

WARWICK TOWNSHIP
Board of Supervisors' Public Meeting Minutes
February 20, 2023

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

Others Present: Kyle Seckinger, MPA, Township Manager
Mark Goldberg, Chief of Police
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' February 20, 2023, 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 and personnel.

APPROVAL OF MINUTES:

→ *Monday, January 16, 2023, Board of Supervisors' Meeting Minutes*

Motion by Mr. Thompson to approve the January 16, 2023, 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 2-0. Mr. Cox abstained.

ANNOUNCEMENTS:

Mr. Seckinger announced the opening of Day Camp registration. Teen Camp registration will open on February 22nd and Spring Registration will open on March 1st. 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. *ZHB 23-03: McCreesh Tree Service (335 Bristol Road) – For Zoning Review*

Mr. Seckinger presented ZHB 23-03: McCreesh Tree Service (335 Bristol Road) for zoning review. He pointed out several issues with the original plan submitted, as identified by Township Staff:

- The H5 area shown the plot plan does not include any building space.
 - Part of the building should be used for the H5 use.
- The H5 area expands beyond the existing stone area.

- The area should be reduced to not encroach beyond the existing parking area. Expansions of impervious surface constitutes as land development.
- Special consideration must also be given to the stream located in the rear of this property.
- The H5 area includes an illegally expanded lane on the east side of the property. The gravel and storage area should be confined to approximately 170 feet from the rear of the existing building. Any gravel or storage should be removed from that area.

Mr. Seckinger clarified that a revised plan was submitted to address these issues; however, he recommended that any variances granted should be conditioned on the removal of the expanded gravel area, storage, and adherence to all H5 use buffering requirements per the Warwick Township Zoning Ordinance.

Steve Harris, applicant attorney, thanked Mr. Seckinger for the introduction. He explained that the applicants were agreeable to the conditions as stated.

Mr. Cox inquired about the number of trucks the applicant expects to store on the property. Mr. McCreesh stated that the company currently owns about ten (10) trucks in total, six (6) of which are tree trimming trucks. Mr. McCreesh added that the company maintains a secondary yard that is utilized for equipment storage.

Mr. Thompson inquired about the storage of wood products on the property. Mr. McCreesh clarified that no wood products would be stored.

The Board of Supervisors chose to remain neutral to the application, conditioned upon the following:

1. A part of the building must be utilized for the H5 Contracting Use and shown on the plans.
2. The H5 Contracting Use shall not extend beyond the existing, gravel parking area. The parking lot shall not be expanded.
3. The unauthorized, expanded gravel lane on the east side of the property shall be removed prior to occupancy. All gravel, equipment, and storage shall be removed from that area and the area restored with topsoil and grass.
4. No mulch, wood chips or logs shall be stored on the property. No mulching shall occur on the property.

→ 2. *Old York Road Culvert Bid – To Consider Authorization to Advertise*

Mr. Seckinger presented the Old York Road Culvert Bid for authorization for advertisement. He explained that Staff had prepared a bid packet to solicit proposals to manufacture and deliver a replacement culvert on Old York Road. The poor condition of the existing culvert warrants replacement. He added that the installation of the culvert will be completed in-house by Public Works and the project is estimated to cost \$180,000.

Mr. Thompson asked if the culvert wing walls would be replaced also. Ms. Fountain confirmed that they would.

Motion by Mr. Cox to authorize advertisement of the Old York Road Culvert Bid. Second to motion by Mr. Thompson. Chair Algeo invited comment or discussion. There being none, the vote was called. Motion passed unanimously.

→ 3. *Human Services Co-Responder Initiative – To Consider Approval of MOU*

Mr. Seckinger introduced the Human Services Co-Responder Initiative Memorandum of Understanding. He explained that the county created a co-responder program where a social worker works in conjunction with local police departments. The co-responder would remain a county employee; however, the township will have influence in the hiring process. The co-responder would respond with police officers or follow-up on calls related to suicidal thoughts, strange behavior, mental illness, domestic violence, child and adolescent issues, runaways, child protective services, victims of traumatic events, geriatric issues, or subjects under the influence of drugs and/or alcohol.

