

WARWICK TOWNSHIP
Board of Supervisors' Public Meeting Minutes
April 24, 2024

Members Present: Judith A. Algeo, Esq., Chair
John W. Cox, Vice Chair
Michael A. Riotto, Member

Others Present: Kyle Seckinger, MPA, Township Manager
Mark Goldberg, Chief of Police
Jon Ogborn, Police Lieutenant
Mary Eberle, Esq., Township Solicitor
Skye Sorresso, Recording Secretary

CALL TO ORDER:

The Warwick Township Board of Supervisors' April 24, 2024, public meeting was called to order at 7:00 p.m. by Ms. Judith Algeo, Chair, who then led attendees in the Pledge of Allegiance.

EXECUTIVE SESSION:

The Board of Supervisors met to discuss matters of real estate.

APPROVAL OF MINUTES:

→ *Monday, March 18, 2024, Board of Supervisors' Meeting Minutes*

Motion by Mr. Riotto to approve the March 18, 2024, 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. Mr. Cox abstained.

ANNOUNCEMENTS:

Mr. Seckinger made the following announcements:

The 13th Annual Spring-Cleaning Flea Market will be held on Saturday, May 4th. For more information, please visit warwickrec.com.

Warwick, Doylestown, New Britain, and Warrington Townships have partnered to offer a free e-waste recycling event. The event is Saturday, May 4th between 9am and 1pm at both the North Branch Park at 207 Park Ave in Chalfont and King Park at 1597 Turk Rd in Warrington. A driver's license or ID is needed to prove Warwick residency. This event is in addition to the Warwick only event held in the fall.

CITIZEN COMMENT:

None.

MANAGER'S REPORT:

→1. *Stover Mill Basin/Culvert Reconstruction Bid - To Consider Award*

Mr. Seckinger presented the results of the Stover Mill Basin/Culvert Reconstruction Bid. He explained that the bid opened on April 10, 2024, for the replacement of two (2) sixty-inch culverts and end walls in the Stover Mill section of Warwick. The bid would address phase one of the project, followed by phase two in which the Public Works Department would remove silt and sediment from the basin.

The low bid, by G&B Construction, came in at \$263,820. The Township received a grant for the project in the amount of \$236,750. The grant would cover \$236,750 of the total (culvert and basin) project cost. He added that the estimated project cost would be \$263,820 (culvert) + \$130,000 (basin), or \$393,820. With the grant funds, the Township's portion would be \$157,070, or \$92,930 less than budgeted. As a result, Mr. Seckinger recommended awarding the Stover Mill Basin/Culvert Reconstruction Bid to G&B Construction at \$263,820.

Mr. Cox noted that the Township had never worked with G&B Construction before. Mr. Seckinger explained that CKS Engineers had vetted the company as part of the bid opening process.

Motion by Mr. Cox to award the Stover Mill Basin/Culvert Reconstruction Bid to G&B Construction in the amount of \$263,820.

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

Motion passed unanimously.

→2. *2024 Sidewalk Construction Bid – To Consider Award*

Mr. Seckinger presented the results of the 2024 Sidewalk Construction Bid and recommended award to the low bidder, G&B Construction, in the amount of \$188,597.

Motion by Mr. Cox to award the 2024 Sidewalk Construction Bid to G&B Construction in the amount of \$188,597.

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

Motion passed unanimously.

→ 3. *RES 2024-23: Opposing House Bill 1976 – To Consider Adoption*

Mr. Seckinger presented RES 2024-23, opposing House Bill 1976. He explained that if adopted, the resolution would document the Board's opposition to the bill, which proposes to supersede local zoning authority by requiring municipalities to permit multi-unit housing in commercial zoning districts regardless of the Township's currently adopted Zoning Ordinance.

Mr. Riotto explained that the bill was heavily discussed at the recent Pennsylvania State Association of Township Supervisors (PSATS) Conference and many municipalities opposed it.

Motion by Mr. Cox to adopt RES 2024-23: Opposing House Bill 1976.

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

Motion passed unanimously.

→ 4. *RES 2024-24: DCED Valley Road Bridge Grant – To Consider Adoption*

Mr. Seckinger presented RES 2024-24. He explained that the resolution would authorize the Township’s application to the DCED Multimodal Transportation Fund program to fund the replacement of the Valley Road bridge. He added that the bridge, located between Almshouse and York Roads, would cost an estimated \$2 million dollars to replace, with approximately \$1,543,714 dollars provided by the grant program if awarded.

**Motion by Mr. Cox to adopt RES 2024-24: DCED Valley Road Bridge Grant.
Second to motion by Mr. Riotta. Chair Algeo invited comment or discussion. There being none, the vote was called.
Motion passed unanimously.**

→ 5. *ORD 24-03: Manager’s Ordinance Amendment – To Consider Authorization to Advertise*

Mr. Seckinger presented ORD 24-03: Manager’s Ordinance Amendment. He explained that if approved, the ordinance would amend the existing ordinance, adopted in 1987, to reflect the tasks of a Township Manager in 2024. He listed several updates including current hiring practices, electronic records storage and network server security, capital projects and financial planning, and drafting standard operating procedures.

