



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES FOR MAY 10, 2011**

The regular meeting of the Warrington Township Board of Supervisors was held on May 10, 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; 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; Richard Wieland, P.E., Township Engineer; Vivian Bell, Township Treasurer; and Barbara Livrone, Executive Assistant to the Township Manager.

EXECUTIVE SESSION REPORT

Mr. Casey reported that discussions were held on 1) Possible litigation for previous audits; and 2) Personnel issues.

APPROVAL OF BILL LIST:

1. **April 26, 2011 to May 10, 2011 - \$593,640.80**

Mr. Anderson motioned, seconded by Mr. Lamond, to approve the bill list from 4/26/11 to 5/10/11 totaling \$593,640.80. Mrs. Achenbach questioned an invoice and the bill list total was adjusted to reflect the removal pending further research. This motion passed by a roll call vote of 5-0.

APPROVAL OF MINUTES:

2. **March 22, 2011**

Mr. Anderson motioned, seconded by Mr. Lamond, to table approval of the March 22, 2011 Meeting Minutes. The motion passed by a vote of 5-0.

3. **April 12, 2011**

Mr. Anderson motioned, seconded by Mr. Lamond, to approve the minutes of the April 12, 2011 Meeting. The motion passed by a vote of 5-0.

MINUTES FOR POSTING:

4. **April 26, 2011**

Mr. Anderson motioned, seconded by Mr. Lamond, to approve the posting of the minutes of the April 26, 2011 Meeting. The motion passed by a vote of 5-0.

5. VACANCY ON THE VETERANS AFFAIRS COMMITTEE

Mr. Lamond motioned, seconded by Mrs. Achenbach to appoint Commander Todd Polenchock, U.S. Navy (Retired) as a volunteer to the Veterans Affairs Committee. The motion passed unanimously.

6. **MANAGER'S REPORT:**

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

1. **Consent Item:** Pension Board Recommendation that we go with a RFP Process for our backup operations.

Mr. Anderson asked what the procedure in the township was for a RFP. He said with an RFP you have the ability to negotiate after you award the contract. He recommended that a group of professionals screen the RFP first and refer them to the Board for their review. He would like a procedure established that can be followed not only for this RFP but all RFP's so that a fair price is in place when we go to negotiate. He volunteered to work with Mr. Tieperman and Mr. Casey to draft the procedure for negotiating RFP's.

Mrs. Achenbach motioned, seconded by Mr. Anderson to advertise the RFP for our backup operations with the Pension Board. The motion passed unanimously.

2. **Consent Item:** 2011-2012 Fuel Bid Award

Mr. Anderson motioned, seconded by Mr. Lamond to approve the 2011-2012 Consortium Fuel Bid Award. The motion was passed unanimously.

Mr. Anderson asked Mr. Tieperman to check on procedures that need to be followed by the Consortium in the future.

3. **Consent Item:** Timber Lane Storm Drain Rehabilitation Project Bid Award

Mr. Anderson motioned, seconded by Mr. Lamond to award the Timber Lane Storm Drain Rehabilitation Project Bid to Betta Construction Company, Blue Bell, PA in the amount of \$72,700. The motion passed unanimously.

4. **Consent Item:** Consider authorization to advertise bid for 2011 Road Program.

Mr. Anderson motioned, seconded by Mr. Lamond to advertise bids for the 2011 Road Program. The motion passed unanimously.

5. **Consent Item:** Consider authorization to advertise Lower Barness/Greensward Pedestrian Trail Bid

Mr. Anderson motioned, seconded by Mr. Lamond to advertise bids for the Lower Barness/Greensward Pedestrian Trail. The motion passed unanimously.

6. **Consent Item:** Warwick Green Grinders, Inc. (aka K & D Growers) Agreement

Mr. Anderson motioned, seconded by Mr. Lamond to table the Warwick Green Grinders, Inc. (aka K & D Growers) agreement and directed the township manager to check into the procedures to be followed more fully. The motion passed unanimously.

7. **Consent Item:** Consider conditional use fee waiver requirement

Mr. Anderson requested that Matthew Kane with Quality Kitchen & Bath Store, LLC be invited to attend a future Board meeting and present his case. He is requesting the "waiver of the conditional use application fees and escrow amounts of \$1,000 and \$2,500, respectively.

7. ENGINEER'S REPORT:**a. Blichasz Tract.**

Mr. Wieland reported that the preliminary plan for the Blichasz tract (22 lots) located at Folly & County Line Roads will be on the agenda for the Board's June 14, 2011 meeting.

NEW BUSINESS (ACTION/DISCUSSION ITEMS):**8. Consider adoption of amendments to Chapter 27 concerning building heights of the Warrington Township Code of Ordinances.**

Mr. Casey said there was an error in the advertisement of the Ordinance for amending Chapter 27 concerning building heights of the Warrington Township Code of Ordinances. This is a public hearing on an amendment to the Zoning Ordinance and that requires advertisement two weeks prior to the public hearing. He said the error in the advertisement is referenced in the amended ordinance under #2F (1) c which states there is a fifty-five foot maximum setback requirements and the Board had requested that the advertisement be forty-five feet with setback requirements.

