



WARRINGTON TOWNSHIP BOARD OF SUPERVISORS MINUTES FOR JULY 26, 2011

The regular meeting of the Warrington Township Board of Supervisors was held on July 26, 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 Plotnick, Member. Staff Present were Timothy J. Tieperman, Township Manager; William R. Casey, Esq., Township Solicitor; and Barbara Livrone, Assistant to the Director. Absent and excused were Supervisor Gerald Anderson and Township Engineer Richard Wieland.

EXECUTIVE SESSION REPORT

There was no executive session report.

APPROVAL OF BILL LIST:

1. July 12, 2011 to July 26, 2011 - \$599,205.97

Mrs. Achenbach motioned, seconded by Mr. Plotnick, to approve the bill list from 7/12/11 to 7/26/11 totaling \$599,205.97. This motion passed by a roll call vote of 4-0.

APPROVAL OF MINUTES:

2. June 28, 2011

Mrs. Achenbach motioned, seconded by Mr. Plotnick, to approve the June 28, 2011 Meeting Minutes as amended. The motion passed by a vote of 4-0.

MINUTES FOR POSTING:

3. July 12, 2011

Mrs. Achenbach motioned, seconded by Mr. Lamond, to approve the posting of the minutes of the July 12, 2011 Meeting. The motion passed by a vote of 4-0.

PUBLIC COMMENT

The following residents offered comments:

- Joe Stryjewski of 502 Hanley Court (regarding Katz bankruptcy and Lamplighter escrows)

Mrs. Achenbach motioned, seconded by Mr. Lamond to adjourn the regular meeting at 7:40 p.m. The motion passed unanimously.

4. PUBLIC HEARING:

- a. To discuss and consider a conditional use application by Penrose Walk (formerly Sunrise Court Associates, LP) to allow the property to be developed with a two family semi-detached dwelling cluster development. This is a conditional use requirement under Section 803 (a) of the Warrington Township Zoning Ordinance (Chapter 27) as amended.
 - i. Transportation Impact Study.
 - ii. Transcript from June 28, 2011 meeting.
 - iii. Transcript from July 12, 2011 meeting.

The full edited transcript of this public hearing is attached to these minutes as **Attachment A**. The regular meeting reconvened at 9:23 p.m.

5. MANAGER'S REPORT:

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

a. Consent Item: Document Management Upgrade Proposal

Mr. Tieperman asked for the Board's consent to acquire an OCR module upgrade to the existing document management system. Ms. Achenbach raised concerns over whether this program will improve the Township's search capability or whether additional modules would need to be purchased in the future. Mr. Plotnick volunteered to visit other site installations that run the OCR module and report back with his recommendations/findings at the August 9, 2011 meeting. Members concurred to table, pending receipt of Mr. Plotnick's report.

6. SOLICITOR'S REPORT:

Mr. Casey advised the Board that the tax collector's suit has been accepted for review by the Pennsylvania Supreme Court.

NEW BUSINESS (ACTION/DISCUSSION ITEMS):**7. Monthly Report from Warrington Fire Company and Warrington Ambulance Corps (May & June 2011).**

Deputy Fire Chief Joe Fuchs reviewed the Company's May and June monthly reports. He commended John Bonargo and the DPW staff for their progress is satisfying a number of punchlist items at Station 78. He stated the Department participated in the Christmas in July celebration at the Mary Barnes Swim Club on July 24. He announced other upcoming activities: (1) National Safety Night for Awareness of Crimes and Demonstrations (sponsored by Target on August 2 from 6-9); and (2) Fire Prevention Open House (October 9, 2011 from 12 to 3).

Chief Thomas Mazzo reviewed the May and June monthly reports. He anticipates that the buildings' completion will be done by the second week in August weather permitting. Mr. Mazzo requested from the Solicitor a formalized contract between the Ambulance and the Township.

Mr. Lamond stated that Warwick Township has been using Warrington ambulance and has not given mutual aid or any financial support to Warrington Ambulance Corps.

8. Review and consider adoption of Resolution for Preliminary/Final Plan for 525 Easton Road (aka Tran Nail Salon), Tax Map Parcel No. 50-032-044.

Ronald Isgate, Mr. Tran's attorney from Isgate & Chiccarine, P.C., reviewed the Preliminary/Final Plan for 525 Easton Road (aka Tran Nail Salon).

