



WARRINGTON TOWNSHIP BOARD OF SUPERVISORS MINUTES FOR OCTOBER 26, 2010

The regular meeting of the Warrington Township Board of Supervisors was held on October 26, 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:

John Paul, Chairperson; Gerald B. Anderson, Vice Chairperson; Marianne Achenbach, Secretary; Michael W. Lamond, Jr., Assistant Secretary; Paul Plotnick, Member; Staff Present were Timothy J. Tieperman, Township Manager; William R. Casey, Esq., Township Solicitor; Richard Wieland, P.E., Township Engineer; Carolyn Hanel, Director of Administrative Services/Parks and Recreation; Fire Chief Michael J. Bean; Deputy Fire Chief Joseph Fuchs; Fire Company President Sal Azzara; Chief Thomas G. Mazzo, Warrington Community Ambulance Corps; and Barbara Livrone, Executive Assistant to the Township Manager.

RAFFLE AWARDS PRESENTED BY WARRINGTON FIRE COMPANY

Fire Chief Bean reported that on October 10 the Company held its Annual Fire Prevention Week Open House at Station 29. He introduced Deputy Fire Chief Joe Fuchs, who was the primary event coordinator. Others in attendance included Fire Company President Sal Azzara, and Kelly Zeldin, Assistant Manager with Target (sponsor of event). Mr. Fuchs said that this annual event reaches over 1,000 children who learn about the fire prevention program. He also acknowledged the two raffle winners: Adrianna Acors and Carl DiGiorgio. Both received new bikes.

WARRINGTON DAY VIDEO PRESENTATION

The Board viewed a 4-minute video, highlighting the September 1, 2010 Warrington Day festivities at Valley Square.

Monthly Reports from Warrington Fire Company (September 2010)

1. Warrington Fire Company Monthly Report (September 2010). Fire Chief Michael J. Bean reviewed his monthly report for September 2010 for the Warrington Fire Company. (See Attachment A)
2. Warrington Community Ambulance Corps (September 2010). Chief Thomas G. Mazzo reviewed his monthly report for September 2010 for the Warrington Community Ambulance Corps. (See Attachment B)

EXECUTIVE SESSION REPORT

Mr. Casey reported that an executive session meeting would be held at the conclusion of the regular meeting. Items under discussion include real estate and litigation issues.

APPROVAL OF BILL LIST:**3. October, 12, 2010 to October 26, 2010 - \$524,442.31**

Mr. Anderson motioned, seconded by Mrs. Achenbach, to approve the bill list from 10/12/10 to 10/26/10 totaling \$524,442.31. This motion passed by a roll call of 3-2. Mr. Lamond and Mr. Plotnick voted no.

It was suggested that, in the future, if Board members have any questions about any of the items on the bill list that they opt out and not vote for that specific item as opposed to voting against the total bill list.

Mr. Plotnick questioned a Lankford Landscaping invoice in the amount of \$900.00 on the bill list. Mr. Plotnick raised the question of a possible conflict of interest between John Paul and his employer, Lankford Landscaping. He also requested a copy of the October 26, 2010 meeting tape to review.

TEVA Update

Mr. Anderson reported on a meeting that he had last week with TEVA's attorney, Mr. Robert Gundlach. At that meeting he learned that TEVA had received updated correspondence from PennDOT, setting forth new conditions under which PennDOT would fund certain traffic improvements. In summary, TEVA currently has no guarantee from PennDOT that it will fund these traffic improvements. Until such guarantees are secured, TEVA will not be proceeding further in the approval phase. Given these updates, Mr. Anderson stated that it was not necessary to have the scheduled workshop on November 16, 2010 on the distribution center concept.

APPROVAL OF MINUTES:**4. September 21, 2010**

Mrs. Achenbach motioned, seconded by Mr. Plotnick, to approve the September 21, 2010 Meeting Minutes. The motion passed by a vote of 3-0. Mr. Anderson and Mr. Lamond abstained.

5. September 28, 2010

Mr. Anderson motioned, seconded by Mr. Lamond, to approve the September 28, 2010 Meeting Minutes as amended. The motion passed by a vote of 5-0.

Mr. Anderson asked for additional wording under Item 6 (Monthly Reports from Warrington Ambulance Corps (April through August 2010), which now reads that an engineering study had been done, which indicated that there are a lot of structural issues.

MINUTES FOR POSTING**6. October 5, 2010**

Mr. Anderson motioned, seconded by Mr. Lamond, to approve the posting of the October 5, 2010 Meeting Minutes. The motion passed by a vote of 5-0.

7. October 12, 2010

Mr. Anderson motioned, seconded by Mr. Lamond, to approve the posting of the October 12, 2010 Meeting Minutes. The motion passed by a vote of 5-0.

PUBLIC COMMENT

The following resident provided comment:

- Mr. Brian Sheehan of 2467 Greensward South (regarding waiving escrow fee of \$1,000 for transfer of liquor license for a future restaurant to be located in Warrington so that monies could be put back into the business).

