



## WARRINGTON TOWNSHIP BOARD OF SUPERVISORS MINUTES FOR SEPTEMBER 27, 2011

The regular meeting of the Warrington Township Board of Supervisors was held on September 27, 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; Marianne Achenbach, Secretary; Michael W. Lamond, Jr., Assistant Secretary; and Paul H. Plotnick, Member. Staff Present were Timothy J. Tieperman, Township Manager; William R. Casey, Esq., Township Solicitor; Richard Wieland, P.E., Township Engineer; Barry Lubber, Chief Financial Officer; and Barbara Livrone, Executive Assistant to the Township Manager. Excused: Gerald Anderson.

### **EXECUTIVE SESSION REPORT**

Mr. Casey said there was an executive session held regarding litigation issues for Pete's Express Car Wash.

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

#### 1. **September 13, 2011 to September 27, 2011 - \$447,200.93**

Mrs. Achenbach motioned, seconded by Mr. Lamond, to approve the bill list from 9/13/11 to 9/27/11 totaling \$447,200.93. This motion passed by a roll call vote of 4-0.

### **APPROVAL OF MINUTES:**

#### 2. **August 23, 2011**

Mr. Plotnick motioned, seconded by Mr. Lamond, to table the August 23, 2011 Meeting Minutes. The motion passed by a vote of 4-0.

### **MINUTES FOR POSTING:**

#### 3. **September 13, 2011**

Mrs. Achenbach motioned, seconded by Mr. Lamond, to approve the posting of the September 13, 2011 Meeting Minutes. The motion passed by a vote of 4-0.

### **PUBLIC COMMENT**

The following residents offered comments:

- Mr. Ted Cicci (407 Prescott Court) regarding removal of trailer at abandoned house along Phillips Avenue.
- Mr. Stan Schwartzman (604 Guilford Court) regarding status of Lamplighter escrow monies.

- Mr. Donald Warner (866 Geranium Drive) regarding alleged pumping station failure as a result of the recent tropical storms Irene and Lee.
- Mr. Thomas Spoltore (865 Geranium Drive) regarding alleged pumping station failure at the Bluestone Creek Development.

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

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

a. **Consent Item: Veterans Affairs Committee Resolution – War Monument Qualifications Criteria.**

Mr. Plotnick reviewed the revised qualifications criteria for the inclusion of veterans' names on the Warrington War Monument. He also stated that the Township is looking to fill three (3) vacancies on the Veterans Advisory Board. Mrs. Achenbach motioned, seconded by Mr. Lamond, to approve the codified Resolution establishing new qualifications criteria for the monument. The motion passed unanimously.

b. **Consent Item: Debt Management Policy (Recommended by Finance Committee.)**

Mr. Barry Luber reviewed the proposed Debt Management Policy, which was introduced at the Board's last meeting and subsequently reviewed by the Permanent Finance Committee. Mrs. Achenbach motioned, seconded by Mr. Lamond, to approve Policy #2 – Debt Management Policy as recommended by the Township Manager and Chief Financial Officer. The motion passed unanimously.

#### **General Updates**

a. **Irene and Lee Flood Updates.**

Copies of the updated press release were made available for Bucks County residents eligible for individual assistance from Federal Emergency Management Agency (FEMA) due to damage from Tropical Storm Lee and Hurricane Irene.

b. **Victory Gardens Update.**

Mr. Tieperman reviewed the email updates from Victory Gardens' counsel regarding a progress report on the Pickertown/Folly Road intersection traffic concerns as well as the noise complaints at VG's 611 business.

c. **Bucks County Stormwater Amendments.**

Mr. Tieperman reviewed the Bucks County Stormwater Amendments and noted that the Pennsylvania Department of Environmental Protection (PaDEP) has agreed to a change in the language of the exemption criteria in the Neshaminy Stormwater Management Plan. Volume control requirements no longer apply to projects which propose less than 1,000 square feet of impervious surface.

