



## WARRINGTON TOWNSHIP BOARD OF SUPERVISORS MINUTES FOR AUGUST 23, 2011

The regular meeting of the Warrington Township Board of Supervisors was held on August 23, 2011, 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 Anderson, Vice Chairperson; and Paul Plotnick, Member. Absent and excused were Marianne Achenbach and Michael W. Lamond, Jr. Staff Present were Timothy J. Tieperman, Township Manager; William R. Casey, Esq., Township Solicitor; Richard Wieland, P.E., Township Engineer; and Barbara Livrone, Executive Secretary.

### **EXECUTIVE SESSION REPORT**

Mr. Casey said there was no executive session report.

### **APPROVAL OF BILL LIST:**

#### 1. **August 9, 2011 to August 23, 2011 - \$528,357.92**

Mr. Anderson motioned, seconded by Mr. Plotnick, to approve the bill list from 8/9/11 to 8/23/11 totaling \$528,357.92. This motion passed by a roll call vote of 3-0.

### **APPROVAL OF MINUTES:**

#### 2. **July 26, 2011**

Mr. Anderson motioned, seconded by Mr. Plotnick, to table approval of the July 26, 2011 Meeting Minutes. The motion passed by a vote of 3-0.

### **MINUTES FOR POSTING:**

#### 3. **August 9, 2011**

Mr. Anderson motioned, seconded by Mr. Plotnick, to approve the posting of the minutes of the August 9, 2011 Meeting. The motion passed by a vote of 3-0.

#### 4. **Review and consider proposed remedy to address traffic volume and sight distance issues related to the Victory Gardens composting operations at the Garges Farm.**

Herbert Sudfeld, legal counsel for Victory Gardens reviewed the overall design plans of Garges Farm that their engineers from Gilmore & Associates, Inc. had prepared. Representing Gilmore Associates, Mr. Eric S. Clase review the design alternatives currently being explored to help remedy traffic and site distance issues from the Victory Gardens operations at the Garges Farm. Mr. Clase stated the goals were to improve the turning radius onto Pickertwon Road and to resolve the Pickertown Road sight distance problem as well as finding a viable secondary access onto Folly and Bristol Roads. He noted the revised design will facilitate an increased turning radius onto Pickertown without crossing the yellow line. He indicated that some clearing will be necessary on Pickertown's left side to improve sight distance.

During the course of the design work, Mr. Sudfeld explained that Victory Gardens is recommending a traffic pattern plan for the truck traffic, which would essentially remove trucks from Pickertown Road between the hours of 6:00 a.m. and 8:00 a.m. and again between the hours of 6:00 p.m. and 9:00 p.m. During these times trucks will be diverted to the Folly Road exit, then onto the signalized intersection at Bristol Road, where they will turn right to access Route 611.

Mr. Paul said the Township needs to look at a more effective means of diverting these traffic volumes along various route which poses the least impact for the surrounding residents. Mr. Sudfeld emphasized that this plan is preliminary.

Mr. Anderson suggested that a statistical plan be prepared on a week's peak load of traffic being dispersed in and out of the site and report back their findings at an upcoming Board meeting.

Residents John McConnell (206 Trellis Drive) and Kristin Gassman (114 Arbor Ridge Drive) offered comments on the preliminary design. A resident impacted by the Folly Road exit was also in attendance to protest divert traffic past his property onto Folly Road.

In responding to timeline requests, Mr. Sudfeld stated that Victory Gardens and their engineers should have a progress report ready in time for the Board's September 27, 2011 meeting.

#### 5. **MANAGER'S REPORT:**

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

a. **Consent Item: Timber Lane Change Order.**

Mr. Anderson motioned, seconded by Mr. Plotnick to approve the Timber Lane Change Order in the amount of \$3,000.00. The motion passed unanimously.

b. **Consent Item: Veterans Monument Resolution.**

Mr. Anderson motioned, seconded by Mr. Plotnick, to direct the Solicitor to redraft a comprehensive and Resolution codifying the criteria under which Warrington veterans may qualify for listing on the Warrington War Monument. The motion passed unanimously. It will be tentatively schedule for action at the September 13, 2011 Meeting.

c. **Consent Item: 2011 Road Bid Reconsideration.**

Mr. Anderson motioned, seconded by Mr. Plotnick, to award the street portion of the bid only to Blooming Glen in the amount of \$391,882.00. The motion passed unanimously.

d. **Consent Item: Utility Audit Authorization.**

Mr. Anderson motioned, seconded by Mr. Plotnick to approve the engagement of Commercial Utility Consultants (CRC), of West Chester, to perform a utility audit of all township electric, gas and telephone land lines to determine whether the Township is being charged property utility rates. The motion passed unanimously, subject to the contract's affirmative review by the Township Solicitor.

e. **Consent Item: Appointment of EAC Associated Member.**

Mr. Anderson motioned, seconded by Mr. Plotnick to approve the appointment of Miss Sammi Serratore to the Environmental Advisory Council (EAC) as an associate member. The motion passed unanimously.

