

WARWICK TOWNSHIP
Board of Supervisors' Public Meeting Minutes
August 15, 2022

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

Others Present: Kyle Seckinger, MPA, Township Manager
Jon Ogborn, Police Lieutenant
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' August 15, 2022, public meeting was called to order at 6:57 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 and personnel.

APPROVAL OF MINUTES:

→ *Monday, July 18, 2022, Board of Supervisors' Meeting Minutes*

Motion by Mr. Cox to approve the July 18, 2022, 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 Penn State Extension Master Watershed Stewards will be accepting orders for their annual Native Tree & Shrub sale through August 31st. The Bucks County pick-up will be on Saturday, October 1st at the Warwick Memorial Park. All proceeds from the sale will go directly toward funding Master Watershed Steward projects and educational outreach. For more information, please visit extension.psu.edu.

CITIZEN COMMENT:

None.

MANAGER'S REPORT:

→1. *LD 22-02: Kampus Klothes (Lot 29, Warwick Business Campus) - For Sketch Plan Review*

Mr. Seckinger provided a brief introduction to the project. On June 24, 2022, the Township received a sketch plan submission for LD 22-02 Kampus Klothes Inc. The applicant proposes to construct a 12,000-square-foot H3 Warehouse building for warehousing on Lot 29 of the Warwick Business Campus. The applicant previously received the necessary approvals for a similar building within the Township.

On August 3, 2022, the applicant presented a sketch plan to the Planning Commission. The Commission advised the applicant to address the comments in the review letters.

Mr. Andrew Stoll, applicant attorney, reiterated the similarity of the proposed project to the applicant's approved project. For that reason, he requested the Board's feedback on the applicant's desire to submit a request for preliminary/final approval. Mr. Seckinger stated that he would have no objections as long as the applicant agrees to pay both preliminary and final approval fees. Mr. Stoll agreed to those terms.

→ 2. *LD 22-03: Middle Bucks Institute of Technology (2740 York Road) – For Consideration of Waiver of Land Development Request and Corridor Overlay Approval*

Mr. Seckinger presented LD 22-03: Middle Bucks Institute of Technology. On July 1, 2022, the Township received a waiver of land development application submitted by Bustamante Engineers, on behalf of Middle Bucks Area Vocational Technical School located at 2740 York Road. The applicant proposes to construct a 1,240-square-foot weld shop addition located in the "D" wing at the rear of the school. The proposed addition would not increase the impervious surface.

On August 3, 2022, the applicant went before the Planning Commission which ultimately recommended conditionally granting the waiver.

Mr. Seckinger noted that the staff review letter had included a recommendation to require paving and an extension of the existing stone path along York Road.

Mr. Thompson stated that he agreed with the staff's recommendation regarding the path.

Mr. Al Dufault, applicant engineer, explained that applicant prefers the path remain unpaved. He added that any requirement to pave would need to be approved by the MBIT School Board before the applicant could consent. Ms. Eberle advised the Supervisors of their ability to table the project until the following meeting to allow the applicant time to consult with the School Board.

Mr. Dufault requested clarification on the extension of the path. Mr. Seckinger explained that the path would need to be brought as close to the Deer Run Drive intersection as possible.

Mr. Dufault also indicated the applicant's desire for the slab drain to remain in its current location. Ms. Fountain said that she would prefer the drain be relocated due to accessibility and age issues. She added that she would be willing to assist in determining the best place for the relocation.

Motion by Mr. Cox to table LD 22-03: Middle Bucks Institute of Technology (2740 York Road) - For Consideration of Waiver of Land Development Request and Corridor Overlay Approval.

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

Motion passed unanimously.

→ 3. *ZHB 22-11: Airborne Training Center (1938 Stout Drive) – For Zoning Review*

Mr. Seckinger presented ZHB 22-11: Airborne Training center for zoning review. He explained that the applicant seeks to lease the existing 25,123-square-foot warehouse building at 1938 Stout Drive as a new training facility for acrobatic group sports such as cheerleading and gymnastics. The applicant plans to complete interior renovations to facilitate gym mats, trampolines, spring floors, padding and lighting for individual and group training sessions. The existing lot has forty (40) available spaces but the parking requirement for the G15 Indoor Athletic Club Use calls for 513 parking spaces. The applicant, therefore, seeks a parking variance from the Zoning Hearing Board.

Mr. Richard Wells, applicant attorney, indicated that the applicant and property owner are working to increase the number of parking spaces on the property, but would be unable to provide the required 513 spaces.

Mr. Cox asked if the applicant planned to relocate or expand the existing business. Mr. Wells clarified that the existing business would be relocated.

Mr. Cox inquired about any changes to the existing business operation. Mr. Wells explained that at the applicant's current location, the floor must be reconfigured between classes due to limited space. At the proposed location, the applicant would be able to maintain her existing operation while leaving the different class setups in place.

Mr. Cox also inquired about any events or large gatherings at the proposed location. Mr. Wells said the center would be only training in nature.

The Board found no issue with the proposed operation and chose to remain neutral to the application.