**Motion by Mr. Cox to authorize the advertisement of ORD 24-03: Manager’s Ordinance Amendment.
Second to motion by Mr. Riotta. Chair Algeo invited comment or discussion. There being none, the vote was called.
Motion passed unanimously.**

→ 6. *LD 05-11: Warwick Village Commons – Phase II (Tractor Supply - 1949 York Road) – To Consider Escrow Release #8*

Mr. Seckinger presented LD 05-11: Warwick Village Commons – Phase II (Tractor Supply - 1949 York Road) – Escrow Release #8. He recommended a reduction of the financial security in the amount of \$3,679. He noted that the completed work had been inspected by CKS Engineers.

**Motion by Mr. Cox to approve LD 05-11: Warwick Village Commons – Phase II (Tractor Supply - 1949 York Road) – Escrow Release #8.
Second to motion by Mr. Riotta. Chair Algeo invited comment or discussion. There being none, the vote was called.
Motion passed unanimously.**

→ *Treasurer’s Report: March 2024*

For the month of March 2024, revenues outpaced expenditures by \$635,682.

Real Estate Transfers \$34,773 received less the December 2023 adjustment of \$43,890 with a posting balance of (\$9,117). Building Permits posted \$35,818. Earned Income Tax posted \$286,266 and Local Service Tax posted \$5,184.

Fund balances for March 2024 are as follows, subject to audit:

General Fund	\$	13,562,267
Firehouse and Equipment	\$	710,118
Road Machinery	\$	149,228
Capital Projects Fund	\$	529,959

Highway Aid Fund	\$	474,172
Parks and Recreation	\$	761,806
Parks and Recreation Capital Fund	\$	270,665
Capital Reserve	\$	<u>229,290</u>
Total	\$	<u>16,687,505</u>

Motion by Mr. Cox to approve the Treasurer’s Report for March 2024, subject to audit. Second to motion by Mr. Riotto. Chair Algeo invited comment or discussion. There being none, the vote was called.
Motion passed unanimously.

→ *Bill Payments 4-1-2024 & 4-15-2024*

Mr. Seckinger requested approval of the bill payments dated April 1st in the amount of \$78,414.21 and April 15th in the amount of \$267,340.12, subject to audit.

Motion by Mr. Cox to approve the Bill Payments for April 1, 2024, and April 15, 2024, subject to audit. Second to motion by Mr. Riotto. Chair Algeo invited comment or discussion. There being none, the vote was called.
Motion passed unanimously.

■ **SOLICITOR’S REPORT:**

→1. *ORD 24-02: Vehicles & Traffic Ordinance Amendment – To Consider Adoption*

Ms. Eberle presented ORD 24-02: Vehicles & Traffic Ordinance Amendment for consideration. She explained that the Board authorized advertisement of the ordinance at their last meeting. If adopted, the amendment would update the existing ordinance to reflect the most up-to-date listing of no parking and stop signs within the Township and remove a section of the code on erosion controls that are now included in the Township’s Stormwater Ordinance.

Motion by Mr. Cox to adopt ORD 24-02: Vehicles & Traffic Ordinance Amendment.
Second to motion by Mr. Riotto. Chair Algeo opened the hearing and invited comment or discussion. There being none, the hearing was closed and the vote was called.
Motion passed unanimously.

→2. *LD 22-02: Kampus Klothes (Lot 29) – To Consider Approval of Development Agreements*

Ms. Eberle presented the LD 22-02: Kampus Klothes (Lot 29) development agreements for Board consideration.

Motion by Mr. Cox to approve LD 22-02: Kampus Klothes (Lot 29) Development Agreements.
Second to motion by Mr. Riotto. Chair Algeo invited comment or discussion. There being none, the vote was called.
Motion passed unanimously.

→3. *Nancy’s Farm (585 W. Bristol Rd) – To Consider Authorization to File Injunction*

Ms. Eberle provided an overview of an ongoing issue between the Township and the property located at 585 W. Bristol Road, Nancy’s Farm. She explained that since 2012, the Township staff had worked to rectify several zoning violations on the property, resulting in a 2020 agreement that placed perimeters on the business to ensure compliance. Since then, Nancy’s Farm has expanded its operations, rented to other businesses, and caused stormwater management issues for other properties due to unauthorized impervious surface additions.

Ms. Eberle recommended the Board consider seeking an injunction against the property due to ongoing noncompliance.

Motion by Mr. Cox to authorize the Township Solicitor to file an injunction against Nancy's Farm (585 W. Bristol Rd).

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

Motion passed unanimously.

■ **ENGINEER'S REPORT:**

None.

■ **OLD BUSINESS:**

None.

■ **NEW BUSINESS:**

None.

■ **PUBLIC COMMENT:**

None.

■ **ADJOURNMENT:**

The April 24, 2024, Warwick Township Board of Supervisors' public meeting was adjourned at 7:15 p.m.

Respectfully submitted,


Kyle W. Seckinger, MPA
Township Manager

These minutes were approved at the
Board of Supervisors' meeting held 5/20