



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES FOR APRIL 27, 2010**

The regular meeting of the Warrington Township Board of Supervisors was held on April 27, 2010, 7:30 p.m., at the Township Building located at 852 Easton Road, Warrington, PA 18976, followed by the pledge of allegiance. The members present were as follows:

ATTENDANCE:

Rebecca A. Kiefer, Chairman; John Paul, Vice Chairman; Marianne Achenbach, Secretary; Michael W. Lamond, Jr., Assistant Secretary; Paul Plotnick, Member; Timothy J. Tieperman, Township Manager; William R. Casey, Esq., Township Solicitor; Richard Wieland, 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 Barbara Livrone, Executive Assistant to the Township Manager;

APPROVAL OF BILL LIST:

1. **April 13, 2010 to April 27, 2010 - \$444,498.68**

Mrs. Achenbach motioned, seconded by Mr. Lamond, to approve the bill list from 4/13/10 to 4/27/10 totaling \$444,498.68. This motion passed unanimously by roll call.

APPROVAL OF MINUTES

2. **March 23, 2010**

Mr. Plotnick motioned, seconded by Mr. Lamond, to approve the March 23, 2010 meeting minutes as amended. The motion passed unanimously.

MINUTES FOR POSTING

3. **April 13, 2010**

Mr. Plotnick motioned, seconded by Mr. Lamond, the posting of the April 13, 2010 meeting minutes. The motion passed unanimously.

PUBLIC COMMENT

The following individuals had issues at Lamplighter's Village:

- Mr. Joseph Stryjewski of 502 Hanley Court (regarding Board email glitches, standing water issues and deteriorating streets/sidewalks);
- Mr. Stanley Schwartzman of 604 Guildford Court (regarding sidewalk safety issues)

The following individual had a question regarding TEVA:

- Mr. Mike Kelly of 135 Muirfield Lane (regarding some follow-up zoning questions)

4. MANAGER'S REPORT.

Mr. Tieperman highlighted the following bulleted items in his report:

- Town Center Ordinance
- Quarterly Financial Report
- Tax Collection Committee Follow-up
- Capital Projects Updates
- Document Management Update
- BPT Mailings
- Staff Meeting Highlights
- Other Business

Town Center Ordinance

Mr. Tieperman asked for Supervisors feedback on the proposed Town Center Ordinance. The Board's consensus was that more discussion was needed before advertisement is authorized. Board members were asked to forward their comments and questions to the township manager for deliberation at a future meeting.

5. ENGINEER'S REPORT

Mr. Wieland updated the Board on the status of the Mary Barness Swim Club Project and the planned Folly/Pickertown traffic signal. Regarding the latter, the Central Bucks School District has resubmitted revised plans to address PennDOT comments on the addition of some handicap ramps.

NEW BUSINESS (ACTION/DISCUSSION ITEMS):

6. Consider land development proposal for Pal's Building, LLC, located at Limekiln Pike, tax parcel #50-004-095.

Ms. Carolyn Edwards, Esq., representing the applicant, provided a brief overview of the land development proposal for Pal's Building, LLC. She introduced Mr. John Pileggi, Jr., parcel owner, and Richard Stoneback, the project engineer. Mr. Stoneback reviewed the plan details for the above tax parcel, which is located across from the Pleasantville United Church of Christ along Limekiln Pike. The property is zoned PI-1 (Planned Industrial). Proposed is a 2-story commercial office building, which is a permitted use within the PI-1 District.

The following substantive comments were provided as background information:

- Zoning variances were granted to recognize the existing non-conformity of the proposed lot size and for the allowance of parking within 10 feet of the property lines;
- The Planning Commission has recommended approval of certain waivers, which were included in the applicant's transmittal letter;
- The plans comply with all ADA regulations as approved by the Township's commercial inspector;
- The plan addresses all comments made by Carroll Engineering Corporation in its letter dated March 24, 2010

Mr. Herb Sudfield, Esq. of Fox Rothschild, representing TEVA, provided some comments with respect to the need for a stormwater discharge easement. He confirmed that some stormwater discharged will empty into the adjacent property targeted for the TEVA development. He stated that TEVA does not

object to the requested waivers and that a traffic study is not needed for this area, as TEVA is already conducting one under a scope mandated by the Pennsylvania Department of Transportation.

