



WARRINGTON TOWNSHIP PLANNING DEPARTMENT MINUTES FOR APRIL 1, 2014

The regular meeting of the Warrington Township Planning Department was held on April 1, 2014, 7:00 p.m., at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

ATTENDANCE:

Present: Gerald B. Anderson, Chairperson; Marianne Achenbach, Board of Supervisors Member, Fred Gaines, Warrington Township Planning Commission, Timothy J. Tieperman, Township Manager, Lee Greenberg. Staff members present were William R. Casey, Esq., Township Solicitor; Mary Stover for Thomas A. Gockowski P.E, Township Engineer, and Roy W. Rieder, P.E. Director of Planning and Special Projects.

PLEDGE OF ALLEGIANCE

The meeting opened with a pledge to the flag.

AGENDA ITEMS:

1. Approval of minutes

Mr. Anderson asked if there were any corrections to the minutes. None of the Planning Department members had any corrections; the minutes of March 4, 2014 were approved.

2. Highgrove Manor

The following status update was provided to the Planning Department as information only:

Fox Rothschild submitted a land development plan consisting of 29 sheets along with a stormwater management report, erosion and sediment control narrative, environmental site assessment and a waiver request letter on March 14, 2014. Township staff performed a completeness review and made a determination that the application was administratively incomplete because the required Traffic Impact Study (TIS) and Sewage Planning Exemption form had not been submitted. Fox Rothschild was informed by letter on March 17 that the application was not complete and that the 90-day review period specified under the MPC would not start until the application was complete.

Fox Rothschild submitted the TIS and Sewage Planning Exemption Form on March 28.

In accordance with the MPC, the 90-day review period begins on the date of the first meeting of the planning agency, April 1. Review letters from the township engineer, lighting consultant, and fire marshal are expected in mid-April; the review letter from the Bucks County Planning Commission is expected during the first week of May. The applicant has not waived the 90-day review period. If the applicant does not grant a waiver, the Board of Supervisors

must approve or deny the application no later than June 30, 2014. The last regularly scheduled meeting of the Board of Supervisors prior to that date is June 24, 2014.

Since this was for information only, no action was required.

3. 2105 Bristol Road Subdivision Plan

The following status update was provided to the Planning Department as information only:

The township received a sketch plan for 2105 Bristol Road in May 2012. The plan was forwarded to the township engineer, the Bucks County Planning Commission, and the Warrington Township Planning Commission. The applicant appeared before the Warrington Township Planning Commission in July 2012 to receive comments and then said that revised plans would be submitted for a subdivision application.

The applicant submitted a minor subdivision application on March 27, 2014. This application involves both a lot line change and a minor subdivision to create one additional lot. In this respect, the application is similar to the recent Farabee minor subdivision on Oak Avenue. In this case, however, no future subdivision is possible because the remnant of the third lot (50-038-002) is too small to be further subdivided.

The application was submitted to the township engineer on March 28 and to the Bucks County Planning Commission and Township Fire Marshal for review on March 31. Review letters are pending. The applicant is requesting a waiver of the requirement to submit a stormwater management plan until submission of building permit applications. None of the members of the Planning Department felt that this waiver would be appropriate and that the applicant should be required to prepare a conceptual stormwater plan with the subdivision application for maximum impervious cover allowed by zoning.

Since this was for information only, no action was required.

4. Tax Incentive Policy Concept

Mr. Tieperman presented an example of a Tax Incentive Policy that has been utilized in Upper Moreland Township to stimulate economic development. In connection with this, Mr. Tieperman will be attending the blighted properties seminar at the PSATS convention later this month.

5. Former Water/Sewer Authority Building (aka University Sleep Center)

Mr. Tieperman stated that the tenant in the former Water and Sewer Authority Building, 2310 Shetland Drive, had moved out. The township staff will conduct a walkthrough of the building to see its current condition. A new tenant is being sought.

6. Status Reports on Rodgers, Castaldi, and Jerman TDR Applications

On March 21, 2014, the township engineer issued review letters concerning the Rodgers property and the Castaldi property expressing the opinion that neither property was eligible for the creation of TDRs because more than ten percent of each of the properties is encumbered by a flowage easement. The consensus was that Jerman TDR application will be placed on a future Board of Supervisors agenda for consideration. There were no objections.

7. Status Update – WBGD Ordinance

Mr. Gaines provided an information only status update and stated that the Planning Commission was continuing to work on the ordinance. They are having difficulty with developing a vision of how they would like the streetscape to appear. Mr. Anderson requested that a copy of the Vision Statement from the 2006 Comprehensive Plan be provided to all of the Supervisors and members of the Planning Commission for discussion at an upcoming meeting. The Vision Statement will be used both in the development of the WBGD ordinance and the Comprehensive Plan update due in 2016.

