

WARRINGTON TOWNSHIP BOARD OF SUPERVISORS

MINUTES FOR MARCH 11, 2008

The regular meeting of the Warrington Township Board of Supervisors was held on March 11, 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 Butterworth, Vice Chairman; Glenn McKay, Secretary; Rebecca A. Kiefer, Member; Timothy J. Tieperman, Township Manager; Robert Sugarman, Esq.; Michael Mrozinski, Director of Planning and Economic Development; Paul Gdanski, Director of Public Works; Thomas F. Zarko, Township Engineer; Richard Lesniak, Director of Fire, Inspection and Emergency Services; and Dan Hinkle, Fire Chief.

2. PLEDGE OF ALLEGIANCE

The meeting opened with a pledge to the flag.

3. PUBLIC COMMENT

a) 2008 Township Budget. Fred Achenbach, who resides at 905 Farnham Court, stated for the record that effective 2/29/08 he resigned from the township. He posed a series of thirteen questions he had for the supervisors about the 2008 Township Budget. Some were able to be answered at this meeting and others would need to be researched. The Board said they would get back to Mr. Achenbach with the answers.

4. PUBLIC HEARING:

a) To receive public comment on proposed amendments to Chapter 27 of the Township's Code of Ordinances (Zoning Ordinances) to houses of worship in RA Districts. Mr. Mrozinski reported on the changes to the zoning ordinance and said basically we have the desire to allow houses of worship in RA Districts by conditional use. We are changing the word "Church" with "House of Worship" to be more inclusive. He said we have also added two distinctions within the classification of houses of worship; 1) Local house of worship, which is 400 seats or less and 2) Community, which would be 401 or more seats and we would allow a more intense use for the community. We would also have stiffer requirements in terms of land use in that District. We would require 10 acres versus the 5 acres for the local house of worship.

Mr. Mrozinski said we've made provisions for impervious surface coverage so that if a particular project would not need the impervious surface of 15% then they could go to a secondary level by showing that they could engineer it in such a way to handle the storm water on site with some calculations presented to the township engineer's satisfaction. As a matter of explanation, the standard for impervious coverage under the new ordinance is 15%, but if the applicant cannot meet this initially, they may propose an engineered solution, to infiltrate storm water using Best Management Practices (BMPs). Using this alternative, they would be allowed up to 25% impervious coverage. If need be, further relief up to 35% could be gained through the use of both BMPs and Transferable Development Rights (TDRs).

Mr. Mrozinski said there is also a provision for the use of TDR's to raise the impervious coverage level up to a higher standard.

Motion – It was moved by Mr. McKay, seconded by Mrs. Butterworth, that the Board of Supervisors adopted an ordinance amending Chapter 27 of the Warrington Township Code of Ordinances, specifically amending the Zoning Ordinance Sections 202 and 403 as printed in the Board's packet. This motion passed by a vote of 4-0.

b) **Consideration of Conditional Use approval for Cricket Communications, Inc. to install a communications wireless antenna and related equipment on an existing monopole.** Mr. Sugarman said there is a request for a continuance and extension of time until 3/25/08 from Cricket Communications, Inc.

Motion – It was moved by Mrs. Butterworth, seconded by Mr. McKay, that the Board of Supervisors to honor the request for a continuance of the hearing and extension of time until 3/25/08 for Cricket Communications. This motion passed by a vote of 4-0.

5. **MANAGER'S REPORT:** Mr. Tieperman reviewed the manager's report which included a) Cellular Tower Health Concerns; b) Garges Property Update; c) TDR Presentation Update; d) Special CATV Meeting; e) Other Business; and f) Correspondence.

Mr. Tieperman reported that copies of the draft newsletter have been distributed to the Board.

a) **Special CATV Meeting.** Mr. Tieperman reported that the township is expecting to get around \$35,000-\$40,000 PEG Grant from Comcast. He said Randy Lawlace and he are looking to upgrade some of our equipment, to hopefully allow us to broadcast some of our Board meetings.

b) **Greystone Meadows.** Mr. Zarko reported that Greystone Meadows development is getting very close to dedication, a 29 lot subdivision off of Elbow Lane. He said one of the administrative items that we had suggested be addressed was we had asked the developer to submit copies of easement agreements pertaining to the development to the township so that we have them for our files.

c) **TJ Smith's Restaurant.** Mr. Lesniak reported on the status of TJ Smith's Restaurant and said they have permits to rebuild the structure.

d) **1700 Place.** Mr. Lesniak reported on status of 1700 Place, where there had been a fire approximately a year ago. He said they have submitted revised plans to our commercial building inspector for his review.

e) **Fire Department's Activities.** Mr. Lesniak reported that over this past week the fire department responded to 10 responses on Saturday alone due to the weather.

f) **Environmental Advisory Council.** Mrs. Kiefer reported that the EAC applied for and received a \$100,000 Growing Greener Grant for Warrington Township.