Following the presentations the Board briefly deliberated on the proposal's merits. Ms. Edwards asked that the Board consider both preliminary and final approval since all comments have been addressed. Mr. Paul confirmed that the applicant will comply with the Township's sprinkler ordinance and all building code requirements.

Given these assurances, Mrs. Achenbach motioned, seconded by Mr. Plotnick, to approve both the preliminary and final plan land development proposal for Pal's Building, LLC as covered in the the Resolution prepared and read by Solicitor Casey. The motion passed unanimously.

7. Consider change in providers for the Township's ancillary insurance coverages.

Mr. Tieperman said the Township's current provider for ancillary insurance coverages has been Standard Insurance since 1996. He received a competitive insurance proposal from the Hartford Insurance Group and reviewed a side by side comparative analysis between the two companies. Hartford showed a potential savings of \$980 per month or an annualized savings of \$12,000 per year should the Township changeover to the Hartford.

Mrs. Achenbach motioned, seconded by Mr. Lamond, to consider change in providers for the Township's ancillary insurance coverages to Hartford Insurance Group subject to the solicitor's affirmative review effective May1, 2010. The motion passed unanimously.

8. Joint discussion with members for the Warrington Township Communications Advisory Board.

Carolyn Hanel distributed copies of the Board's mission statement and 2010 goals. Since no members were present at this meeting, it will be rescheduled.

OLD BUSINESS (ACTION/DISCUSSION ITEMS):

9. Discussion of Solar Energy Grant and revision to scope of Solar Energy project. Presentation by Mr. Paul Stepanoff, PE, Penn Renewables, Inc.

Mr. Paul Stepanoff, PE, with Penn Renewables, Inc. gave a brief power point presentation and discussed the Township's plans to construct a 103.2kW awning mounted photovoltaic system at the site of the existing Mary Barness Tennis and Swim Club at the corner of Freedoms Way and Liberty Lane. The foundation of the system will utilize relatively newly developed bifacial solar photovoltaic (PV) panels which can be assembled into a semi-transparent, waterproof, awning structure allowing about 15-20% of natural light to pass through, while capturing up to 130% of the PV panels nameplate capacity by collecting energy from both the front and back sides of the panels. The total cost of this project is \$972,000, which will be incorporated into a revised grant scope for consideration by the Department of Environmental Protect through the Commonwealth Solar Energy Grant Program.

ESCROW AND MAINTENANCE BOND RELEASES:

10. Consider request for Final Certificate of Completion #8 in the amount of \$34,930.43 for St. John Neumann Cemetery.

Mrs. Kiefer motioned, seconded by Mr. Lamond to approve the request for final certificate of completion #8 in the amount of \$34,930.43 for St. John Neumann Cemetery. The motion passed unanimously.

11. Consider transfer of financial security instruments for the Spognardi Office Building (Easton and Park Roads.)

Mr. Wieland indicated that some of the items on the final inspection punch list for the Spognardi Office Building still need to be addressed before dedication.

Mrs. Kiefer, motioned, seconded by Mr. Plotnick, to deny the dedication of public improvements for the Spognardi Tract. The motion passed unanimously.

12. Consider request for Certificate of Completion #7 in the amount of \$8,268.75 for Spognardi Office Building (Easton and Park Roads.)

Mrs. Kiefer motioned, seconded by Mr. Lamond, to approve the request for Certificate of Completion #7 in the amount of \$8,268.75 for Spognardi Office Building (Easton and Park Roads.) The motion passed unanimously.

SUPERVISORS' COMMENTS

Mr. Lamond stated that read in the newspaper that PennDOT will be doing some blasting for the 202 Parkway all along Section 711 as of 4/26/10. He asked Staff to investigate and confirm the scope of the blasting.

ADJOURNMENT

Mr. Lamond motioned, seconded by Mrs. Kiefer, to adjourn the meeting at 9:30 p.m. The motion passed unanimously.

Edited and Reviewed By:



Timothy J. Tieperman Township Manager