Mr. Gaines indicated that the Planning Commission had identified three options to achieve the goals of the WBGW program; Develop a separate Stand-Alone Zoning District, Identify a Overlay District or adjust the underlying bulk standards of the C-1, C-2, CR/O and I/O Districts to provide for future development and redevelopment. Adjusting the bulk standards and updating Parts 10, 11, 14, and Part 15 would achieve the goals, and be easier to accomplish and implement and have the least impact upon existing and future property owners.

8. Alternative Energy Ordinance

Mr. Gaines stated that two separate Alternative Energy ordinances, one pertaining to zoning, and one pertaining to the SALDO, were ready for consideration by the Board of Supervisors. Mr. Anderson requested that copies of the ordinances be provided to the Supervisors; he said that he preferred that they receive ‘scratch out’ copies so the most recent changes would be apparent.

Mr. Gaines agreed to have Ben Redd, Jr., a member of the Planning Commission and the principle author of the ordinance, forward both the “scratch-out” and finished versions, to staff for distribution (if available).

9. Revision to Chapter 27, Part 22 (Signs)

Mr. Gaines stated that Ted Cicci, a Planning Commission member, was working with Ron Powell to identify and correct discrepancies in Chapter 27, Part 22. They will tour problem areas on April 2. Ms. Achenbach asked if the ordinance on vehicular signs was being enforced.

Mr. Gaines stated that the Planning Commission was looking at removing the nesting within the Zoning Ordinance to enable each part of the ordinance to stand alone. Nesting is the term used when a section of an ordinance refers to a different section as a standard. This technique can create confusion, especially when there are updates that may not apply to all sections that the standard is referenced to. The members of the Planning Department all agreed that this was a good idea.

The Planning Department received the following information only updates on Agenda Items 10-19. No actions or recommendations were required.

10. New Valley Square Tenant (Pennoni Associates – 500 Building)

Pennoni Associates is interested in occupying office space in Building 500. They have signed a lease and are beginning architectural design of the fit-out.

11. Former Chammps Site (Restaurant Candidates – 700 Building)

Valley Square is continuing to market these spaces to restaurants. They are being very selective.

12. New Research Laboratory (Polysciences – 424 Valley Road)

Lab 61 at Polysciences is under construction. Polysciences has signed a contract with the Navy and will be installing two new laboratories in the rear of the building. These improvements are expected to create 40-50 new positions, some of which will be highly technical.

13. Total Alteration (AT&T – 395 Easton Road – Creekview)

Mr. Tieperman stated that AT&T is planning a total refurbishment of their interior space at Creekview Plaza.

14. New Heritage Center Tenant (Pearson Testing Center – 865 Easton)

Mr. Tieperman stated that Pearson Testing Center is planning on moving in to the Heritage Center at 865 Easton Road. This firm conducts testing for certification of Building

Code Officials, so this will be extremely beneficial to the township's Code Department which beforehand was required to travel to Enola, PA, near Harrisburg for the testing.

15. Bound Beverage Update

Work continues on the interior and exterior of the building. The standing seam metal roof is being installed on the building façade. Opening is expected in about a month.

16. Wal-Mart Update

The plan review for the Wal-Mart is progressing and meetings were held with the architect. Reviews are also in progress for the strip of retail stores. Building construction for these commercial facilities and for the townhouse development will begin after further progress in the site infrastructure which has been severely hampered by the winter weather. With the arrival of more moderate weather, progress is expected to pick up.

17. Pulte Homes Update

Site infrastructure continues and must be completed in order to begin building work. Site is beginning to improve with better weather.

18. Public Works Facility Update

Work inside the building continues. Paving and site work are expected to commence again as site conditions improve.

19. Carmel Café – Building 1100 Valley Square

Interior tenant fit-out continues. The tenant has also begun some work installing mechanical equipment on the roof.

20. Other Items

Mr. Gaines asked if the 90-day clock was in effect in relation to the Warrington Springs application. He was advised that the Township is continuing discussions with the Applicant to resolve any outstanding issues. The township was granted an indefinite extension on March 17, 2014, but the applicant wants to retain the right to require the township to render a decision within 60 days of a written notice of a revocation of this waiver.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:00 PM. The next meeting will be May 6, 2014 at 7:00 PM.

Respectfully Submitted By:



Timothy J. Tieperman, Township Manager