

**WARWICK TOWNSHIP**  
Board of Supervisors' Public Meeting Minutes  
**February 17, 2020**

Members Present: John W. Cox, Vice Chairman  
Edward P. Thompson, Member

Absent: Judith A. Algeo, Esq.

Others Present: Kyle Seckinger, MPA, 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' February 17, 2020 public meeting, held at Warwick Township Administration Office, 1733 Township Greene, Jamison, PA., was called to order at 7:00 p.m., by John Cox, Vice Chair, who then led attendees in the pledge of allegiance.

**EXECUTIVE SESSION**

The Board of Supervisors met in an executive session prior to this evening's meeting to discuss matters of litigation, personnel and real estate.

**APPROVAL OF MINUTES:**

→ Monday, January 20, 2020 Board of Supervisors' Meeting Minutes

**Motion by Mr. Thompson to approve the Monday, January 20, 2020 Board of Supervisors' Meeting Minutes. Second to motion by Mr. Cox,** Vice Chair Cox invited comment or discussion. There being none, the vote was called.

**Motion passed unanimously**

**ANNOUNCEMENTS:** None

**CITIZEN COMMENT:** None

**MANAGER'S REPORT:**

→ Sunoco Gas Station Signage (2140 York Rd) – For Corridor Overlay District Approval

Mr. Seckinger stated that the new owners of 2140 York Rd have acquired Sunoco to operate the gas station portion of the property. In doing so, they are requesting replacement of an existing sign and changes in colors. The ground sign would be replaced with a Sunoco sign of the same size, the canopy and gas pumps would be painted Sunoco colors and the main building would be painted shades of gray. All colors and signs are shown in your packets.

Sandip Talati, applicant, was present to answer any questions. He stated that they will be painting the building white and grey (Morning Fog, by Sunoco's color chart).

**Motion by Mr. Thompson to approve the Sunoco Gas Station (2140 York Rd) signage and paint color for the building. Second to motion by Mr. Cox,** Vice Chair Cox invited comment or discussion. There being none, the vote was called.

**Motion passed unanimously**

→ ZHB 20-01: Cornell (Warwick Business Campus, Lot 18) – For Zoning Review

Mr. Seckinger stated that the applicant has proposed to construct a H-16 Flex Space, 12,000 square foot building located in the H-13 Warwick Business Campus Industrial Park on lot 18. This is currently a vacant lot. The applicant is requesting a variance to allow the proposed building to be located less than the 500 feet from an existing residential zoning district. The building is proposed to be 247.70 feet from the existing residential zoning district.

Julie VonSpreckelsen was present on behalf of the applicant. She gave a brief background stating, as Mr. Seckinger had, that the current zoning ordinance now requires a further setback than when the development was approved and under the new ordinance it would not leave a useable building envelope.

The Board remains neutral to the application.

→ ZHB 20-02: Warwick TVC-ARC, LP (Warwick Village Commons, 1939 York Rd) Tractor Supply Signage for Zoning Review

Mr. Seckinger explained that Warwick TVC-ARC, L.P. is proposing to develop Phase II of the Warwick Village Commons Development (1939 York Road) into a 38,133 square foot Tractor Supply Store. The property is also known as TMP#51-003-089-003 and is located within the Village Commercial 2 (VC2) zoning district. A conditional use approval was required for a building with a gross floor area of 3,500 feet or greater and for mixed uses on a single lot. A conditional use approval was denied on June 18, 2018. The decision was appealed, and a Stipulation and Settlement Agreement was executed on November 12, 2019. For reference, Phase I included construction of the Wawa.

The developer has submitted preliminary land development plans which will tentatively be reviewed and discussed at the March Board of Supervisors' Meeting. The developer has also submitted this Zoning Hearing Board application to install signage that exceeds that permitted in our Zoning Ordinance. Specifically, the Applicant seeks relief to permit a 40 square foot double sided ground sign where our Zoning Ordinance permits 12 square feet and to permit two 125 square foot wall signs where the Zoning Ordinance only permits 10 square feet.

Julie VonSpreckelsen was present on behalf of the applicant. She stated that the applicant is trying to comply with what the board has expressed in the past regarding the façade. Due to the size and scale of the building, the applicant feels that the size and scale of the sign makes sense.

After some discussion regarding the size of the signs and whether the building signs are internally illuminated, it was agreed by the applicant, that the monument sign is to be the same size and height as the Wawa monument sign. There will be no electronic messaging board and the board expressed a desire to see a smaller sign on the false façade of the building. The applicant has agreed to provide several signage options and to grant a continuance of their Zoning Hearing Board application. They plan to attend the March Board of Supervisors meeting along with a Tractor Supply representative to review alternative signage options.

