

WARRINGTON TOWNSHIP BOARD OF SUPERVISORS

MINUTES FOR MARCH 4, 2008 WORK SESSION MEETING

The work session meeting of the Warrington Township Board of Supervisors was held on March 4, 2008, 7:30 p.m., at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

1. ATTENDANCE:

Paul Plotnick, Chairman; Carol M. Butterworth, Vice Chairman; Glenn McKay, Secretary; Michael W. Lamond, Jr., Assistant Secretary; Rebecca A. Kiefer, Member; Timothy J. Tieperman, Township Manager; Thomas F. Zarko, Township Engineer; Michael Mrozinski, Director of Planning and Economic Development; Carolyn Hanel, Director of Administrative Services/Parks and Recreation; Vivian S. Bell, Township Treasurer; and Paul Gdanski, Director of Public Works.

2. PLEDGE OF ALLEGIANCE

The meeting opened with a pledge to the flag.

DISCUSSION ITEMS:

3. Preliminary presentation from Traffic Planning and Design (TPD) in regards to the transportation study. Mr. Zarko introduced Mr. Chad Dixon from Traffic Planning and Design, Inc. who is the person responsible for the township's traffic study. He gave the Board an update on the progress made to update on the traffic study and explained the next steps to be taken. He reviewed the addendum to expand the scope of the project based on some feedback.

Mr. Dixon said the scope of the study was approved in the Fall of 2007 and included two main components; (1) Traffic analysis of sixteen specific intersections that was identified in the RFP to look at AM and PM peak hour traffic conditions, identify improvements that are necessary to address existing deficiencies, and also deficiencies that could be seen in the future as a result of land development that is currently under construction or under review in the township or proposed. In addition to that what's the build out remaining for the township over the next ten years; identify some improvements and some costs associated with those. Also give the township some feedback on whether it's a feasible endeavor for the township to pursue a transportation impact fee, which would help fund some of the improvements identified in the study; and (2) Preliminary look at the feasibility of expanding existing transit services in the township and also if there is any potential to expand those existing or new services to serve the community.

Mr. Dixon focused on progress to date on the traffic portion of the intersections. He distributed copies of a preliminary street intersection analysis map that identified the intersections that have been studied and they are primarily along the Corridor of Route 611, Bristol Road, Street Road, Upper State Road, Lower State Road, and County Line Road.

Mr. Zarko said Mr. Dixon had submitted the information to Staff and we did review the preliminary existing conditions information. He said the two most significant comments that we had was (1) The basis of the recommendations for the improvements is based upon any intersection that has been rated with a level of service "E" as Mr. Dixon has stated. However, the township's current zoning ordinance whenever we're doing a traffic study actually includes a level of service "D" as being deficient. He said the basis that is being used as part of this study is inconsistent with what the township normally uses for

purposes of evaluating developments. He said if we went to a level of service "D" there would be substantially more improvements that would be necessary as a result of this study; and (2) He said we looked at the intersections that were analyzed and it's the feeling that there should be some substantial intersections addressed. He said his staff prepared a recommendation and forwarded it to Mr. Dixon's office for his review and asked him to provide a proposal for the additional work associated with analyzing those additional intersections.

Mr. Plotnick asked when a decision was going to be made for the additional intersections. Mr. Zarko recommended that the township consider that as soon as possible so that we try to keep on schedule for this study.

4. Discussion about proposed signage changes at the Health and Wellness Center. Mr. John VanLuvanee said on behalf of Doylestown Hospital he expressed his appreciation for having the opportunity to make this brief presentation. He has met with Mike Mrozinski to discuss what type of sign the hospital would like to see erected at the Health and Wellness Center. The present sign doesn't tell anybody driving by what is going on at this facility. He said the hospital would probably go before the Zoning Hearing Board to request a variance to put up a sign that we would like to put up. Before we filed an application he wanted to present our case before the Board of Supervisors to explain the background why the hospital believes that it needs a movable copy sign and give the Board some idea of what it wants to accomplish before we file this application.

Mr. VanLuvanee introduced Mrs. Eleanor Wilson who is Vice President for Patient Services at Doylestown Hospital and is in charge of the operations of the Health and Wellness Center. He said Mrs. Wilson would be outlining the number of different activities and tenants who occupy that space and also the number of community events that take place at this facility. Mr. VanLuvanee said he liked the signage at the hospital and said if something like that could be done; creating two signs yet still accomplish and meet some of the needs of the hospital as well as some of its tenants. He feels the community and the hospital benefits.

Mr. VanLuvanee distributed copies of the basic sign proposal for the Board's review.

Mrs. Wilson said that the Health and Wellness Center opened in 2000 and its been a really successful operation. It's fully occupied by different types of tenants. We currently have 3,000 members at the Fitness Center and we need to get that figure up to 4,000 to be really successful. We would like to be able to advertise the Spa, Lab, and Fitness Center. Copies of a directory that reflects the services of the Center were distributed. She said what we're proposing to do is put a monument sign up that would be 11' 5" by 5'. Essentially the sign would be 57 sq. ft. and it would have a LED projection sign in the middle. She said this sign would replace the monument sign at the corner of Route 611 and Shetland Drive.

Mr. Plotnick summarized the Board's feelings and said they realize that the hospital wants to maintain its image. He said one of the concerns of the Board is that this sign is a starting point for more of these kinds of signs in the township.