**General Updates**

a. **Warrington Township Carnival Days Update.**

Mr. Tieperman reported that the Township is accepting vendor application for the upcoming Warrington Day(s) at Valley Square from Friday, September 9, 2011 through Sunday September 11, 2011 at the Valley Square Shopping Center. Vendors are being asked to provide their own tents, tables and chairs for this event. The goal this year is to preserve some semblance of Warrington Day and to break-event financially.

b. **10 Folly Road Schoolhouse.**

Mr. Tieperman reported that Mr. Casey and he had met with Gary Schlecter. Mr. Schlecter has completed the required paperwork for a separate 501 (c)(2) foundation and is meeting with the Historical Society to determine their feelings toward the current project scope. Mr. Paul stated he received a request from the Historic Commission to reenergize the utilities at the building so that a dehumidifier would be installed to prevent further property deterioration.

Mr. Anderson recommended the Solicitor prepare the appropriate language for Mr. Schlecter's review so the project can move forward. This will be scheduled tentative for the September 13, 2011 meeting.

c. **Community Development Block Grant.**

Mr. Tieperman reported that the Township is eligible to apply for formula funding through the 2012 Community Development Block Grant Program. He stated the Township will be placing the required advertisement to hold a public hearing on September 13, 2011 to receive public comments on qualified grant projects. Meanwhile, Staff will begin evaluating viable projects within the qualified Census Tract areas for discussion at the September 13, 2011 meeting.

6. **ENGINEER'S REPORT:**

a. **Barness Greensward Trail Program Construction.**

Mr. Wieland reported the pedestrian trail between Barness Road and Greensward for the Titus School access has been completed.

b. **Arabian Road Sidewalk Extension at Deer Valley.**

Mr. Wieland reported the Arabian Road sidewalk extension at Deer Valley has been completed.

**NEW BUSINESS (ACTION/DISCUSSION ITEMS):****7. Review WTPC request for professional assistance to amend Chapter 22, Section 325-326 of the Township Code to improve landscape performance standards.**

Mr. Anderson motioned, seconded by Mr. Plotnick to approve Carroll Engineering's proposal to provide professional planning services to amend Chapter 22, Section 325 and 326 of the Township Code to improve landscape performance standards in an amount not to exceed \$3,800. The motion passed unanimously.

**8. Consider appointment (s) to the Historic Commission.**

Mr. Paul motioned, seconded by Mr. Plotnick to appoint Mary Catherine Bigam and Ann M. Grochowiak to the Warrington Historic Commission. The motion passed unanimously.

**SUPERVISORS' COMMENTS****Lighting Fixtures on Paul Valley Road**

Mr. Anderson requested the maintenance of the lighting fixtures on Paul Valley Road be undertaken and directed the Township Manager to see that those improvements are made.

**Bradford Dam**

Mr. Anderson requested a letter be sent to the Bucks County Commissioners thanking them for their efforts in removing the invasive water chestnuts from the Bradford Dam. The Township Manager was asked to draft a letter for Board review and signature before it's submitted to the Commissioners.

**Neshaminy Hotel**

Mr. Anderson said he doesn't believe that the Heritage Conservancy has any interest in seeking that the Neshaminy Hotel be declared a historic structure. He would like to request that the beer distributor attend our Board meeting to see if he is interested in setting up his business at this location.

**Police Department**

Mr. Anderson reported that he had a second contract negotiation meeting with the WPBA. One of the issues discussed was the overall condition of the Police Department plant. He stated the facility is in dire need for updating, including but not limited to painting, new carpeting, and furniture to make it more presentable. He asked that the Township Manager check into getting some prices to have these improvement made soon.

**Other Comments:****Brush Along Kelly Road**

Mr. Wayne Bullock requested that the Township cut back the overgrown brush along Kelly Road due to visibility issues.

**Island at Intersection of Folly & Pickertown Roads**

Mr. Wayne Bullock requested that the Township check out the inlet located at the intersection of Folly & Pickertown Roads. He said the inlet was not installed in the right spot. Whenever it rains, the amount of water turns it into a lake.

**ADJOURNMENT**

Mr. Anderson motioned, seconded by Mr. Plotnick, to adjourn the meeting at 8:35 p.m. The motion passed unanimously.

Edited and Reviewed By:



---

Timothy J. Tieperman, Township Manager