Board of Supervisors' public meeting was adjourned at 8:44 p.m.

Respectfully submitted,



These minutes were approved at the  
Board of Supervisors' meeting held: 5-21-18

Kyle W. Seckinger