Mr. VanLuvanee said he knows the hospital is looking for some signage change and he will be preparing the variance application. It will be his recommendation that we meet with the sign professionals and come up with a series of limitations on what we are proposing to try to address the township's concerns. He said we will limit the size of the display that is proposed that was shown to the Board and we'll try to address the copy issues.

5. Discussion about the Maple Avenue Extension Project. Mr. Zarko reported that the Maple Avenue extension project is one of the township's 2007 Bond Issue projects. He said the purpose of the project is to construct a bypass roadway between Kansas Road and Street Road to facilitate traffic movements on Kansas Road at the Easton Road/Street Road intersection. He said our anticipated schedule for the project for 2008 includes right of way acquisition permitting and preparation of bidding documents and we hope to be in a position to go to construction in 2009.

Mr. Zarko reported on some of the preliminary work done thus far including an evaluation of potential traffic patterns once the extension roadway is constructed. He said we've looked at three potential pattern alternatives for traffic patterns in the area and we've prepared a report summarizing those that are included in the Board's packet.

Mr. Zarko said his office has reviewed the three alternatives and feels that the best alternative is Alternative 1 because it will maintain access to all the properties in the area.

The Board consensus is modified Alternate 1, which now becomes Alternate 4 (which includes a pork chop located at Maple Avenue and Easton Road).

6. Update from Township Engineer. Mr. Zarko summarized some of the ongoing engineering related activities/projects within the Township as follows: (1) Central Bucks School District South Project, the Pickertown Road Sidewalk Installation; (2) King Park Expansion Project; (3) Barness Park Parking Lot Rehabilitation Project; (4) Woodlawn Avenue Sanitary Sewer Extension Project; (5) Stone Manor Corporate Center Kelly Road Dedication; and (6) Redstone Woods Open Space Areas and Encroachment Issues.

Mr. Zarko said the next step is to get direction from the Corps of Engineers as to what the issues are with the Redstone Woods Open Space Areas and Encroachment so that we can resolve this matter and move forward from there. After the area is dedicated, the Board can make a decision what they want to do with it.

7. Discussion about the Personnel Policy and Procedures Manual. Mr. Plotnick said the Board has a copy of the Warrington Township Employee Handbook, which addresses all of the factors concerning our employees.

8. Distribution of Purchasing Policy Manual for discussion at a future meeting. Mr. Plotnick said the Board has a draft copy of the Warrington Township Purchasing Policy Manual, which was reviewed initially with us and the Finance Committee.

9. Distribution of Uniform Pension Plan Policy into writing. Mr. Plotnick said the Board has a copy of the Uniform Pension Plan Policy, which hasn't been redone since 1992. Mrs. Kiefer said it would be helpful if the changes in the Uniform Pension Plan Policy could be highlighted.

Staff will email out to the Board the major changes in the Uniform Pension Plan Policy.

10. Distribution of Police Pension Plan. Mr. Plotnick said the Board has a copy of the Police Pension Plan.

11. Discuss priority grant applications to be submitted under DCNR. Mrs. Hanel reported that computer grants are due at the end of April for the next round of funding. She would like to submit two separate acquisition grants to DCNR. She said the Environmental Advisory Council may be interested in submitting a grant application and the township will need to prioritize the grant applications.

OTHER COMMENTS

12. **Eureka Village.** Mr. Mrozinski reported that the Planning Commission has gone through two rounds of submissions for Eureka Village Study. He said the two consultants have come back with their estimated costs; one being \$21,000 and the other \$28,000. Originally, the township had budgeted \$10,000 to have this study done in 2007. What we would like to do is use the funding the township had set aside to do this study and look for more funding to kick off this project.

Mr. Plotnick asked Mr. Mrozinski if now is a better time to do this study now because of the current economic and construction situation. Mr. Mrozinski suggested that now would be a good time to do the study as the consultants are looking for work and they knew that when they revised their estimates down.

Mrs. Kiefer suggested that we turn over this project to our Planning Commission to take a look at that area in the form of a mixed use and come with some ideas of what they think might meet the parameters, which would still give the township some control.

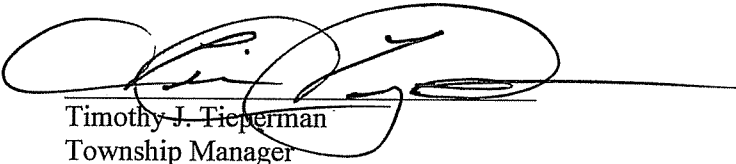
Mr. Achenbach asked Mr. Plotnick why he is questioning Shirley Yannich's ability to perform the study as she was a paid professional planner. Mr. Plotnick stated that he does not question her ability, but if somebody is quoting \$20,000 and \$28,000 to do a full report and study, he would not want to burden her with that kind of thing because it would not be fair.

Mr. Mrozinski said to the degree that the Board already knows what happened down the road with the 70 acres down the ground and we didn't get what we wanted it may warrant the township to be more prudent and getting some pro-active vision.

Mr. Plotnick said the overview of the Board is that our Planning Commission should do all the work and get outside help for things that they can't do.

13. ADJOURNMENT

It was moved by Mrs. Butterworth, seconded by Mr. Lamond, the Board of Supervisors voted to adjourn the meeting at 10:15 p.m. This motion passed by a vote of 5-0.


Timothy J. Tieperman
Township Manager

5/6/2008
Date