



WARRINGTON TOWNSHIP BOARD OF SUPERVISORS MINUTES FOR JANUARY 24, 2012

The regular meeting of the Warrington Township Board of Supervisors was held on January 24, 2012, 7:30 p.m., at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

ATTENDANCE:

Gerald Anderson, Chairperson; John Paul, Vice Chairperson; Marianne Achenbach, Secretary/Treasurer; Matthew W. Hallowell, Sr. and Shirley A. Yannich, members. Staff present were Timothy J. Tieperman, Township Manager; William R. Casey, Esq., Township Solicitor; Richard Wieland, P.E., Township Engineer; Barry Lubert, Chief Financial Officer; and Barbara Livrone, Executive Assistant to the Township Manager.

MOMENT OF SILENCE

Mr. Anderson asked for a moment of silence.

PLEDGE OF ALLEGIANCE

The meeting opened with a pledge to the flag.

EXECUTIVE SESSION REPORT

Mr. Anderson reported there was an executive session where a discussion was held on two legal issues.

INDUCTION OF NEW OFFICERS FOR WARRINGTON VOLUNTEER FIRE COMPANY

District Judge Jean Seaman inducted the new officers for the Warrington Volunteer Fire Company with the assistance of John Paul as follows: 1) Chief 29 Michael Bean; 2) Battalion Chief 29 Chris Harvey; 3) Captain 29 Andrew Groman; 4) Captain 29-1 Paul Martin; 5) Lieutenant 29 Eric Woodring; 6) Lieutenant 78 Steve Hughes; 7) Safety 29 Scott Martin and 8) Safety 78 Oliver Groman. Not present were the following: Deputy Chief 29 Joe Fuchs and Chief Engineer Gary Butterworth.

APPROVAL OF BILL LIST:

1. January 10, 2012 to January 24, 2012 - \$732,425.93

Mrs. Achenbach motioned, seconded by Mr. Paul, to approve the bill list from 1/10/12 to 1/24/12 totaling \$732,425.93. This motion passed by a roll call vote of 5-0.

APPROVAL OF MINUTES:

2. December 13, 2011

Mr. Paul motioned, seconded by Mrs. Achenbach, to approve the December 13, 2011 Meeting Minutes. The motion passed by a vote of 3-2. Mrs. Yannich and Mr. Hallowell abstained.

3. December 20, 2011

Mr. Paul motioned, seconded by Mrs. Achenbach, to approve the December 20, 2011 Meeting Minutes. The motion passed by a vote of 3-2. Mrs. Yannich and Mr. Hallowell abstained.

4. January 3, 2012

Mr. Paul motioned, seconded by Mr. Hallowell, to approve the January 3, 2012 Meeting Minutes. The motion passed by a vote of 5-0.

MINUTES FOR POSTING:**5. January 10, 2012**

Mr. Anderson motioned, seconded by Mr. Paul, to approve the posting of the January 10, 2012 Meeting Minutes. The motion passed by a vote of 5-0.

PUBLIC COMMENT

Joe Stryjewski, who resides at 502 Hanley Court (regarding receipt of detailed report on the escrow funds for Lamplighter Village) thanked Chairman Anderson for providing him with this report. He suggested to the Board to take action to make sure that all future developments have sufficient escrow accounts so that this doesn't happen again in the future.

Mrs. Yannich motioned, seconded by Mr. Paul to suspend the regular meeting and enter into a Conditional Use Hearing at 7:45 P.M. Motion passed unanimously.

PUBLIC HEARING**6. Consider Conditional Use for drive-thru restaurant and town house development in the CBD Zoning District for Valley Gate.**

William Benner, Esq. announced that Michael Grasso, President of Warrington P II L.P. was unable to attend the meeting due to a family emergency. He asked the Board if they wanted to proceed with the Conditional Use hearing or reschedule. The Board concurred to continue the Conditional Use hearing.

William Benner noted the formal application filed in September incorrectly identified the zoning classification as PI – Planning Industrial District. He asked that the application be amended to reflect that the zoning classification should be CBD.

William Benner, Esq., attorney for Metro Development, reviewed the conditional use application for Valley Gate a/k/a/ Penrose Tract to construct a mixed-use development on approximately 67 acres located southeast of the Easton Road (Route 611) and Paul Valley Drive intersection. This parcel is identified as tax parcel numbers 50-031-030, 50-031-030-001 and 50-033-11. The property is situated in the CBD zoning district. The applicant is proposing retail space, restaurants (including one restaurant with drive-thru service), a hotel, and a townhouse development that is not age-restricted. The drive-thru restaurant and the townhouse development both require conditional use approval.