→ 4. *ORD 2022-04: Vehicle & Traffic Ordinance Amendment – To Consider Adoption*

Mr. Seckinger presented ORD 2022-04: Vehicle & Traffic Ordinance Amendment for adoption. The amendment was authorized for advertisement at the July 18, 2022, meeting. He explained that the amendment was drafted in response to complaints of truck parking and inconsistency in the speed limit on Dark Hollow Road. If adopted, the amendment would prohibit the following: trucks or tractor trailers, trailers, or combinations thereof with a registered gross weight or a combination of registered gross weight greater than 9,000 pounds, motor homes, motor buses, unconnected trailers and all other detachable equipment or accessories. The amendment would also correct the speed limit of Dark Hollow Road to its posted limit of twenty-five (25) miles per hour. Mr. Seckinger noted that PennDOT had been consulted regarding the amendment and had no objection.

Motion by Mr. Cox to adopt ORD 2022-04: Vehicle & Traffic Ordinance Amendment. Second to motion by Mr. Thompson. Chair Algeo invited comment or discussion. There being none, the vote was called. Motion passed unanimously.

→ 5. *Township Work Policy GEN-15: Employee/Volunteer Firefighter Stipend Program Amendment – To Consider Approval*

Mr. Seckinger presented Township Work Policy GEN-15: Employee/Volunteer Firefighter Stipend Program Amendment for approval. He explained that after the completion of the first quarter of the new stipend program, an amendment is being proposed to ensure employees are not penalized for not responding to a fire call when engaged in a work activity that does not permit them to reasonably stop and start. Such work activities include training, basin mowing, paving, road bank mowing, snow plowing, snow salting, and concrete work.

Mr. Cox asked who would be collecting call response data. Mr. Seckinger replied that the Fire Chief, Chief Weber, would provide the raw numbers which would then be evaluated for exempt work activities by the Public Works Director and Assistant Director.

Motion by Mr. Cox to approve Township Work Policy GEN-15: Employee/Volunteer Firefighter Stipend Program Amendment. Second to motion by Mr. Thompson. Chair Algeo invited comment or discussion. There being none, the vote was called. Motion passed unanimously.

→ *Treasurer's Report: July 2022*

For the month of July 2022, expenditures outpaced revenues by \$780,202.

Real Estate Transfers posted \$46,267 and Building Permits posted \$14,710. Earned Income Tax posted \$153,392 and Local Service Tax posted \$4,092.

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

General Fund	\$	13,112,825
Firehouse and Equipment	\$	708,354
Road Machinery	\$	159,958
Federal Grant- ARPA	\$	514,497
General Obligation / Sinking Fund	\$	2,609
Capital Projects Fund	\$	433,017
Highway Aid Fund	\$	166,644
Parks and Recreation	\$	732,071
Parks and Recreation Capital Fund	\$	536,973
Capital Reserve	\$	<u>223,661</u>
Total	\$	<u>16,590,609</u>

Motion by Mr. Cox to approve the Treasurer's Report for July 2022, 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 8-1-2022 & 8-15-2022*

Mr. Seckinger requested a motion to approve the bill payments for August 1st totaling \$129,473.89, and for August 15th totaling \$902,264.24, subject to audit.

Motion by Mr. Cox to approve the Bill Payments for August 1, 2022, and August 15, 2022, 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 20-03: Gasper Landscape, Inc. (Camars Dr) – To Consider Authorization to Execute Development Agreements*

Ms. Eberle presented the LD 20-03: Gasper Landscape, Inc. (Camars Dr) development agreements for Board consideration. She noted that the agreements had been updated to reflect the Gasper Family's recent ownership over the property.

Motion by Mr. Cox authorize execution of LD 20-03: Gasper Landscape, Inc. (Camars Dr) Development

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

Motion passed unanimously.

→ 2. *LD 04-04: Warwick Office Park (Kendarbren Dr) – To Consider Authorization to Execute Agreement*

Ms. Eberle presented LD 04-04: Warwick Office Park (Kendarbren Dr) as discussed by the Board at their July 18, 2022, meeting. She explained that the proposed agreement would grant the developer six (6) months to complete the required improvements. If not completed, the developer would be required to increase the financial security as requested by the Township.

Motion by Mr. Cox to authorize execution of LD 04-04: Warwick Office Park (Kendarbren Dr) Agreement.

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:** None

■ **OLD BUSINESS:**

Mr. Thompson inquired about streetlight bulb replacements. Mr. Seckinger explained that the Township contracts with Northampton Township to complete the replacements throughout the year. He added that many of the replacements are completed in the Fall.

■ **NEW BUSINESS:**

Mr. Seckinger addressed a previous question regarding the regulation of vape stores under the Township Zoning Ordinance. Ms. Eberle explained that while the stores cannot be prohibited, they can be regulated differently than other retail facilities. The Board advised Mr. Seckinger that no action was currently needed.

■ **PUBLIC COMMENT:** None

■ **ADJOURNMENT:**

The August 15, 2022, Warwick Township Board of Supervisors' public meeting was adjourned at 7:32 p.m.

Respectfully submitted,


Kyle W. Seckinger, MPA
Township Manager

These minutes were approved at the
Board of Supervisors' meeting held 9/19