

WARWICK TOWNSHIP

Board of Supervisors' Public Meeting Minutes

June 18 2018

Members Present: Judith A. Algeo, Esq., Chair
John W. Cox, Vice Chairman

Absent: 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' June 18, 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 May 21, 2018 Board of Supervisor Meeting Minutes

Motion by Mr. Cox to approve the Monday, May 21, 2018 Board of Supervisors' Meeting Minutes, as submitted.

Second to motion by Chair Algeo.

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 personnel and litigation.

■ **ANNOUNCEMENTS:**

1. The Township will be closed Wednesday July 4th in observance of the Holiday

■ **CITIZEN COMMENT:**

Eileen Schaffer, 1606 Fallow Hill Lane – Here tonight to talk about the parking issues and potential dangers it is causing in Deer Run at Fallow Hill and Virginia Dr. Over the past months it seems it has become a standard to park up to the corner and on the corner making it impossible to see the oncoming traffic when going either direction. Personally, Ms. Schaffer has had almost three separate accidents due to this. She distributed pictures showing how the cars

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are parking illegally. Ms. Schaffer has been told by some of the offenders that they would rather pay the \$10 fine than be inconvenienced and is wondering if maybe after three times the fine can be raised, or they could be towed, making parking there a bigger inconvenience.

Ms. Algeo asked Mr. Seckinger to have chief to look into this. Mr. Seckinger stated that chief is aware and has been working on the situation.

Chief stated that they are aware of the problem and have been issuing citations. He has also been in contact with the property manager to see if the signage can be changed and what else can be done to alleviate the problem.

Greg Mester, Fairway Dr. – Wanted to thank the Township for publishing the essays from the Warwick Township Republican Club Essay Contest in the Within Warwick Newsletter.

■ **MANAGER'S REPORT:**

⇒ Life Saving Award

Chief Goldberg is here to give the commendation.

On April 7, 2018 at 11:58 PM, EMS and Warwick Police Officer Guarente was called to a home on Wintergreen Lane for a reported patient who was unconscious and not breathing. When he arrived, they found the patient in cardiac arrest. Officer Guarrenter immediately began CPR. Our officer performed life-saving CPR on the patient for over 20 minutes, while paramedics from Central Bucks EMS performed advanced life-saving techniques, including defibrillator shocks. As a result of this cooperative effort, the patient was able to survive and recover from this most serious medical condition.

Based on Officer Guarentes outstanding action, which resulted in the saving of a life, Officer Guarente is hereby awarded the Warwick Township Commendation for Lifesaving.

Sarah Jamison, the patient, was here this evening to thank the officers and EMT's that saved her life. She wanted everyone to know how lucky she was to have these people help her that evening or she would not be here today. She gave an account of what happened to her, and read a poem she wrote to express her appreciation to the "Men, women in Blue, Ambulance and Fire Depts. too, we appreciate you!

⇒ Goddard School Signage – To Consider COD Approval (1600 Meyer Way)

The Goddard School, located at 1600 Meyer Way, is requesting to change their signage. The proposed signage meets the current zoning ordinance.

Mary Mulcahy was here on behalf off the Goddard School and explained that their logo has changed which is what prompted the sign change. It will be the same size as the current sign

**Motion by Mr. Cox to approve the new Goddard School Signage at 1600 Meyer Way
Second to motion by Chair Algeo**

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

Motion passed unanimously

⇒ Commonwydds Signage – To Consider COD Approval (2370 York Road)

Commonwydds, located at 2370 York Road, is requesting to change their signage. The proposed signage meets the current zoning ordinance.

No one was here on behalf of Commonwydds.

**Motion by Mr. Cox to approve the new Commonwydds Signage at 2370 York Road
Second to motion by Chair Algeo**

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

Motion passed unanimously

⇒ Board of Supervisors Final Land Development Submission Policy – Resolution 2018-19

During the last Board of Supervisors meeting, the Board expressed a desire to only review final land development plans which do not require any additional plan revisions. To meet that request, Mr. Seckinger has prepared a Board policy for your consideration.