Mr. Casey said this issue is before the Board for adoption. He recommended that if the Board is in favor of the Ordinance change with the maximum of forty-five feet with setback requirements and a thirty-five feet ordinary height limitation that the Board adopt the Ordinance with the error in it and direct an advertisement of the amendment either eliminating or amending Subsection C.

Mr. Anderson motioned, seconded by Mr. Lamond to authorize the re-advertisement of the amended ordinance change under Subsection C with the corrections. The motion passed unanimously.

Steve Harris, Esq. urged the Board to adopt the amended Ordinance with the maximum of fifty-five feet with setback requirements based upon the recommendation of the Township Planning Commission. He said the only property affected by this amended ordinance would be the Eureka Stone Quarry. He stated that modern industrial buildings need to be higher than 45 feet.

Mr. Anderson motioned, seconded by Mrs. Achenbach to table approval of the existing ordinance that sets a maximum height of 35 feet in the PI-1 and PI-2 zoning districts with an extension to forty-five feet with an additional five feet of set back for every added foot of height. The motion passed unanimously.

ESCROW AND MAINTENANCE BOND RELEASES:**9. Consider Certificate No. 5 in the amount of Twenty-Four Thousand Five Hundred Sixty Six Dollars and Twenty Five Cents (\$24,566.25) for Pal's Building located at 3245 Limekiln Pike.**

Mr. Anderson motioned, seconded by Mrs. Achenbach to approve Certificate No. 5 in the amount of Twenty-Four Thousand Five Hundred Sixty-Six Dollars and Twenty-Five Cents (\$24,566.25) for the Pal's Building located at 3245 Limekiln Pike. The motion passed by a vote of 4-1. Mr. Lamond voted no.

SUPERVISORS' COMMENTS**Engineer's Reports**

Mr. Plotnick requested that the township engineer prepare a monthly/quarterly report for the Board including road improvement projects as part of this report.

Traffic Light at Main Street

Mr. Plotnick inquired when the traffic light was going to be installed on Main Street as part of Valley Square. Mr. Paul said when the final phase of Valley Square is completed Mr. Grasso will be installing the traffic light at Main Street.

Lagging Intersection Improvements

Mr. Plotnick brought up several important intersection improvements that are primarily funded by Developer Escrow Funds and are many years behind schedule.

First is the improvement at the intersection of Turk Road and Bristol Road (Cutler – Warrington Ridge) which involves widening and putting a pass through on the south side of Bristol Road. This has lagged mostly from hesitancy of property owners and may call for eminent domain proceedings. A dangerous pot hole at the intersection impedes turning.

Second the widening of Bristol Road at the Pickertown Road. The widening at the northern side Bristol will allow a left turn lane for cars turning southwest onto Pickertown Road. (C & M – Forest Ridge).

Third: When will the additional left turn lane be constructed on Easton Road South at the intersection with Street Road.

Fourth when will the traffic light be installed on Main Street at Valley Square Boulevard as part of Valley Square. Mr. Paul said when the final phase of Valley Square is completed Mr. Grasso will be installing the traffic light at Main Street.

Delinquency Tax Issue

Mr. Lamond asked the status of the delinquency tax issue presently under review. The township manager was directed to follow up on this issue. Mr. Casey noted that this tax issue was in bankruptcy.

Stormwater Ordinance

Mr. Anderson reported that the Board went along with the Stormwater Ordinance that came down from the County Planning Commission at their last meeting. He feels that this Ordinance is going to be very restrictive and a burden on some of the township residents. He has talked to Phil Ehlinger, Zoning Officer/Assistant Manager of Doylestown Borough, to see where the Borough was going and asked for his feedback on a recommendation. Mr. Anderson said he is working with a group to work out an alternative solution to this Ordinance.

Mr. Anderson asked the Board to give the township manager authority to talk to Phil Ehlinger to see where the Borough is going with this Ordinance and get back to the Board with a recommendation.

Hearing Advertisement for 10 Folly Road

Mr. Anderson asked the status on advertising the public hearing to discuss the 10 Folly Road Schoolhouse at the Board's June 14, 2011 meeting. Mr. Tieperman said the advertisement for 10 Folly Road will be on the township's website this week. He was directed to send out a press release advertising this meeting.

Grounds at Township Building

Mr. Anderson asked who was responsible for maintaining the grounds around the township building. Mr. Tieperman responded that the Public Works Department was in charge of maintenance of these grounds. Mr. Anderson would like to see the thistle removed as it has become unsightly. Mr. Tieperman was directed to contact the prison to see about using prisoners to assist with this removal.

Deer Valley Re-Calculation

Mr. Tieperman reported on the request for a re-calculation in the Deer Valley development relative to a 25% impervious surface. It would require a change in the existing zoning ordinance before anything could be done.

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

Edited and Reviewed By:



Timothy J. Tieperman, Township Manager