NEW BUSINESS (ACTION/DISCUSSION ITEMS):

6. **Disposition of bids for the Limekiln Pike/Woodlawn Avenue Sanitary Sewer Extension Project.** Mr. Zarko reported that the township received fourteen bids on 2/26/08 for this project. He said this project involves the extension of public sanitary sewer service to sixteen properties located along

Woodlawn Avenue and Limekiln Pike, which are currently served by on-lot sewage disposal systems. The project is proposed to address a public health concern.

Motion – It was moved by Mr. McKay, seconded by Mrs. Butterworth, that the Board of Supervisors award the bid for the Limekiln Pike/Woodlawn Avenue Area Sanitary Sewer Extension Project to Dagostino Company of Hatfield, PA in the amount of \$257,507.00. This motion passed by a vote of 4-0.

7. **Disposition of bids for the Twin Oaks Park Building Demolition.** Mr. Zarko reported that the township received seven bids for the Twin Oaks Park Building Demolition. He said the building was used as an office for the day camp.

Motion – It was moved by Mr. McKay, seconded by Mrs. Kiefer, that the Board of Supervisors award the bid for the Twin Oaks Park Building Demolition, Contract No. 4183-1 to S & H Landscaping Contractor, Chalfont, PA in the amount of \$11,873. This motion passed by a vote of 4-0.

8. **Consider adoption of proposed non-uniform and uniform investment policies.** Mr. Tieperman reported that at our last pension board meeting we reviewed some revised policy statements for our non-uniform and uniform pension plans. He said that upon the recent appointment of InR as the new investment advisor to the township's union and non-union pension plans, the Pension Advisory Committee immediately commissioned its representative, Jeff Hugo, to assist it in drafting a revised and updated investment policy statement.

Motion – It was moved by Mr. McKay, seconded by Mrs. Butterworth, that the Board of Supervisors to adopt the proposed non-uniform policies. This motion passed by a vote of 4-0.

Motion – It was moved by Mr. McKay, seconded by Mrs. Butterworth, that the Board of Supervisors adopt the proposed uniform investment policies. This motion passed by a vote of 4-0.

9. **Review and consider adoption of proposed purchasing policy.** Mr. Tieperman reported that one of the objectives of the Permanent Finance Committee is to formulate and update some of our finance policies, one of which has been our purchasing policy. He said this new document reinforces purchasing standards, already mandated in the Second Class Township Code.

Mr. Tieperman said that these changes will be made to the Warrington Township Purchasing Draft Policy Manual and reviewed at our March 25, 2008 meeting.

10. **Review proposed ordinance directing the placement of cellular towers in Warrington Township.** Mr. Tieperman said he asked Mike Mrozinski and Paul Gdanski to put something together that would help us direct the location of our cellular towers in Warrington Township. Mr. Mrozinski said this proposed ordinance would be another change to our zoning ordinance, specifically dealing with wireless communication services facilities.

Mr. Mrozinski said at the present time, we have two supplemental sections to the zoning ordinance. He said one deals with antennas as a whole and is pretty broad in general and that's in Section 2324 of the zoning ordinance. Also we have a section that talks about conditional use criteria.

Mr. Mrozinski said we want to add a section that specifically deals with wireless communication towers and try to direct them to existing facilities and facilities that are township owned and facilities on non-residential structures. He proposed separating the section that talks about CBN antennas along with cell

towers and split that out and then have a conditional use section for cell towers that can be included at the end of the zoning ordinance.

OLD BUSINESS (ACTION/DISCUSSION ITEMS):

11. To consider the following escrow releases:

Development Name	Release #	Amount
Stone Manor Corporate Center, Phase III	6	\$ 1,400.00
Stone Manor Corporate Center, Phase II	10	\$ 12,546.00
Windsong	9	\$ 9,135.00
175 Titus Avenue	4	\$ 44,153.50
Heritage Center	2	\$199,715.00

Motion - It was moved by Mrs. Butterworth, seconded by Mr. McKay, that the Board of Supervisors approved the escrow release for Stone Manor Corporate Center, Phase III, Release #6 in the amount of \$1,400.00. This motion passed by a vote of 4-0.