Mr. Paul motioned, seconded by Mrs. Achenbach to approve Valley Gate's conditional use application to include a Restaurant with Drive-Thru Service in a CBD Mixed-Use Development as authorized by Section 1603B. Motion passed unanimously.

Mr. Paul motioned, seconded by Mr. Hallowell to approve Valley Gate's conditional use application to include a Townhouse Village Development (81 Townhouse Village Development Dwelling Units) in a CBD Mixed-Use Development as authorized by Section 1603D. Motion passed unanimously.

Meeting reconvened at 8:30 P.M.

OLD BUSINESS

7. Summary report on Lamplighter Phase IV escrow issue.

Jeffrey P. Garton, Esq. with Begley, Carlin & Mandio, LLP was directed by the Board of Supervisors to review certain documents as related to Lamplighter II, Phase IV development and prepare a detailed report. This review was necessitated by the fact that public improvements related to Phase IV of the Lamplighter II project had not be completed notwithstanding the fact that homes in that development had been sold and occupied.

Mr. Anderson directed William H.R. Casey, Esq., to submit a recommendation for a Township Ordinance that would supersede any other activities and state all future developments have the required development and financial security agreements as required by the Pennsylvania Municipalities Planning Code.

8. Discuss EAC rain garden proposal and Board policy direction on naturalizing additional township detention basins.

Fred Suffian, Chairman of the Environmental Advisory Council (EAC), reported on the EAC's latest grant project to naturalize a township detention basin located at the northwest corner of Guinea Lane and Greenridge Drive. He said that this is an Eagle Scout project which will include backup assistance from the EAC and other volunteers to complete the project. The EAC received preliminary approval on an \$800 grant from the Tree and Life Grow Program of the Pennsylvania Department of Environmental Protection to aid with the completion of this project. Work on this project will be start during the township's Earth Day event.

Mr. Paul praised the EAC's work and said he has been involved with a lot of the construction of wetland areas. He emphasized the importance of implementing best management practices. Mr. Paul stressed that this Committee and its volunteers take on the responsibility of maintaining this detention basin.

Mrs. Yannich expressed appreciation for all of the hard work and accomplishments by the EAC and its volunteers for all the projects which benefit Warrington Township.

Mr. Wieland supported this project and said this detention basin was retrofitted to protect water quality while maintaining the detention basin's design function. The retrofit design utilizes native vegetation such as shrubs, ferns, and wildflowers to filter and absorb pollutant runoff. The plants also have extensive root capabilities which enable them to be very tolerant of local environmental conditions including abundant storm water.

Mr. Paul motioned, seconded by Mrs. Yannich to approve the EAC detention basin project located at the northwest corner of Guinea Lane and Greenridge Drive. The motion passed unanimously.

9. **Review Board's Top 10 Strategic Goals.**

Chairman Anderson facilitated a discussion of the Board's top ten goals. After some deliberation it was unanimously decided to assign each Supervisor some of these goals based on their interest, knowledge and expertise. Each Supervisor will take a lead responsibility for these goals and to provide regular progress reports at future meetings. The assigned list is below:

Shirley Yannich	Clean up 611 Corridor and improve enforcement of zoning regulations.
John Paul	Finishing and occupying of the Public Works Facility.
Jerry Anderson/Marianne Achenbach	Refinance existing bonds to address looming balloon payment issue.
Matt Hallowell/John Paul	Develop 5-Year Road Improvement Plan.
Marianne Achenbach	Development of pay matrix for all non-uniformed Staff, which is tied to employee performance.
Shirley Yannich	Cleaning up the Township Zoning Code.
John Paul	Find more innovative ways to remove deteriorating properties and address abandoned County Line Road property owned by Township.
John Paul	Reinstitute Emergency Services Committee.
Jerry Anderson	Ask Warrington voters to consider another open space referendum.

NEW BUSINESS (ACTION/DISCUSSION ITEMS):

10. **Consider adoption of Resolution approving land development for TJ Smith's parking lot expansion.**

A sixty (60) day extension letter was received by the township from the applicant's attorney. Therefore, this item was removed from the agenda. It will be rescheduled for the February 28, 2012 meeting.

10. **Review proposed changes to Township Fee Schedule.**

Mr. Anderson asked for the Board's feedback from the Staff's recommendations on the proposed changes to the 2012 Township Fee Schedule.

