

**WARWICK TOWNSHIP**  
Board of Supervisors' Public Meeting Minutes  
July 19, 2021

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

Others Present: Kyle Seckinger, MPA, Township Manager  
Brandy McKeever, Director of Planning and Zoning  
Mark Goldberg, Chief of Police  
Mary Eberle, Esq., Township Solicitor  
Michele Fountain, P.E., Township Engineer  
Skye Sorresso, Assistant to the Manager

**CALL TO ORDER:**

The Warwick Township Board of Supervisors' July 19, 2021, public meeting was called to order at 7:02 p.m., by Judith Algeo, Chair, who then led attendees in the pledge of allegiance.

**EXECUTIVE SESSION:**

The Board of Supervisors met to discuss matters of litigation, personnel, and real estate.

**APPROVAL OF MINUTES:**

→ *Monday, June 21, 2021, Board of Supervisors' Meeting Minutes*

**Motion by Mr. Cox to approve the Monday, June 21, 2021, Board of Supervisors' Meeting Minutes.**

**Second to motion by Mr. Thompson,** Chair Algeo invited comment or discussion. There being none, the vote was called.

**Motion passed unanimously.**

**ANNOUNCEMENTS:**

Mr. Seckinger reminded everyone that the Parks and Recreation Department will continue its 2021 Summer Movies in the Park Series with *Brave* on July 21, 2021, and *Abominable* on August 4, 2021.

The movies will be shown at dusk in the field behind the Large Pavilion at the Community Park.

**CITIZEN COMMENT:** None

**MANAGER'S REPORT:**

→ 1. *LD 19-02: Kampus Klothes (Campus Dr) – To Consider Final Plan Approval*

Mr. Seckinger provided a brief overview of the project. On June 3, 2021, the Township received a final plan submission for Kampus Klothes. The applicant proposes a 42,000 square foot warehousing building on lots 15 & 16 of the Warwick Business Campus industrial park. On April 6, 2021, the Zoning Hearing Board granted a variance to construct the building within 500 feet of a residential district or use.

On July 7, 2021, the applicant presented their final plan to the Planning Commission. The Commission recommended final approval conditioned on compliance with the CKS review letter dated June 29, 2021, Township staff review letter dated June 29, 2021, and the Ebert Engineering review dated July 1, 2021.

Mr. Daniel Lyons, attorney to the applicant, thanked Mr. Seckinger for the introduction. He reiterated that the applicant is seeking final plan approval and that all remaining review letter items are 'will comply.'

Mr. Cox asked what type of heating fuel the warehouse will have. The applicant, Mr. Gonsiewski, clarified that it will be natural gas.

**Motion by Mr. Cox to grant final plan approval to LD 20-02 Kampus Klothes (Campus Drive), consistent with the CKS review letter dated June 29, 2021, the Township staff review letter dated June 29, 2021, and the Ebert Engineering review letter dated July 1, 2021.**

**Second to motion by Mr. Thompson**, Chair Algeo invited comment or discussion. There being none, the vote was called.

**Motion passed unanimously.**

→ 2. *RES 2021-21: Termination of Disaster Emergency Declaration – To Consider Adoption*

Due to high vaccination rates and low infection rates in Bucks County, Mr. Seckinger recommended the Board consider terminating the COVID-19 emergency disaster declaration originally enacted on March 16, 2020. He added that, if necessary, the declaration can be reinstated at a later time and will not impact the Township's ability to secure relief funding.

**Motion by Mr. Cox to adopt RES 2021-21: Termination of Disaster Emergency Declaration.**

**Second to motion by Mr. Thompson**, Chair Algeo invited comment or discussion. There being none, the vote was called.

**Motion passed unanimously.**

→ 3. *RES 2021-22: 1549 Stony Road Preliminary Plan Approval – To Consider Adoption*

Mr. Seckinger stated that the Township staff and engineer are reviewing some of the various items from the 1549 Stony Road review letters and will require more time. As a result, the developer requested that the resolution be tabled.

**Motion by Mr. Cox to table RES 2021-22: 1549 Stony Road Preliminary Plan Approval.**

**Second to motion by Mr. Thompson**, Chair Algeo invited comment or discussion. The vote was called.

**Motion passed unanimously.**

Mr. Daniel Spearing of 1459 Stony Road felt it was important for the developer to match the setbacks of the existing homes along Stony Road to create uniformity. Mr. Spearing added that the development should be required to create a Homeowners Association to address any stormwater management issues that may arise in the future.

→ 4. *RES 2021-23: DVPLT Delegate Appointment – To Consider Adoption*

Mr. Seckinger asked the Board to consider the appointment of Becki Wilhelm, Assistant Township Manager, as trustee to the Delaware Valley Property & Liability Trust. Mr. Seckinger clarified that he would remain trustee for the Delaware Valley Workers' Compensation and Health Insurance Trusts.