The policy:

To assure that subdivision and/or land development plans seeking final plan approval do not have any outstanding plan revisions before seeking a decision by the Board of Supervisors.

1. All comments listed within the final professional and staff review letters which require plan revisions *must* be addressed on the plans and resubmitted to the township prior to appearing before the Board of Supervisors seeking final approval.
2. Revised plans shall be submitted with sufficient time for review prior to the Board meeting in order to confirm the required changes have been made. All submissions shall follow Board of Supervisors Policy #2016-02.
3. All comments listed within the final professional and staff review letters which require outside agency approvals are *preferred* to be addressed prior to appearing before the Board of Supervisors seeking final approval.
4. If an approval timeline issue arises regarding MPC Section 508. Approval of Plats, the Board may seek an extension or waiver from the applicant, or, alternatively, consider tabling or denial of the land development application.

If agreeable to the policy, you may consider a motion regarding Resolution 2018-19.

**Motion by Mr. Cox to Approve Resolution 2018-19 Board of Supervisors Final Land
Development Submission Policy
Second to motion by Chair Algeo**

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

Motion passed

⇒ Defined Contribution Non-Uniformed Pension Plan Ordinance 2018-02 – To Consider Adoption

Mr. Seckinger stated that the townships current Defined Contribution Non-Uniformed Pension plan requires a minimum age of 21 years old to participate. The Township has an existing employee who is under 21 years old. This Ordinance amendment would align the pension plan with the applicable collective bargaining agreement and the employee handbook. The Ordinance has been advertised and Mr. Seckinger is requesting a motion regarding adoption of Ordinance 2018-02.

**Motion by Mr. Cox to approve Resolution 2018-02 t the Defined Contribution Non-Uniformed Pension Plan Ordinance
Second to motion by Chair Algeo**

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

Motion passed unanimously

⇒ LD 14-06: Tapas/Randazzo – Storm water Management Violation Appeal (2244 A York Road)

Mr. Seckinger stated that this item is tabled until the July meeting due to a continuance request from the aggrieving party. The developer has consulted with an engineering firm which specializes in addressing stormwater problems, similar to those occurring at 2244 York Road, and has assured us that they are actively working towards a solution.

⇒ Bill Payments for 6-4-18 and 6-18-18

Mr. Seckinger stated that he is requesting approval of the bill payments for 6/4/2018 totaling \$113,583.83, and the bill payments for 6/18/2018 totaling \$179, 6331.47 as listed in the Bill Payment registers, subject to audit.

Motion by Mr. Cox to approve the June 4, 2018 and the June 18, 2018 bill payments as listed, subject to audit.

Second to motion by Ms. Algeo

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

Motion passed unanimously.

⇒ Treasurers Report for May2018

This item has been tabled until the July meeting

■ **SOLICITOR'S REPORT:**

⇒ LD 04-13: Ridings at Warwick Phase II – To Consider Default

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Ms. Eberle stated that they are working to get compliance on Ridings Phase I and on June 5th made formal demand on the bond company for approximately \$450,000. Ridings Phase II is going nowhere fast and we need to notify them of default before we can make formal demand on that bond. Ms. Eberle is looking for approval to declare Ridings at Warwick Phase II in default.

Motion by Mr. Cox to give approval to declare LD 04-13: Ridings At Warwick Phase II in Default.

Second to motion by Chair Algeo.

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

Motion passed unanimously.

⇒ LD 05-11: Warwick Village Commons – Tractor Supply Conditional Use Decision

Ms. Eberle stated that after 4 nights of testimony, the Board of Supervisors deliberated on two separate evenings regarding this Conditional Use and have decided to allow the Conditional Use application with conditions.

Motion by Mr. Cox to Approve LD 05-11: Warwick Village Commons – Tractor Supply Conditional Use Application with the conditions listed in the decision.