Mr. Seckinger noted that the county would fund the program for two (2) years, at which point the individual townships would elect to continue the program at their expense or not. The county would provide a report at the conclusion of the two (2) year period. Warwick Township would be partnered with Warminster and Warrington Townships. One (1) co-responder would be shared between the three (3) townships. Warrington Township would volunteer a vehicle for use and, if acceptable, Warwick and Warminster Township would split fuel expenses.

Motion by Mr. Cox to authorize execution of the Human Services Co-Responder Initiative MOU.

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: January 2023*

For the month of January 2023, expenditures outpaced revenues by \$63,119.

Real Estate Transfers from December \$43,795 and Building Permits posted \$17,382 . Earned Income Tax from December \$222,650 and Local Service Tax from December \$12,646.

Fund balances for January 2023 are as follows, subject to audit:

General Fund	\$	12,920,504
Firehouse and Equipment	\$	665,109
Road Machinery	\$	1,417
Federal Grant- ARPA	\$	1,019,351
Capital Projects Fund	\$	264,238
Highway Aid Fund	\$	167,084
Parks and Recreation	\$	560,322
Parks and Recreation Capital Fund	\$	518,625
Capital Reserve	\$	<u>224,291</u>
Total	\$	<u>16,340,941</u>

Motion by Mr. Cox to approve the Treasurer's Report for January 2023, 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 2-6-2023 & 2-20-2023*

Mr. Seckinger requested a motion to approve the bill payments for February 6th, totaling \$279,495.68, and February 20th, totaling \$175,064.31, subject to audit.

Motion by Mr. Cox to approve the Bill Payments for February 6, 2023, and February 20, 2023, 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 15-01: York Road BLADCO (2029 York Rd) – To Consider Development Agreements*

Ms. Eberle presented the LD 15-01: York Road BLADCO (2029 York Rd) Development Agreements for approval. She explained that the agreements guarantee the proper installation of the improvements associated with the project and will also guarantee perpetual maintenance of stormwater facilities within the PennDOT right-of-way.

Motion by Mr. Cox to approve the LD 15-01: York Road BLADCO (2029 York Rd) Development Agreements.

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 04-04: Warwick Office Park (Kendarbren Dr) – To Consider Escrow Release #18*

Ms. Fountain recommended an eighteenth reduction in the financial security for LD 04-04: Warwick Office Park in the amount of \$87,690.50.

Mr. Cox mentioned that the paved accessway between the Warwick Office Park and Commonwydds Development is unfinished and deteriorating. Ms. Fountain confirmed that this portion of roadway is not included in the release.

Motion by Mr. Cox to approve Escrow Release #18 - LD 04-04: Warwick Office Park (Kendarbren Dr). Second to motion

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

Motion passed unanimously.

→ 2. *LD 20-03: Gasper Landscapes (Camars Dr) – To Consider Escrow Release #1*

Ms. Fountain recommended a reduction in the financial security for LD 20-03: Gasper Landscapes in the amount of \$672,680.

Motion by Mr. Cox to approve Escrow Release #1 - LD 20-03: Gasper Landscapes (Camars Dr). Second to motion

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

Motion passed unanimously.

→ 3. *LD 21-02: Spring Dance Hot Tubs (Campus Dr) – To Consider Escrow Release #3*

Ms. Fountain recommended a third reduction in the financial security for LD 21-02: Spring Dance Hot Tubs in the amount of \$5,126.

Motion by Cox to approve Escrow Release #3 - LD 21-02: Spring Dance Hot Tubs (Campus Dr). 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:** Dr. Michael Christensen of Meadowview Drive inquired about a vehicle escort for a volunteer roadside cleanup along York Road. Chair Algeo asked Mr. Christensen to provide Mr. Seckinger with the cleanup date so it can be coordinated.

■ **ADJOURNMENT:**

The February 20, 2023, Warwick Township Board of Supervisors' public meeting was adjourned at 7:22 p.m.

Respectfully submitted,



Kyle W. Seckinger, MPA
Township Manager

These minutes were approved at the
Board of Supervisors' meeting held 3/20/23