Motion - It was moved by Mrs. Butterworth, seconded by Mr. McKay, that the Board of Supervisors approved the escrow release for Stone Manor Corporate Center, Phase II, Release #10 in the amount of \$12,546.00. This motion passed by a vote of 4-0.

Motion - It was moved by Mrs. Butterworth, seconded by Mr. McKay, that the Board of Supervisors approved the escrow release for Windsong, Release #9 in the amount of \$9,135.00. This motion passed by a vote of 4-0.

Motion - It was moved by Mrs. Butterworth, seconded by Mr. McKay, that the Board of Supervisors approved the escrow release for 175 Titus Avenue, Release #4 in the amount of \$44,153.50. This motion passed by a vote of 4-0.

Motion - It was moved by Mrs. Butterworth, seconded by Mr. McKay, that the Board of Supervisors approved the escrow release for Heritage Center, Release #2 in the amount of \$199,715.00. This motion passed by a vote of 4-0.

CONSENT AGENDA:

12. **Consider adoption of a Resolution authorizing the Director of Public Works to execute governmental forms, reports, and or certification for the Water and Sewer Department.** Mr. Gdanski said this resolution is the same one used when Fred Achenbach was Manager of the Water and Sewer Department.

Motion – It was moved by Mrs. Butterworth, seconded by Mr. McKay, that the Board of Supervisors consider adoption of a resolution authorizing the Director of Public Works to execute governmental forms, reports, and or certification for the Water and Sewer Department. This motion passed by a vote of 4-0.

13. **Redstone Woods.** Mr. Zarko reported that an engineering evaluation was done of the roadway in Redstone Woods and determined that the roadway is built to residential street standards and would not stand up to excessive construction vehicle traffic. He said we are recommending that the road be

restricted to trucks except for local deliveries only. There is no problem with the normal trash trucks or the moving vans but excessive use of the roadway will damage it.

Mr. Zarko said in order to provide for a restriction on the roadway the Board would have to adopt an ordinance. He said we are requesting authorization for the solicitor to prepare that ordinance for the Board to authorize the advertisement so that you consider that at a future meeting.

Motion – It was moved by Mrs. Butterworth, seconded by Mrs. Kiefer, that the Board of Supervisors authorized the solicitor to prepare an ordinance pertaining to weight restrictions on Redstone Drive and also to authorize him to advertise it. This motion passed by a vote of 4-0.

14. Concurrence on Bucks County Consortium bids for stone and sign materials. Mr. Gdanski reported that we received the consortium bids for sign materials and stone.

Motion – It was moved by Mrs. Butterworth, seconded by Mr. McKay, that the Board of Supervisors are in concurrence on Bucks County Consortium Sign Materials and Post Bid and Bucks County Consortium Stone Bid. This motion passed by a vote of 4-0.

15. APPROVAL OF BILL LIST: 2/26/08 to 3/11/08

Motion – It was moved by Mr. Plotnick, seconded by Mrs. Butterworth, that the Board of Supervisors voted to approve the bill list from 2/26/08 to 3/11/08 in the amount of \$691,279.52. This motion passed by a roll call vote of 3 yeas. Mrs. Kiefer voted no.

16. APPROVAL OF MINUTES

a) February 5, 2008

Motion – It was moved by Mrs. Butterworth, seconded by Mrs. Kiefer, that the Board of Supervisors voted to approve the minutes of the February 5, 2008 meeting. This motion passed by a vote of 3-1. Mr. McKay abstained.

17. MINUTES FOR POSTING

a) February 19, 2008

Motion – It was moved by Mrs. Butterworth, seconded by Mr. McKay, that the Board of Supervisors voted to post the minutes of the February 19, 2008 meeting. This motion passed by a vote of 4-0.

18. ADJOURNMENT

Motion – It was moved by Mrs. Butterworth, seconded by Mrs. Kiefer, that the Board of Supervisors voted to adjourn the meeting at 9:30 p.m. This motion passed by a vote of 4-0.


Timothy J. Tieperman
Township Manager

6/26/2008
Date