

**WARWICK TOWNSHIP**  
Board of Supervisors' Public Meeting Minutes  
**March 21, 2022**

Members Present: Judith A. Algeo, Esq, Chair  
Edward P. Thompson, Jr., Member

Members Absent: John W. Cox, Vice Chair

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

**CALL TO ORDER:**

The Warwick Township Board of Supervisors' March 21, 2022, public meeting was called to order at 7:01 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, real estate, and personnel.

**APPROVAL OF MINUTES:**

→ *Monday, February 21, 2022, Board of Supervisors' Meeting Minutes*

**Motion by Mr. Thompson to table approval of the February 21, 2022, Board of Supervisors' Meeting Minutes. Second to motion by Chair Algeo.** Chair Algeo invited comment or discussion. There being none, the vote was called.  
**Motion passed unanimously.**

**ANNOUNCEMENTS:**

Mr. Seckinger reminded everyone that the Township Offices will be closed on Friday, April 15, 2022, in observance of Good Friday.

He added that the Warwick Township Parks and Recreation Department will host the 27th Annual Egg Hunt on Saturday, April 9, 2022, beginning at 1 p.m. Residents should visit [warwickrec.com](http://warwickrec.com) for more information.

**CITIZEN COMMENT:**

None.

## MANAGER'S REPORT:

### →1. *Police Officer Retirement – Sgt. George Freas*

Chief Goldberg proudly recognized Sergeant George Freas. Sergeant Freas joined Warwick Township in March of 1993. In his twenty-nine years with the Township, he served as a patrol officer, patrol corporal, sergeant, patrol sergeant, field training officer, D.A.R.E officer, school resource officer, and many other capacities. Chief Goldberg congratulated Sergeant Freas on his retirement and thanked him for his service.

Congressman Brian Fitzpatrick thanked Sergeant Freas for his service and presented him with a flag flown at the U.S. House of Representatives and a Congressional Record with his name and years of service.

State Representative Meghan Schroeder presented Sergeant Freas with remarks entered in the House of Representatives.

Bucks County Director of Law Enforcement and Safety Richard Vona presented Sergeant Freas with a proclamation on behalf of the Bucks County Board of Commissioners.

Bucks County District Attorney Matt Weintraub read a letter of recognition to Sergeant Freas.

The Board of Supervisors thanked Sergeant Freas for his service to Warwick Township and wished him the best in his retirement.

### → 2. *LD 19-02: Shihadeh Contracting, LLC (1549 Stony Road) – To Consider Final Plan Approval*

Mr. Seckinger provided a brief introduction to the project. On February 15, 2022, the Township received a revised final plan submission by Shihadeh Contracting, LLC. The applicant proposes to construct thirteen (13) B-1 single-family custom homes in the RR Zoning District. The proposal includes a C-9 municipal utility in the form of a pump station taking access from an existing driveway off Bristol Road. The applicant proposes to extend Breton Hill Drive into a cul-de-sac with eight (8) homes and a stormwater basin. Five (5) additional homes are proposed along Stony Road, four (4) of which share driveways. On August 4, 2020, the applicant appeared before the Zoning Hearing Board and received eight (8) variances. Subsequently, on August 16, 2021, the applicant received a conditional preliminary plan approval. Mr. Seckinger noted that the sewage pump station plans have not been submitted to the Warwick Township Water and Sewer Authority or the DEP for review.

Ms. Von Spreckelsen, attorney for the applicant, explained that the applicant has agreed to comply with all items on the Staff and Ebert Engineering Review Letters.

Ms. Von Spreckelsen also noted that the Warwick Township Water and Sewer Authority would prefer there not be a light at the intersection of the pump station and Bristol Road. She added that the Authority requested to approve any proposed lighting at the pump station. As such, the applicant requested a modified waiver to not require lights at those locations as they work with the Authority to revise the project lighting plan. The Board was amenable to the request.

Regarding section two (2), item four (4) of the CKS review letter, Ms. Von Spreckelsen requested the Board's consideration to use the existing vegetation along the Bristol Road frontage to satisfy the required canopy tree buffer plantings. The Board agreed with the request in part but noted that the buffer will require additional supplementation to comply.

Regarding section two (2), item seven a (7a) of the CKS review letter, Ms. Von Spreckelsen requested clarification on the required fee-in-lieu of cartway widening. Mr. Seckinger stated that the fee-in-lieu would equal seventy-five

percent (75%) of the total cost of the extension improvements. It would not include the improvement costs to widen the existing portion of Breton Hill Drive.