Mrs. Achenbach motioned, seconded by Mr. Lamond, to approve the advertisement for a hearing to adopt an Ordinance revision to its Stormwater Ordinance for the Neshaminy Creek Watershed (Act 167). The motion passed unanimously.

d. **Conditional Use Application Filings.**

Mr. Tieperman reported that we have received an application for a cell tower to be located at 320 Lower State Road, which will need to be addressed at a future Board meeting.

e. **2012 Budget Update.**

Mr. Tieperman reviewed the timeline for the 2012 Budget Schedule. He indicated that the 2012 Proposed Budget would be delivered to the Board on 11/11/11 and that the formal budget presentation will be made at the November 22, 2011 public meeting. Final budget action would be considerate at the Board's December 13, 2011 public meeting.

5. **ENGINEER'S REPORT:**

a. **Ridings at Folly Farms.**

Mr. Wieland updated the Board on the Riding at Folly Farms development being built by the Cutler Group, which is located at Folly & County Line Roads that was previously approved by the Board in June 2011. He noted the requirements for the two sets of mylars, which would require the Board's signatures at a later date.

6. **SOLICITOR'S REPORT:**

a. **Escrow Monies for Lamplighter Village Improvements.**

Mr. Casey reported that he has been in negotiations with the attorney for Wells Fargo Bank regarding the escrow monies for Phases 1, 2, and 3 being held by them for Lamplighter Village. He said we have come to a plan of action that will hopefully transfer the escrow monies and have that plan implemented immediately pending Court action. He'll keep the Board updated.

**NEW BUSINESS (ACTION/DISCUSSION ITEMS):**

7. **Review informal sketch plan for 308 Easton Road (aka former Neshaminy Hotel).**

Thomas R. Hackers, attorney for Joe Bounds, presented an informal sketch plan for the potential redevelopment of 308 Easton Road (aka Neshaminy Hotel). Prepared by Pro Tract Engineering, the plan shows three (3) new retail sales buildings containing 19,851 square feet with associated parking areas and access drives. The property is zone C-2 (Commercial District). The applicant was seeking preliminary feedback from the Supervisors regarding the informal sketch plan.

8. **Consider adoption of Resolution authorizing submission of a 2012 Community Development Block Grant (CDBG) Application.**

Mr. Tieperman gave a brief background on the projects being considered for the FY 2011 and FY 2012 programs through the County's Community Development Block Grant (CDBG) program. Total grant monies would not exceed \$286,000 with a minimum Township match of \$50,000. Mrs. Achenbach motioned, seconded by Mr. Lamond, to adopt the Resolution authorizing submission of an Application to the Bucks County Community Development Block Grant (CDBG) program for stormwater improvements in the Neshaminy Gardens area of Warrington Township. The motion passed unanimously.

**OLD BUSINESS (ACTION/DISCUSSION ITEMS):****9. Pete's Car Wash Stipulation Agreement.**

Mr. Robert Gundlach, attorney for Pete's Express 611, LP summarized the history of the Pete's Car Wash applications, including the expenses incurred by his client associated with the alleged Township's delays to date.

Mrs. Achenbach motioned, seconded by Mr. Plotnick, to table the discussion on the proposed Stipulation Agreement due to the absence of Board member, Gerald Anderson. The motion passed by a vote of 3-1. Mr. Paul abstained.

Mr. Gundlach asked the Township Solicitor to poll the Board to see if they had any additional concerns that still need to be addressed in preparation for the Board's October 11 meeting. He asked that these comments be forwarded to him in advance of this meeting so that any pending issues/concerns could be adequately addressed.

**SUPERVISORS' COMMENTS****10. Reflections on 2011 Warrington Day (s)**

Copies of the 2011 Carnival Summary were reviewed. Mr. Tieperman is looking for Board feedback in order to move forward in the planning of next year's 2012 Warrington Day. Mr. Paul suggested the Township look at different proposals in the planning process and suggested we set one night for civic organizations to participate and two additional nights for the Carnival for 2012. He felt this year's venue was more of a Carnival atmosphere as opposed to the previous Warrington Days that were held.

**ADJOURNMENT**

Mrs. Achenbach motioned, seconded by Mr. Lamond, to adjourn the meeting at 8:46 p.m. The motion passed unanimously.

Edited and Reviewed By:



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Timothy J. Tieperman, Township Manager