Mr. Paul suggested exploring a system to reward the people who were 2011 members of the Mary Barness Swim Club and reduce their membership fee for continued membership. Staff will explore this further and report back at a future meeting.

Mr. Paul motioned, seconded by Mrs. Achenbach to approve the 2012 Township Fee Schedule. Motion carried unanimously.

11. **MANAGER'S REPORT:**

Consent Items

a. Pool Management Company Agreement (Mary Barness Swim Club)

Mrs. Achenbach motioned, seconded by Mr. Paul, to approve American Pool Management, Inc. to manage the Mary Barness Swim Club located at 2501 Freedoms Way, Warrington, PA from Saturday, May 26, 2012 through Monday, September 3, 2012 for a 1-year trial period. Motion carried unanimously.

Mr. Anderson requested a monthly report on monitoring and water quality reports performed at the pools. Mr. Anderson also requested spot checking the pool for water testing.

Mrs. Achenbach requested that the Board be made aware of any additional costs associated with the pools.

b. Lower Level Change Order

Mr. Anderson motioned, seconded by Mr. Paul to authorize Lower Level Change Order #2 for McShea Mechanical, Change Order #2 for AJM Electric, and Change Order #2 for Midway Corporation. These change orders are date extensions and not additional costs. The motion passed unanimously.

12. **ENGINEER'S REPORT:**

Mr. Wieland reviewed upcoming projects: 1) Penrose Walk Preliminary Plan; 2) Proposed CVS at Lower State & County Line Roads; 3) Phase 2 of the Blichasz Property; and 4) Valley Gate Preliminary Plan.

13. **SOLICITOR'S REPORT:**

a. Consider action on Pete's Carwash.

Mr. Casey reported the applicant for Pete's Carwash has submitted a document that will settle the legal matter. With that settlement stipulation the applicant will be able to proceed with their plan. Applicant will be given the Conditional and Preliminary Use approval. Applicant will have to comply with all the revisions by the engineer's review of the preliminary plan and satisfy the paper street issue. He said this will terminate the litigation between the applicant and the owners of the land.

Mrs. Achenbach motioned, seconded by Mr. Hollowell to approve the settlement stipulation for Pete's Carwash including the paper streets and the sewer rights. Motion passed by a vote of 4-1. Mr. Paul recused.

14. ESCROW AND MAINTENANCE BOND RELEASES:**a. Deer Valley: Certificate of Completion #5: \$113,983.00**

Mr. Paul motioned, seconded by Mr. Hallowell, to approve the Deer Valley Certificate of Completion #5 in the amount of \$113,983.00. Motion passed by a vote of 5-0.

SUPERVISOR COMMENTS**Supervisor Yannich:**

Mrs. Yannich reported she had attended the Bike & Hike Committee meeting and the Communications Advisory Board to learn more about their charge and responsibilities. She stated that on Thursday, January 26 she would be teaching zoning maps and uses to a group of teens from CB East. She indicated that she also had written a draft article for *The Link* and wondered what the procedure was to submit this article. Mr. Anderson commented that articles written usually come from the Chairperson. The best venue might be through the Township's website.

Supervisor Anderson:

Mr. Anderson said Doylestown Borough & Doylestown Township are coordinating their efforts for a dog park and he would like Warrington Township to participate in this endeavor. He doesn't feel it's necessary for every community to have their own individual dog park but to jointly share the dog park. Board was in general agreement with this philosophy. Mr. Tieperman was asked to make some inquiries as to whether the Township can still participate in this venture.

Mr. Anderson stated he would like to have each of the Township's Advisory Boards attend a Supervisors meeting or workshop to share their vision and to improve communication between the BOS and their advisory boards.

He reported that the Bucks County Commissioners have authorized Bucks County Water and Sewer Authority to construct a water main that will travel from the upper portion of Bucks County to Lower Bucks County. This 30" water main will be installed along County Line Road

Finally, Mr. Anderson stated that in the near future, he would like to hold a round table discussion with the township's local businesses.

Supervisor Paul:

Mr. Paul requested that he be the designated liaison to the Public Works Department and asked all Board members to direct any DPW inquiries to him. He believes he is in a better position to filter and address any concerns they may have. He also asked to be the liaison for the Fire Company and the Ambulance Corps. The Board gave its unanimous consent to these liaison assignments.

ADJOURNMENT

Mr. Paul motioned, seconded by Mr. Hallowell, to adjourn the meeting at 9:30 p.m. The motion passed unanimously.

Edited and Reviewed By:



Timothy J. Tieperman, Township Manager