Regarding section two (2), item seven b (7b) of the CKS review letter, the applicant requested relief from Section 163-33.I to allow a reduced driveway width of ten (10) feet to serve proposed Lots One (1) through Six (6) and Lot Thirteen (13). Ms. Von Spreckelsen noted that the Board had previously granted a waiver to allow ten-foot-wide (10) driveways on Lots Two (2), Three (3), Four (4), and Five (5). The Board was amenable to the request.

Mr. Thompson added that he was not in favor of the proposed prohibition of parking along Stony Road. Chair Algeo agreed.

Regarding section two (2), item seven (7) c, d, and e of the CKS review letter, the applicant requested a waiver for relief from the required clear sight distances. Ms. Von Spreckelsen noted that the PennDOT requirements for safe stopping distance would be met. Chair Algeo and Mr. Thompson expressed concerns about granting the waiver due to the speed and traffic along Stony Road. Ms. Donna Littrell of Bentley Drive noted that speeding along Stony Road was common. She added that delivery and landscaping vehicles often make the road difficult to navigate. Mr. Frank Pileggi of Bentley Drive also felt that access to the proposed driveways along Stony Road would be difficult.

Mr. Thompson mentioned lowering the speed limit on Stony Road. Mr. Geo Bowers of Sweetbriar Drive felt it would be beneficial to do so. Chair Algeo agreed.

Regarding section two (2), item seven f (7f), the applicant requested relief from the required replacement of any individual tree (outside of forest/woodlands) having a diameter eight (8) inches or greater as measured at breast height that is removed because of development. Ms. Von Spreckelsen noted that the applicant has committed to providing 132 replacement trees, but requests relief from the additional 115 required trees. Chair Algeo said the applicant would be permitted to plant half of the required 115 trees, for a total of 57 additional trees.

**Motion by Mr. Thompson to grant final plan approval to LD 19-02: Shihadeh Contracting, LLC (1549 Stony Road), subject to the following conditions:**

1. **Compliance with the Staff Review Letter dated 3.9.22.**
2. **Compliance with the CKS Engineers Review Letter dated 3.8.22.**
  - a. **Section Two (2), Item Six (6) F, is modified to eliminate the need for lights at the Bristol Road pump station intersection and the pump station itself. Lighting at the pump station shall be determined by the Warwick Township Water and Sewer Authority and installed per their instructions.**
  - b. **Per Section Two (2), Item Four (4), existing vegetation at the Bristol Road (arterial road) frontage can be used, in part, to meet the buffer requirement but must be supplemented. A conservation easement shall be executed requiring the maintenance of the existing vegetation and the replacement of any vegetation that should die before, during, or after the construction process.**
  - c. **Per Section Three (3), Item Three (3), the shared driveway construction joints for Lots Two (2) through Five (5) must be placed on the property lines. Shared Driveway Agreements shall be executed noting that the driveways are the responsibility of the individual property owners beginning at the point where the joint exists.**
  - d. **'No Parking' signs are not to be erected along Stony Road or Breton Hill Drive. The Township will monitor whether such signs are needed in the future.**
  - e. **Waivers as requested in Section Two (2), Item Seven (7), are granted, subject to the following conditions:**
    - i. **Regarding Section 163-33.1, the applicant must provide a fee-in-lieu of the Breton Hill Drive extension to the required minimum cartway. The fee-in-lieu shall equal seventy-five percent (75%) of the total cost of the extension improvements.**
    - ii. **Regarding Sections 163-35.D and 163-38.A, the Township shall review lowering the speed limit on Stony Road.**

- iii. Regarding Section 163-51.2, the applicant shall be required to provide fifty-seven (57) of the required 115 individual trees to be removed.
- iv. The existing vegetation between the subject parcel the cemetery shall be preserved. A Conservation Easement shall be executed to ensure the vegetation is not disturbed in perpetuity.

**3. Compliance with the Ebert Engineering Review Letter dated 1.4.22.**

- a. Applicant must receive DEP approval.
- b. Applicant must provide fully executed Water and Sewer Agreement with the Warwick Township Water and Sewer Authority.

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

**Motion passed unanimously.**

**→ 3. LD 20-03: Gasper Landscape (Lot 4, Mearns Rd & Camars Dr)– To Consider Final Plan Approval**

Mr. Seckinger introduced the project. On February 18, 2022, the Township received a revised final plan submission from Gasper Landscapes Inc. The applicant proposes to construct a 23,460 square foot building for an H3 Wholesale Business/Storage/Warehousing use and a H5 Contracting use. The site will also include storage bins, display area and asphalt pad with canopy. The property consists of 15.1 acres in the Limited Industrial District. The applicant received five (5) variances from the Zoning Hearing Board on February 2, 2021. The variances included conditions associated with lighting and buffering. Subsequently, the applicant received conditional preliminary plan approval at the November 15, 2021, Board of Supervisors meeting and a recommendation for final plan approval at the February 9, 2022, Planning Commission meeting.