8. MANAGER'S REPORT

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

- **Consent Item:** Review and consider approval for Change Order No. 4 for Palomino Farms Basin Silt Removal. Mr. Anderson motioned, seconded by Mr. Plotnick, to approve Change Order No. 4 for Palomino Farms Basin Silt Removal in the amount of \$637.37. This motion passed unanimously

NEW BUSINESS (ACTION/DISCUSSION ITEMS):**9. Continue deliberations on Draft 2011 Operating Budget and set dates for budget review meetings.**

Mr. Tieperman will be setting dates for the 2011 Operating Budget review meetings. The Board concurred with setting a special meeting date of November 16, 2010 for the preliminary budget review.

10. Presentation of Revised Concept Plan for the Penrose Tract.

Attorney William Benner, Esq., appeared on behalf of Metro Development Company to present a revised concept plan for the Penrose Tract. Also present were Mr. Michael Grasso and Mr. Jack Schneider, project engineer. The Board had last reviewed the concept plan at its July 27, 2010 meeting. At that meeting the Board had requested that Metro consider revising the Plan to eliminate the connection with the Hampton Greene's development and explore the possibility of a connection to Paul Valley Boulevard.

Mr. Benner said there was some discussion with Pulte Group representatives about the residential components and proposed amenities for the new homeowner's association. Also discussed were issues concerning internal traffic circulation patterns, with a particular focus on pedestrian and/or vehicular connections with Costner Drive and possible connections with Paul Valley Boulevard.

Mr. Schneider and Mr. Grasso reviewed Metro's continuing and evolving vision for this development, including possible Paul Valley connection. Mr. Benner said that short of condemnation, there still remains some legal impediments to acquiring the necessary right-of-ways, short of condemnation. He stated that negotiations continue, however.

Mr. Schneider explained that the 67 acre tract is zoned Central Business District (CBD) with mixed use options. The zoning currently requires three (3) minimum uses. The applicant is proposing four (4) uses: Retail, hotel, residential and banking.

Board members provided some preliminary feedback on issues such as traffic configuration, storm water management and historic preservation of the old Penrose homestead.

Board members were also polled to determine whether or not they would consider condemnation to acquire additional roadway. The polling results were as follows: Mr. Plotnick – yes; Mr. Lamond – yes; Mrs. Achenbach – yes; Mr. Anderson - yes; and Mr. Paul – yes. Speaking on behalf of the Board, Mr. Paul said the Board has approved the concept as presented, assuming the Board has the legal authority to exercise its eminent domain powers to gain additional roadway access for traffic safety issues. Mr. Casey will investigate this and report back at future Board meeting.

The following residents offered comments on the revised concept plan:

Mr. Wayne Bullock suggested that a consideration of an easement be maintained so that in the future there could be a road put in off Costner Drive. Mr. Paul said he had received a petition from the Hampton Greene residents asking that an easement not be considered off of Costner Drive.

11. Consider adoption of a Resolution for a Preliminary/Final Burke Lot Line Change to TMP 50-046-046 and 50-004-161 (located northeasterly of the intersection of Bellflower and Buttercup Boulevards).

Mr. Anderson motioned, seconded by Mr. Plotnick to adopt a Resolution for a Preliminary/Final Burke Lot Line Change to TMP 50-046-046 and 50-004-161 (located northeasterly of the intersection of Bellflower and Buttercup Boulevards). This motion passed unanimously.

12. Consider approval for Landlord Consent Agreement for Tower One (Valley Road Cell Tower).

Mr. Casey reported that the bank is asking for the township to approve the Landlord Consent Agreement for Tower One (Valley Road Cell Tower).

Mr. Anderson motioned, seconded by Mr. Lamond, to table this approval until the November 9, 2010 meeting to allow fellow Board members more time to review the agreement. The motion passed unanimously.

OTHER BUSINESS (ACTION/DISCUSSION ITEMS):

13. Consider action to join the PSATS Unemployment Trust.

Mr. Anderson motioned, seconded by Mr. Lamond to join the PSATS Unemployment Trust. The motion passed unanimously.

ESCROW AND MAINTENANCE BOND RELEASES:

14. Consider request for release of 18-Month Maintenance Bond for the public water line for Retail at Warrington (BJ's).

Mr. Anderson motioned, seconded by Mrs. Achenbach to approve the release of the 18-Month Maintenance Bond for the public water line for Retail at Warrington (BJ's). This motion passed unanimously.

SUPERVISORS' COMMENTS

- **Phasing of Projects**

Mr. Anderson suggested that the Board discuss at its next meeting the procedures for retaining escrow fees when projects are phased. Mr. Paul recommended alternatively that the Board engage outside legal counsel to review the current procedures and make appropriate policy recommendations (if any) to avoid the issues currently impacting the Lamplighter Villas development. This will be discussed at a future meeting.

- **Property Clean-Up at Valley Square**

Mrs. Janice Devito of 1881 Walnut Avenue asked when the property located on Route 611 (old Exxon Station) was going to be cleaned up. The township manager was directed to contact the owner to see that this clean-up work is completed. (See attached letter).

