

WARWICK TOWNSHIP
Board of Supervisors' Public Meeting Minutes
January 16, 2023

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
Jon Ogborn, Police Lieutenant
Michele Fountain, P.E., Township Engineer
Skye Sorresso, Assistant to the Manager

CALL TO ORDER:

The Warwick Township Board of Supervisors' January 16, 2023, 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, December 5, 2022, Board of Supervisors' Meeting Minutes*

Motion by Mr. Thompson to approve the December 5, 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.

→ *Monday, January 3, 2023, Board of Supervisors' Reorganization Meeting Minutes*

Motion by Mr. Thompson to approve the January 3, 2023, Board of Supervisors' Reorganization 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 Monday, February 20th, 2023, in observance of Presidents' Day.

He added that the Warwick Township Parks and Recreation Department has opened registration for Winter Programs. Anyone wishing to register can do so in person at the Township building or online at warwickrec.com.

CITIZEN COMMENT:

None.

MANAGER'S REPORT:

→1. RES 2023-12: Former State Representative Meghan Schroeder Service Recognition – To Consider Approval

Chair Algeo presented RES 2023-12: Former State Representative Meghan Schroeder Service Recognition. She thanked Ms. Schroeder for truly embodying the title of 'public servant'. She explained that Former Representative Schroeder represented the Township well in Harrisburg and was always responsive to any requests, needs, or inquiries.

Motion by Mr. Thompson to adopt RES 2023-12: Former State Representative Meghan Schroeder Service Recognition. Second to motion by Chair Algeo. Chair Algeo invited comment or discussion. There being none, the vote was called.

Motion passed unanimously.

→ 2. Paradiso Fine Italian Restaurant (1992 York Road) – To Consider Corridor Overlay Approval

Mr. Seckinger provided a brief overview of the request for Corridor Overlay approval. He explained that the new business, Paradiso Fine Italian Restaurant, request Corridor Overlay District approval for their new sign and the paint color of the building. He noted that the exterior of the building has already been painted.

Mr. Mario Chelbi, the applicant, introduced himself to the Board. He explained that he owns several restaurants in the area and recently took over the failing Luigi's restaurant, located at 1992 York Road. Mr. Chelbi explained his desire to revitalize the space and draw customers in.

Regarding the exterior paint color, Mr. Chelbi provided the Board with several choices. The Board expressed their desire to have the building painted "Lite Cocoa".

The Board found no exception to the applicant's sign submission.

Motion by Mr. Thompson to grant Corridor Overlay Approval to Paradiso Fine Italian Restaurant (1992 York Road) conditioned on the building being repainted Behr Lite Cocoa. Second to motion by Chair Algeo. Chair Algeo invited comment or discussion. There being none, the vote was called.

Motion passed unanimously.

→ 3. Graze Craze (2190 York Road) – To Consider Corridor Overlay Approval

Mr. Seckinger provided a brief overview of the request for Corridor Overlay Approval submitted by Graze Craze, located at 2190 York Road. He explained that the new business is seeking approval for their new sign.

Kevin Jilbert, the applicant, thanked Mr. Seckinger for the introduction. He explained that Graze Craze is a charcuterie board and box business that provides takeout, delivery, and catering.

Motion by Mr. Thompson to grant Corridor Overlay Approval to Graze Craze (2190 York Road) Second to motion by Chair Algeo. Chair Algeo invited comment or discussion. There being none, the vote was called.

Motion passed unanimously.

→ 4. ZHB 23-01: Warwick Square Signage (2395 York Road, Unit 0) – For Zoning Review

Mr. Seckinger presented ZHB 23-01: Warwick Square Signage for Zoning Review. He explained that the applicant, FW PA-Warwick Plaza, LLC seeks variances in connection with proposed wall signs for two (2) new tenants in the Warwick Square Shopping Center. The applicant intends to split the former Giant location into two (2) separate retail storefronts, for which they have already received Corridor Overlay District approval from the Board of Supervisors during the December 5, 2022, meeting.

Grocery Outlet and Planet Fitness are proposed to occupy the new retail spaces. Grocery Outlet proposes two (2) separate, identifying wall signs, over the entrance of its location. The first is a 99.15 square foot wall sign of face-lit channel letters reading, "Grocery Outlet- Bargain Market" and the second is a 32.15 square foot set of face-lit channel letters reading, "Fresh Produce Meat Organics." Planet Fitness proposes a single wall sign of 120.6 square feet, which reads, "Planet Fitness" and includes their logo.