Mr. Nathan Fox, attorney for the applicant, informed the Board that all items on the review letters were 'Will Comply'. Mr. Fox noted that the required light-shielding had been discussed with CKS Engineers.

**Motion by Mr. Thompson to grant final plan approval to LD 20-03: Gasper Landscape (Lot 4, Mearns Rd & Camars Dr), subject to the following conditions:**

1. Compliance with the Staff Review Letter dated 3.10.22.
2. Compliance with the CKS Engineers Review Letter dated 3.10.22.
3. Compliance with the Ebert Engineering Review Letter dated 3.7.22.

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

**Motion passed unanimously.**

**→4. LD 21-02: Spring Dance Hot Tubs (Lot 18, Warwick Business Campus) – To Consider Final Plan Approval**

Mr. Seckinger provided a brief introduction to the project. On February 18, 2022, the Township received a revised final plan submission from SDHT Properties, LLC. The applicant proposes a 14,400 square foot building for storage on Lot Eighteen (18) within the Warwick Business Campus. This property consists of 2.19 acres in the LI – Limited Industrial District. The applicant received conditional preliminary plan approval at the December 6, 2021, Board of Supervisors meeting, and a recommendation for final plan approval at the February 9, 2022, Planning Commission meeting.

Ms. Von Spreckelsen, attorney for the applicant, informed the Board that the applicant agreed to comply with all items on the review letters. Ms. Von Spreckelsen did wish to clarify that a partial waiver was requested for relief from Section 163-51.B.2, requiring shrubs along the perimeter of the six (6) parking spaces behind the building. She added that the pipeline company will not allow landscaping within its easement.

**Motion by Mr. Thompson to grant final plan approval to LD 21-02: Spring Dance Hot Tubs (Lot 18, Warwick Business Campus), subject to the following conditions:**

1. **Compliance with the Staff Review Letter dated 3.14.22.**
2. **Compliance with the CKS Engineers Review Letter dated 3.7.22.**
  - a. **Granting of additional partial waiver as referenced in Section Two (2), Item One (1), providing relief from required shrubs along the perimeter of the six parking spaces at the rear of the building.**
3. **Compliance with the Ebert Engineering Review Letter dated 3.7.22.**

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

**Motion passed unanimously.**

**→5. LD 21-05: Ostroff (1908 York Road) – For Sketch Plan Review**

On January 24, 2022, the Township received a sketch plan submission for Steve and Gail Ostroff of 1908 York Road. The applicant proposes to construct a 6,770 square foot day-care center with associated parking and outdoor recreation area. The plan also proposes to maintain the existing single-family detached dwelling and associated accessory structures on Lot One (1), along with a newly proposed stormwater management system. Three (3) new single-family detached dwelling lots with shared private access are also included in this proposal. On March 1, 2022, the applicant received a special exception from the Zoning Hearing Board for the G2 Day-care Center use conditioned on no further subdivision of Lot Two (2) and the only improvements to be accessory to the B1 single-family dwelling. The applicant received a sketch plan review from the Planning Commission on March 2, 2022.

Ms. Von Spreckelsen informed the Board that the applicant requests preliminary feedback on the submitted sketch plan.

Chair Algeo asked about use of the ingress and egress on Stony Road. Ms. Holmes, engineer for the applicant, clarified that it would only be utilized by the property owners of the proposed single-family homes.

Chair Algeo also inquired about sidewalks along the perimeter of the property. Ms. Holmes replied that sidewalks and other road improvements would need to be discussed during the land development process. Chair Algeo felt that a sidewalk along York Road would be necessary for those walking to the adjacent Wawa. Mr. Geo Powers of Sweetbriar Drive agreed with Chair Algeo that children often cut through the property to get to the Wawa and felt that sidewalks on Stony and York Roads would be beneficial. Mr. Thompson felt a sidewalk should only be installed if it could continue past the proposed property. Mr. Seckinger suggested looking into the possibility of the Township continuing a sidewalk down to Meetinghouse Road. Mr. Thompson agreed with the suggestion.

Chair Algeo inquired about the applicant's intended use of the existing barn. The applicant, Ms. Ostroff, stated that she was unsure of its use at the current time. Ms. Eberle reminded the applicant that it could only be utilized for an Accessory Residential use.

Ms. Nina Mazer of Sweetbriar Drive asked about buffering along the rear of the property and Stony Road.

Ms. Marilyn Lang of Springfield Court asked who would be responsible for snow removal should new sidewalks be installed. Mr. Seckinger clarified that it would be the responsibility of the adjacent property owner.