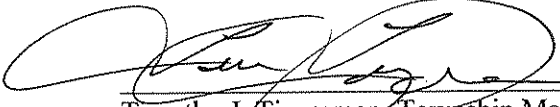
- **Hampton Greene Petition**

Mr. Paul said he has received a petition from the Hampton Greene Homeowners Association with 81 signatures requesting that Costner Drive be resurfaced. Mr. Paul said he would be setting a date for the Board to take a fall road inspection in mid-November. (See attached petition).

ADJOURNMENT

Mr. Plotnick motioned, seconded by Mr. Lamond, to adjourn the meeting at 9:10 p.m. The motion passed unanimously.

Edited and Reviewed By:



Timothy J. Tieperman, Township Manager

Attachment A



Warrington Township Fire Company No. 1

2310 Freedoms Way / P.O. Box 748
Warrington, Pa 18976
P:215-343-0544 F:215-343-2998



1. 39 Fire Calls for September
2. 1 QRS calls
3. 3 Drill sessions
4. Mutual Aid Given:
 - Chalfont Fire Co. 1
 - Warminster Fire Co. 1
 - Monco 15 2
 - Monco 18 1
5. Mutual Aid Received:
 - Chalfont Fire Co. 1
 - Doylestown Fire Co. 3
 - Warminster Fire Co. 3
 - Hartsville Fire Co. 2
6. Average Members per call 12
7. Average Response Time 8:09
8. Staff Hours Fire Calls 182
9. Staff Hours Training 210
10. Staff Hours Non-Inc Act 1,434

Reported By,
Michael J. Bean
Michael J. Bean
Fire Chief

Attachment B

Chief's Report September 2010

Submitted,

Thomas G. Mazza

Executive Director/Chief

Warrington Community Ambulance Corps

Warrington



Township

852 EASTON ROAD, WARRINGTON, PA 18976
215-343-9350 ■ FAX 215-343-5944
www.warringtontownship.org

BOARD OF SUPERVISORS
JOHN R. PAUL, Chairperson
GERALD B. ANDERSON, Vice Chairperson
MARIANNE ACHENBACH, Secretary
MICHAEL W. LAMOND, JR. Asst Secretary
PAUL H. PLOTNICK, Member

TOWNSHIP MANAGER
TIMOTHY J. TIEPERMAN

October 27, 2010

Mr. David Grasso
30 South 15th Street
Suite 1000
Philadelphia, PA 19102

RE: CONDITIONS AT PHASE I SITE

Dear Mr. Grasso:

At the October 26, 2010 meeting of the Board of Supervisors, there were some comments raised regarding the general conditions of the former Exxon site, which is part of the future Phase 1 development plans associated with the Valley Square development. While there's general understanding that current economic conditions have prevented the completion of this phase, the current state of this area is not attractive, particularly given its close proximity to Route 611 and Street Road, which is one of the Township's major arterial intersections.

The Board respectfully requests that you initiate some cosmetic improvements to this general area until such time that development commences. Suggested recommendations include the razing of the abandoned Exxon building, general grading and other landscaping improvements to improve the aesthetics of this highly visible parcel.

On a further note, please contact us regarding capping water and sewer service, pumping out any grease traps, and any permits to remove any underground tanks.

We appreciate your cooperation in making these improvements and would be happy to discuss with you some options at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy J. Tieperman", written over a horizontal line.

Timothy J. Tieperman
Manager

TJT/bjl

Hampton Greens

Condominium Association

October 20, 2010

Mr. James Bradshaw, Chairman
Board of Supervisors
Warrington Township
852 Easton Road
Warrington, PA 18976

Re: Petition to Repave Costner Drive

Dear Mr. Bradshaw,

A petition signed by eighty-one (81) members of the Hampton Greens Condominium Association is enclosed. This petition requests that Warrington Township repave Costner Drive, a township dedicated street, which runs through the center of the Association.

Although Warrington Township has performed repairs to the roadway in the past, the marked deterioration of the roadway now calls for the surface to be completely repaved.

Please give this matter consideration at the next Board of Supervisors meeting. A written reply is requested which can be copied and reproduced to the membership.

The Board of Directors greatly appreciates your service and dedication to the residents of Warrington Township in maintaining an attractive community that is responsive to the needs of its residents.

Questions concerning this request may be directed to the Board of Directors through Mr. Stanley Elgart, Board President, at 215-343-4027, or to Eric Lindbloom, Property Manager, at 215-343-1550.

Sincerely,

Board of Directors
HAMPTON GREENS CONDOMINIUM ASSOCIATION

/kl

Enclosure: Signed petitions from 81 unit owners

cc: Mr. Stanley Elgart, President, 344 Hackberry Court, Warrington, PA 18976
Ms. Adria Mednitsky, 1st Vice President, 24 Basswood Court, Warrington, PA 18976
Ms. Nicole Salome, 2nd Vice President, 111 Basswood Court, Warrington, PA 18976
Ms. Joan Funk, Treasurer, 343 Hackberry Court, Warrington, PA 18976
Ms. Loretta Shugart, Secretary, 402 Redbud Court, Warrington, PA 18976