Mr. Matt McHugh, attorney to the applicant, thanked Mr. Seckinger for the introduction. He added that after speaking with Township Staff, the applicant reduced the sizes of both signs, as presented, to be more consistent with previous sign approvals. He added that the applicant feels the signs are appropriate given the distance of the property from York Road.

Mr. Thompson asked what sections of the signs would be backlit. Mr. McHugh replied that it would only be the letters.

The Board chose to remain neutral to the application for ZHB 23-01: Warwick Square Signage (2395 York Road, Unit 0).

→ Treasurer's Report: November 2022

For the month of November 2022, expenditures outpaced revenues by \$7,809.

Real Estate Transfers posted \$66,734 and Building Permits posted \$4,914. Earned Income Tax posted \$489,463 and Local Service Tax posted \$46,253.

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

General Fund	\$	13,170,977
Firehouse and Equipment	\$	663,182
Road Machinery	\$	1,212
Federal Grant- ARPA	\$	1,109,695
General Obligation / Sinking Fund	\$	292,902
Capital Projects Fund	\$	166,844
Highway Aid Fund	\$	166,777
Parks and Recreation	\$	613,130
Parks and Recreation Capital Fund	\$	528,625
Capital Reserve	\$	223,823
Total	\$	<u>16,770,390</u>

Motion by Mr. Thompson to approve the Treasurer's Report for November 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.

→ *Treasurer's Report: December 2022*

For the month of December 2022, expenditures outpaced revenues by \$366,330.

Real Estate Transfers posted \$87,471 and Building Permits posted \$10,953. Earned Income Tax posted \$218,241 and Local Service Tax posted \$4,401.

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

General Fund	\$	12,895,100
Firehouse and Equipment	\$	664,306
Road Machinery	\$	1,540
Federal Grant- ARPA	\$	1,051,820
General Obligation / Sinking Fund	\$	279,607
Capital Projects Fund	\$	166,914
Highway Aid Fund	\$	166,777
Parks and Recreation	\$	592,652
Parks and Recreation Capital Fund	\$	528,069
Capital Reserve	\$	<u>224,052</u>
Total	\$	<u>16,404,060</u>

Motion by Mr. Thompson to approve the Treasurer's Report for December 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 12-19-2022 & 1-16-2023*

Mr. Seckinger requested a motion to approve the bill payments for December 19th, totaling \$132,202.15 and for January 16th, totaling \$284,847.26, subject to audit.

Motion by Mr. Thompson to approve the Bill Payments for December 19, 2022, and January 16, 2023, 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:** None

■ **ENGINEER'S REPORT:**

→1. *2023 Road Program – To Consider Authorization to Advertise*

Ms. Fountain presented the 2023 Road Program for authorization to advertise. She explained that the program includes a twelve (12) road base bid and a single, 2.6-mile road as an add alternate.

Motion by Mr. Thompson to authorize advertisement of the 2023 Road Program. Second to motion by Chair Algeo. Chair Algeo invited comment or discussion. There being none, the vote was called.

Motion passed unanimously

→ 2. *LD 21-02: Spring Dance Hot Tubs – To Consider Escrow Release #2*

Ms. Fountain recommended a second reduction in the financial security for LD 21-02: Spring Dance Hot Tubs in the amount of \$11,225.

Motion by Mr. Thompson to approve Escrow Release #2 - LD 21-02: Spring Dance Hot Tubs (Lot 18, Warwick Business Campus). Second to motion by Chair Algeo. Chair Algeo invited comment or discussion. There being none, the vote was called.

Motion passed unanimously.

→ 3. *LD 04-04: Warwick Office Park – To Consider Escrow Release #17*

Ms. Fountain recommended a reduction in the financial security for LD 04-04: Warwick Office Park in the amount of \$31,300.

Motion by Mr. Thompson to approve Escrow Release #17 - LD 04-04: Warwick Office Park. Second to motion by Chair Algeo. 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 January 16, 2023, Warwick Township Board of Supervisors' public meeting was adjourned at 7:20 p.m.

Respectfully submitted,



Kyle W. Seckinger, MPA
Township Manager

These minutes were approved at the Board of Supervisors' meeting held 2/20/23