

Warrington Township Planning Commission

Minutes for January 7, 2016 Meeting

The regular meeting of the Warrington Township Planning Commission (WTPC) was held at 7:05 pm. January 7, 2016 at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

Fred Gaines	Chair
Ben Redd	Vice Chair
Vince Evans	Secretary
Richard Rycharski	Excused - Member
Ted Cicci	Member
Nancy Beresovoy	Member
Roy Rieder	Planning and Special Projects

1 & 2 Call to Order/ Pledge of Allegiance:

The meeting opened with the Pledge of Allegiance

3. Organization of the Planning Commission

a. Selection of a Chairperson

Mr. Cicci nominated Mr. Gaines as chairperson. Mr. Gaines accepted. Mr. Gaines was approved as chairperson 6-0, with a unanimous vote

b. Selection of a Vice Chairperson

Mr. Cicci nominated Mr. Redd as vice-chairperson. Mr. Redd accepted. Mr. Redd was approved as vice-chairperson 6-0, with a unanimous vote.

c. Selection of Secretary

Mr. Redd nominated Mr. Evans as secretary. Mr. Evans accepted. Mr. Evans was approved as secretary 6-0, with a unanimous vote.

4. Public Comment - none

4. Old Business

a. Comprehensive Plan

i. Introduction to survey/questionnaire

Ms. Beresovoy has the intro ready and has forwarded it to Mr. Gaines.

ii. Questionnaire revisions

iii. Cover page of Link

b. Discussion on rezoning Western areas of the Township

This has been tabled, and Mr. Evans stated that further rezoning may conflict/ complicate the revisions to the Comprehensive Plan and the codification of the ordinances. Mr. Gaines agreed that the rezoning discussion could remain tabled for now.

5. New Business

a. Review and make recommendation for application for Cell Tower at 160 Titus Ave

Representing this application tonight was Nick Cuce, attorney for the applicant and Mike Cleary, engineer, Jim Rodgers, acquisition consultant acting on behalf of Verizon. This application proposes a new wireless communication facility, which includes a 110 monopole in a fenced compound at 160 Titus Ave (PI-1 zoning). Access and parking for the site will be through the existing drive with parking directly in front of the fencing. The plan meets all setbacks; this is just for a conditional use.

Engineer Carroll Engineering was satisfied with the plan per the applicant.

Zoning /Fire Marshal, Lee Greenberg had asked tower be provided with 911 access. Verizon said they will provide space but the county must install and maintain the equipment due to liability issues. There may be issues with this due to lack of specifications on the type of antenna Bucks County would use at this site. Their concern is that they may have to come back for further review if the tower height needs to be increased due to the County antenna type. Changing the height could potentially delay construction.

On a motion made by Mr. Redd, seconded by Mr. Cicci, the Warrington Township Planning Commission voted to recommend approval for the conditional use application for the Cell Tower at 160 Titus Ave., subject to the input from the Emergency services. This motion passed with a vote of 6-0.

Mr. Cicci – yes	Mr. Evans – yes	Mr. Redd – yes
Mr. Gaines – yes	Mr. Rycharski – yes	Ms. Beresovoy – yes

b. Receive presentation and comment on the Pileggi Application for Rezoning (Limekiln Pike RA to I-U-A)

Representing this application this evening is Carolyn Edwards (Attorney) and John Pileggi (applicant). Mr. Pileggi stated his intent was to present his idea

The review letter from Carroll Engineering has not been received yet, but they have the Bucks County Planning Commission review.

John Pileggi gave an overview of his project. He does not want to leave the property idle and their options at this point are to develop into a 55+ community or to go back to a full scale nursery.

Alternative ideas were discussed for this property. There is an easement that is currently being researched that may connect, eventually, Limekiln Pike and County Line Rd. Mr. Pileggi said most of the neighbors were not pleased with that aspect. The prospect of aiding the traffic issues or defraying the impact of this community would be addressed by linking Limekiln to County Line through this property.

Mr. Pileggi feels that the 55+ community is needed for this area. Based on the outcome on the request for rezoning, the further requirements, such as the environmental and traffic study, will be completed. Mr. Pileggi may also examine single family homes without age restriction.

When asked if there was potential interest in this idea being developed, the Planning Commission responded:

Mr. Cicci – yes	Mr. Evans – yes	Mr. Redd – yes
Mr. Gaines – yes	Mr. Rycharski – yes	Ms. Beresovoy – yes

Joe Kirby, 145 Muirfield

Mr. Kirby did not feel that the neighbors' opinions may have been overstated. He disagrees that there is no demand for RA properties with 3-acre lots. Mr. Kirby said that the density is too great and if the zoning is changed, the way is opened for another property owner to develop at a greater than currently

allowed density. Also, the businesses stated as operating in the area are home businesses, but not industrial.

Anthony Visco, Limekiln Pike

There are people still looking for the serenity of larger properties. Changing the zoning so someone can make some money is not appropriate.

c. Stone Manor Resolution (information only)

Mr. Gundlach was present for this presentation, which had previously been before the Planning Department and the Board of Supervisors. This is to develop the final remaining pad site for the Stone Manor Corporate center. They had originally approved a 5 story apartment building, but were asking to decrease it to 3 stories with additional footprint to allow for the same number of units. This would be designed to complement the manor house that exists on the site.

This building will be part of the condominium association that maintains the entire center.

d. Planning Commission Issues

i. Expansion – 1 vacancy currently as well as the potential for 3 alternate members.

ii. Sub-Committees

1. Technical design Review

Mr. Rycharski was asked to head up this for review of plans

2. Ordinance Review

Areas of weakness need to be reviewed and recommended for revision

Ms. Beresovoy and Mr. Cicci were asked to serve on this committee

iii. Proposed Schedule

iv. Required Support

In addition to an engineering representative, the Planning Commission will have an attorney present at meetings, as needed, to resolve issues in a timely fashion.

Training opportunities are available and several have been sent out to the Planning Commission members to review for interest. Mr. Rycharski, Ms. Beresovoy and Mr. Gaines have volunteered to attend a course on Comprehensive Planning at Delaware Valley University.

Applications and all support material will be distributed, electronically to the members of the WTPC at the same time they are forwarded to the Bucks County Planning Commission, the engineers and others. Full-size sheets of site layout, existing conditions, environmental conditions and drainage will be distributed prior to the meetings.

6. Subcommittee Reports – none

7. Additional Business - none

8. Approval of Minutes

a. November 5, 2015

On a motion made by Mr. Evans, seconded by Mr. Cicci, the Warrington Township Planning Commission voted to approve the minutes of November 5, 2015. This motion passed with a vote of 6-0.

Mr. Cicci – yes	Mr. Evans – yes	Mr. Redd – yes
Mr. Gaines – yes	Mr. Rycharski – yes	Ms. Beresovoy – yes

9. Posting of Minutes

a. December 3, 2015

On a motion made by Mr. Cicci, seconded by Mr. Evans, the Warrington Township Planning Commission voted to post the minutes of December 3, 2015. This motion passed with a vote of 6-0.

Mr. Cicci – yes	Mr. Evans – yes	Mr. Redd – yes
Mr. Gaines – yes	Mr. Rycharski – yes	Ms. Beresovoy – yes

9. Forward Agenda Items – Jan 21, 2016

10. Adjournment – 9:45pm

Recorder: Amy Organek