→ Resolution 2020-12 – Amendment to the 2020 Fee Schedule

Mr. Seckinger stated that non-residential accessory structures have been subject to the same fee multiplier as new construction principle use buildings. Often, these accessory structures are pole barn type buildings without HVAC, electric or plumbing. The proposed amendment to the fee schedule would separate non-residential new construction principle use buildings, currently billed at \$1.50 per s/f, from accessory buildings, proposed to be billed at \$0.55 per s/f. The \$0.55 s/f multiplier is in-line with new residential construction.

**Motion by Mr. Thompson to approve Resolution 2020-12 – Amendment to the 2020 Fee Schedule. Second to motion by Mr. Cox,** Vice Chair Cox invited comment or discussion. There being none, the vote was called.

**Motion passed unanimously**

→ Treasurer's Report for January 2020

Real Estate Transfers received \$41,595, Earned Income Taxes received \$105,595, Local Service Tax received \$6,368- all were posted to the last quarter of 2019. Building Permits received and posted \$5,032.

Fund balances for January 2020 are as follows, subject to audit:

General Fund	\$	11,420,715
Firehouse and Equipment	\$	660,840
Road Machinery Fund	\$	-54,160
General Obligation / Sinking Fund	\$	399,923
Capital Projects Fund	\$	15,789
Highway Aid Fund	\$	57,537
Parks and Recreation	\$	566,689
Parks and Recreation Capital Fund	\$	492,806
Capital Reserve	\$	<u>242,952</u>

Total      \$ 13,803,091

**Motion by Mr. Thompson to approve the revised January 2020 Treasurer's Reports as prepared by Becki Wilhelm, Finance Director, subject to audit. Second to motion by Mr. Cox.** Vice Chair Cox invited comment or discussion. There being none, the vote was called.

**Motion passed unanimously**

→ Bill Payments 2-3-20 and 2-17-20

Mr. Seckinger requested a motion to pay the bills February 3, 2020, totaling \$116,259.21 and February 17, 2020, totaling \$157,446.41 as listed in the bill payment recap, subject to audit.

**Motion by Mr. Thompson to approve the February 3, 2020 and February 17, 2020 Bill Payments, subject to audit. Second to motion by Mr. Cox.** Vice Chair Cox invited comment or discussion. There being none, the vote was called.

**Motion passed unanimously**

■ **SOLICITOR'S REPORT:**      None

■ **ENGINEER'S REPORT:**

→ 2020 Road Program – For Consideration of Award

Ms. Fountain stated that 5 bids were received. The low base bid was from James D. Morrissey, Inc. in the amount of \$1,118,566.45. They are the company that completed last year's road program. After review of all the documents, CKS is recommending the Board of Supervisors award the contract to James D. Morrissey in the amount of \$1,118,566.45.

**Motion by Mr. Thompson to Award the 2020 Road Program bid to James D. Morrissey of Philadelphia in the amount of \$61,118,566.45. Second to motion by Mr. Cox.** Vice Chair Cox invited comment or discussion. There being none the vote was called.

**Motion passed unanimously**

→ LD 96-06: Warwick Business Campus (Campus Dr.) – Request to Create Punchlist

→ LD 05-07: Warwick Business Campus (Lots 13 & 14.) – Request to Create Punchlist

Ms. Fountain stated that she is requesting authorization to create a punch list for two developments; LD 96-06 and LD 05-07. Warwick Business Campus and Lots 13 & 14 of Warwick Business Campus.

**Motion by Mr. Thompson to authorize creation of a punch list for both LD 96-06: Warwick Business Campus (Campus Dr.) and LD 05-07: Warwick Business Campus (Lots 13&14). Second to motion by Mr. Cox.** Vice Chair Cox invited comment or discussion. There being none the vote was called.

**Motion passed unanimously**

■ **OLD BUSINESS:** None

■ **NEW BUSINESS:** None

■ **PUBLIC COMMENT:**

Mr. Kiel Sigafoos of Heritage Dr. was here regarding a petition that he and Rosanna Mendocino, another resident, started regarding getting a grocery store back into the community. They received 1,280 online signatures and 389 signatures from having paper petitions in stores. What concerns most residents is that there is no guarantee that the vacant space left from Giant will be another food store. Therefore, they are asking the Board of Supervisors' to write a letter of support that will be included in a packet to be mailed to different grocery store chains across the country as well as the owner of Warwick Square and the real estate agent in charge of the property.

**Motion by Mr. Thompson to write a letter of support from the Board of Supervisors. Second to motion by Mr. Cox.** Vice Chair Cox invited comment or discussion. There being none the vote was called.

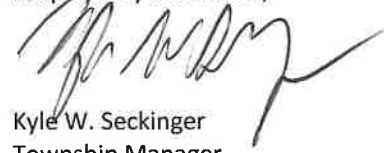
**Motion passed unanimously**

■ **ADJOURNMENT:**

The February 17, 2020 Warwick Township Board of Supervisors' public meeting was adjourned at 7:37 p.m.

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

Respectfully submitted,



Kyle W. Seckinger  
Township Manager