Mr. Lamond motioned, seconded by Mr. Plotnick, to adopt the Resolution for the Preliminary/Final Plan for 525 Easton Road (aka Tran Nail Salon), Tax Map Parcel No. 50-032-044. The motion passed unanimously. Adopted Resolution is enclosed to these minutes as **Attachment B**.

ESCROW AND MAINTENANCE BOND RELEASES:

9. Consider Final Escrow Release in the amount of One Hundred Sixty Nine Thousand Three Hundred Eighty Five Dollars and Forty One Cents (\$169,385.41) for the Stone Manor Hotel Site located at the Stone Manor Corporate Center, Kelly Road, Warrington, PA

Mr. Plotnick motioned, seconded by Mrs. Achenbach, to approve the final escrow release in the amount of One Hundred Sixty Nine Thousand Three Hundred Eighty Five Dollars and Forty One Cents (\$169,385.41) for the Stone Manor Hotel Site located at the Stone Manor Corporate Center, Kelly Road, Warrington, PA, contingent upon receipt of the hard copy of the township engineer's report. The motion passed unanimously.

10. Consider Final Escrow Release in the amount of Ninety Seven Thousand Five Hundred Thirty Eight Dollars and Eighty Eight Cents (\$97,538.88) for Pleasantville United Church of Christ located at 3424 Limekiln Pike, Warrington, PA & acceptance of 18 Month Maintenance Security.

Mr. Plotnick motioned, seconded by Mr. Lamond, to approve the final escrow release in the amount of Ninety Seven Thousand Five Hundred Thirty Eight Dollars and Eighty Eight Cents (\$97,538.88) for the Pleasantville United Church of Christ located at 3424 Limekiln Pike, Warrington, PA and acceptance of 18 Month Maintenance Security contingent upon the correction of the tax parcel # in the easement agreement by the church. The motion passed unanimously.

EXTENSION REQUESTS

11. Consider Letter of Extension Request for Leslie Burrage and Penn Valley Pump Preliminary Land Development application located at 998 Easton Road, Tax Parcel #50-010-106.

Mrs. Achenbach motioned, seconded by Mr. Plotnick, to approve the letter of extension request for Leslie Burrage and Penn Valley Pump Preliminary Land Development application located at 998 Easton Road, Tax Parcel #50-010-106. The motion passed unanimously.

SUPERVISORS' COMMENTS

Changes to TDR Board

Mr. Plotnick reported that the township would be receiving a letter shortly from Planning Commission Chair Shirley Yannich, notifying them of the two most recent members who would be serving on the TDR Board.

Veterans Advisory Board

Mr. Plotnick said the Veterans Advisory Board has made some recommendations for wording to be included on the Veterans Memorial Wall. He said they used guidelines that have been used by other veterans' organizations. These recommendations will be forthcoming for the Board's August 9 meeting. This will be placed on the Manager's consent agenda.

Vacancies on Advisory Boards

Mr. Paul announced that prior to the next Board's meeting on August 9, the Board will be conducting some pre-meeting interviews with individuals to fill some vacancies on various advisory boards. They are scheduled for 6:30, 6:45 and 7:00, respectively.

Doylestown Township's Carnival at Turk Road Park

Mr. Paul reported that Doylestown Township is holding a carnival running from 9/8-18/11 at Turk Road Park. He said the carnival has agreed to be responsible for the security and parking for that event. Playoffs will be held on these fields at that time and his concern is with the overflow parking that will be needed to accommodate the anticipated crowds and feels that steps need to be taken to alleviate congestion in this area.

Warrington's Carnival Day

Mr. Tieperman reported that Warrington would be holding a Carnival Day on from September 9 to September 11, 2011. This activity would replace the former Warrington Day held at Valley Square.

Twin Oaks Day Camp

Mr. Tieperman spoke briefly on some feedback that he's received from some Supervisors regarding this year's Twin Oak's Day Camp program. The Park Board will be conducting a mid-season review at its meeting on Thursday and encouraged public to offer their comments. Ms. Achenbach asked for a financial status report of the Camp's operations.

ADJOURNMENT

Mr. Lamond motioned, seconded by Mrs. Achenbach, to adjourn the meeting at 10:04 p.m. The motion passed unanimously.

Edited and Reviewed By:



Timothy J. Tieperman, Township Manager