Second to motion by Chair Algeo.

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

Motion passed unanimously.

⇒ LD 17-02: PDC Machines – Legal Agreements for Approval

Ms. Eberle stated that these are the Development Agreements for the Land Development, they are the standard form. She is looking for approval to execute the agreements as they have been signed by PDC Machines

Motion by Mr. Cox to approve LD 17-02: PDC Machines – Legal Agreements for execution.

Second to motion by Chair Algeo.

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

Motion passed unanimously.

⇒ Zoning Ordinance 2018-01 – To Consider for Adoption

Ms. Eberle stated that this was mainly to update the sign portion of the Zoning Ordinance to make it more readable and compliant. There were also a few "housekeeping items" made.

Ms. Algeo opened the public hearing, there being no comments or questions the public hearing was closed.

Motion by Mr. Cox to Approve for Adoption the Zoning Ordinance 2018-01

Second to motion by Chair Algeo.

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

■ **ENGINEER'S REPORT:**

⇒ Memorial Park Improvements – To Consider Award/Rejection of Bid

Ms. Fountain stated that we received a total of 3 bids but only two that were responsive. The low bid was from Polaris in the amount of \$709,000 which was drastically higher than estimated. It came in approximately \$400,000 over estimate. At this time we are asking that the bids for Memorial Park be rejected.

**Motion by Mr. Cox to reject the received bids for Memorial Park
Second to motion by Chair Algeo.**

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

⇒ Memorial Park Improvements – To Consider Re-advertisement of Bid

Ms. Fountain stated that she is looking for authorization to re-advertise with a different bid. Reduce memorial area, remove Safety Town. Includes, site preparation, trailside Guiderail, installation of Township's pavilion

**Motion by Mr. Cox to approve the re-advertisement of the bid for Memorial Park
Second to motion by Chair Algeo.**

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

⇒ LD 04-07: Zimmer Luginbuhl – Request Authorization to Create Punch List

Ms. Fountain stated that she is requesting authorization to create a punch list

**Motion by Mr. Cox to authorize creation of a punch list for LD 04-07: Zimmer
Luginbuhl**

Second to motion by Chair Alger.
Chair Algeo invited comment or discussion. There being none, the vote was called.
Motion passed unanimously.

■ **OLD BUSINESS:**

None

■ **NEW BUSINESS:**

None

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■ **PUBLIC COMMENT:**

Greg Mester, Fairway Dr. – The residents of Fairway Dr. are still worried about the recovery house on their street and he has some questions.

Ms. Algeo asked if they meet with the people from The Avenues and he stated that they did not. Mr. Seckinger confirmed that Hoodie from The Avenues was willing to meet with the residents to answer their questions.

Mr. Mester asked if the Township has the site managers name and contact info. Mr. Seckinger stated that they do and that he has been in touch with Hoodie and then there is another person that reports to Hoodie and that he gave Mr. Mester Hoodies information. Mr. Mester confirmed that he has Hoodies information.

Mr. Mesterr stated that hey are supposed to keep an updated list of who lives there and and how often does the township check? Mr. Seckinger stated that the township had actually made a request today to Hoodie for that information and are waiting for it.

Ms. Eberle stated that she feels as though the residents believe that if someone living there changes quickly that would be enough to terminate the group home. It is not. There are a whole lot of factors that are looked at by the courts that alone will not do it.

Mr. Mester stated that hey are just worried because these people are not outstanding citizens, they are not people with any great history.

Ms. Algeo stated that he does not know that. We cannot assume who these people are or what may have happened for them to be where they are now. Ms. Algeo things that the residents should really have the meeting with the Avenues and get there questions answered.

■ **ADJOURNMENT:**

The June 16, 2018 Warwick Township Board of Supervisors' public meeting was adjourned at 7:34 p.m.

Respectfully submitted,



Kyle W. Seckinger

These minutes were approved at the
Board of Supervisors' meeting held: 7-16-18