**Motion by Mr. Cox to adopt RES 2021-23: DVPLT Delegate Appointment.**

**Second to motion by Mr. Thompson**, Chair Algeo invited comment or discussion. There being none, the vote was called.

**Motion passed unanimously.**

→ 5. *Stony Road Improvements Plan – To Consider Approval*

Mr. Seckinger explained that Township staff have been working with CKS Engineers to develop a cost-effective plan to widen Stony Road. The proposed widening would make the road safer for vehicles and pedestrians, and preserve the edges of the road from deterioration. The draft plan proposes to widen Stony Road by four (4) feet between Bentley Drive and Turkey Trot Road. He added that the work could be completed in-house with a combination of Township equipment and rentals.

Mr. Seckinger also noted that the plan requires the relocation of a utility pole at the bend of Stony Road, a possibly lengthy process. If approved, the utility pole relocation process would begin in 2021 and construction would begin in 2022. All proposed construction would be within the existing rights-of-way.

Mr. Cox inquired about the estimated cost. Mr. Seckinger replied that adding the shoulder using primarily Township equipment would be about \$45,000.

Mr. Cox also asked if the project would need to be advertised. Mr. Seckinger stated that advertisement would not be necessary because the Township would be utilizing its own equipment and labor while using materials from a pre-existing bid.

Mr. Thompson asked what items along the road would need to be relocated. Mr. Seckinger clarified we will be moving one utility pole and several movable mailboxes. He added that an effort would be made not to relocate any of the existing stone monuments.

→ 6. *Bucks County Consortium Fuel Bid 2021-2022 – To Consider Award*

Mr. Seckinger presented the results of the Bucks County Consortium Fuel bid for 2021 and 2022. He recommended the award of the 5,999 gallons or less category for both Ultra Low Sulfur Diesel and Unleaded Regular Gasoline to the lowest bidder, PAPCO, Inc.

**Motion by Mr. Cox to award the 2021-2022 Bucks County Consortium Fuel bid for Ultra Low Sulfur Diesel and Unleaded Regular Gasoline to PAPCO, Inc.**

**Second to motion by Mr. Thompson**, Chair Algeo invited comment or discussion. There being none, the vote was called.

→ *Treasurer's Report: June 2021*

For the month of June 2021, revenues outpaced expenditures by \$398,601.

Real Estate Transfers posted \$42,112, Earned Income Taxes posted \$408,174, Local Service Tax posted \$5,633, and Building Permits posted \$18,034.

Fund balances for June 2021 are as follows, subject to audit:

General Fund	\$	12,782,840
Firehouse and Equipment	\$	710,536
Road Machinery Fund	\$	120,435
General Obligation / Sinking Fund	\$	2,272
Capital Projects Fund	\$	24,668
Highway Aid Fund	\$	172,828

Parks and Recreation	\$	561,472
Parks and Recreation Capital Fund	\$	681,886
Capital Reserve	\$	<u>223,516</u>

Total \$ 15,280,453

**Motion by Mr. Cox to approve the Treasurer's Report for June 2021, 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.**

→ *Bill Payments 7-5-2021 & 7-19-2021*

Mr. Seckinger requested a motion to approve the bill payments for July 5, 2021, totaling \$855,725.14, and July 19, 2021, totaling \$184,814.90, subject to audit.

**Motion by Mr. Cox to approve the Bill Payments for July 5, 2021, and July 19, 2021, 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:**

→ 1. *LD 04-13: Ridings of Warwick Road Dedication – To Consider Adoption*

Ms. Eberle announced that the Township is now able to accept dedication of the roads within the Ridings of Warwick. The dedication was cleared by the bankruptcy court. Resolutions 2021-16 through 2021-20 include April Drive, Carley Court, Devin Lane, Lockleigh Road South, and Zachary Lane.

**Motion by Mr. Cox to adopt RES 2021-16: April Drive, RES: 2021-17 Carley Court, RES 2021-18: Devin Lane, RES 2021-19: Lockleigh Road South, RES 2021-20: Zachary Lane. 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:**

→ 1. *LD 05-11: Warwick Village Commons (Tractor Supply - 1949 York Road) – Escrow Release #6*

Ms. Fountain recommended the reduction of the financial security for LD 05-11: Warwick Village Commons (Tractor Supply) in the amount of \$66,105.

**Motion by Mr. Cox to approve Escrow Release #6 – LD 05-11 Warwick Village Commons (Tractor Supply) in the amount of \$66,105. 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:** None

■ **ADJOURNMENT:**

The July 19, 2021, Warwick Township Board of Supervisors' public meeting was adjourned at 7:24 p.m.

Respectfully submitted,



Kyle W. Seckinger, MPA  
Township Manager

These minutes were approved at the  
Board of Supervisors' meeting held 8/16/21