**→6. Bucks County Consortium Stone and Materials Bid – To Consider Award**

Mr. Seckinger presented the results of the 2022-2023 Stone and Asphalt bid administered by the Bucks County Consortium. Eureka Stone Quarry, Inc was the low bidder at \$54.94/ton for Super Pave 9.5mm, \$50.19/ton for Super Pave 19mm, and \$10.75/ton for 2a mixed stone. Mr. Seckinger recommended awarding the road materials bid to Eureka Stone Quarry, Inc.

**Motion by Mr. Thompson to award the 2022-2023 Bucks County Consortium Stone and Materials Bid to Eureka Stone Quarry, Inc at \$54.94/ton (Super Pave 9.5mm), \$50.19/ton (Super Pave 19mm), and \$10.75/ton (2a mixed stone). Second to motion by Chair Algeo.** Chair Algeo invited comment or discussion. There being none, the vote was called.

**Motion passed unanimously.**

→ *Treasurer's Report: February 2022*

For the month of February 2022, expenditures outpaced revenues by \$304,623.

Pennsylvania Bridge Grant Funds for a total of \$304,278.92 were received on February 9, 2022. The amount was posted to 2021 with the corresponding expenditures.

Real Estate Transfers posted \$45,985 and Building Permits posted \$6,545. Earned Income Taxes applied to 2021 this month \$512,642 and Local Service Tax applied to 2021 \$37,245.

Fund balances for February 2022 are as follows, subject to audit:

General Fund	\$	11,665,673
Firehouse and Equipment	\$	638,563
Road Machinery	\$	78,889
Federal Grant- ARPA	\$	576,860
General Obligation / Sinking Fund	\$	1,536
Capital Projects Fund	\$	209,920
Highway Aid Fund	\$	149,868
Parks and Recreation	\$	457,804
Parks and Recreation Capital Fund	\$	513,574
Capital Reserve	\$	<u>223,591</u>

Total                    \$ 14,516,278

**Motion by Mr. Thompson to approve the Treasurer's Report for February 2022, subject to audit.**

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

**Motion passed unanimously.**

→ *Bill Payments 3-7-2022 & 3-21-2022*

Mr. Seckinger requested a motion to approve the bill payments for March 7th, totaling \$106,226.63 and for March 21st, totaling \$71,744.16, subject to audit.

**Motion by Mr. Thompson to approve the Bill Payments for March 7, 2022, and March 21, 2022, subject to audit.**

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

**Motion passed unanimously.**

■ **SOLICITOR'S REPORT:**

→ 1. *ORD 2022-01: Amendment to the Zoning Ordinance (Wireless Communications Facilities) – To Consider Authorization to Advertise*

Mr. Oetinger presented ORD 2022-01: Amendment to the Zoning Ordinance (Wireless Communications Facilities) for the Board's consideration to advertise. Mr. Oetinger explained that the proposed ordinance primarily impacts the Township's treatment of small wireless facilities in the public right-of-way. He explained that the amendment was proposed to bring the Township into compliance with state and federal laws regarding these small wireless facilities and associated processes.

Mr. Oetinger noted that the ordinance will encourage collocation of the devices to ensure that existing poles are utilized before new poles are erected. He added that the Planning Commission recommended the attachment of illustrations to the design manual.

**Motion by Mr. Thompson to advertise ORD 2022-01: Amendment to the Zoning Ordinance (Wireless Communications Facilities) as amended. Second to motion by Chair Algeo.** 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, Phase II – To Consider Acceptance of Punch List*

Ms. Fountain requested acceptance of the punch list for LD 05-11: Warwick Village Commons, Phase II.

**Motion by Mr. Thompson to accept the punch list for LD 05-11: Warwick Village Commons, Phase II. Second to motion by Chair Algeo.** Chair Algeo invited comment or discussion. There being none, the vote was called.

**Motion passed unanimously.**

■ **OLD BUSINESS:**

Mr. Thompson requested a status update on the replacement of several trees removed by PECO along York Road. Mr. Seckinger replied that PECO has agreed to replace at least twenty (20) trees; however, the Township will continue to work with Representative Meghan Schroeder's office to increase the quantity.

■ **NEW BUSINESS:** None

■ **PUBLIC COMMENT:**

Mr. Matthew Markey of Devin Lane addressed the Board regarding stormwater issues on his property. Chair Algeo asked Mr. Seckinger to reach out to the resident regarding the concern.

■ **ADJOURNMENT:**

The March 21, 2022, Warwick Township Board of Supervisors' public meeting was adjourned at 8:34 p.m.

These minutes were approved at the Board of Supervisors' meeting held 4/15/22

Respectfully submitted,

  
Kyle W. Seckinger, MPA  
Township Manager