



WARRINGTON BOARD OF SUPERVISORS MINUTES FOR MAY 9, 2017

The written minutes are a summary of the May 9, 2017 Board of Supervisors meeting. For a complete dialog visit the Township's website, www.warringtonTownship.org.

ATTENDANCE

Shirley A. Yannich, Chair; Fred R. Gaines, Vice Chair; Carol T. Baker, Member; and Millie A. Seliga, Member. Staff present was Barry P. Lubber, Township Manager; Terry W. Clemons, Esq., Clemons Richter and Reiss, Township Solicitor, Thomas Zarko, P.E., CKS Engineers, Township Engineer and Barbara J. Livrone, Executive Assistant to the Township Manager/Board Secretary.

CALL TO ORDER: Ms. Yannich called the meeting to order at 7:00 P.M. All Board members were present except for Matt Hallowell who was not feeling well.

PLEDGE OF ALLEGIANCE

Ms. Yannich followed the Call to Order with a pledge to the flag.

EXECUTIVE SESSION REPORT

Ms. Yannich stated there was no executive session held.

SPECIAL RECOGNITION OF WARRINGTON CARES EMPLOYEE CHARITY SCHOLARSHIP RECIPIENTS AND CHARITIES THAT TOWNSHIP EMPLOYEES ARE INVOLVED IN.

Mr. Lubber explained the mission statement of the Warrington Cares Employee Charity (WCEC) and introduced each of the members that are serving the committee. These members are also part of the selection team to award funds to employee's charities that the employee is involved in and also the awarding of scholarships to high school seniors. Mr. Lubber is President of WCEC, Christian Jones is Vice President and members of the committee are Chair Supervisor Liaison Shirley Yannich; Vivian Bell; Leah Brown; Barbara Livrone; George Ludwig; Bill McCann and Secretary, Ivy Ross.

Kathy Bennett received \$1,000 for her son, Ian's college education. Her husband, Timothy was a police officer with Warrington Township and the WCEC has set up a college fund for Ian.

Ms. Yannich presented each of the employees a \$500 check payable to their respective charity.

Charity Contributions:

- American Cancer Society – Relay for Life – Char-Lynn Corcadden - \$500
- Catholic Charities Appeal – Jeanine Winslow - \$500
- Give Kids The World – Rich Hackman - \$500
- Make-A –Wish Foundation – Rick Hackman - \$500

Kathy Bennett presented two \$2500 scholarships on behalf of the Timothy Bennett Scholarship Fund to Shreya Chodisetty and Charles Hannum.

Vivian Bell presented two \$2500 scholarships on behalf of the Bell Family Scholarship fund to Emily Damico and Joy Zhao.

Scholarship Winners:

- Shreya Chodisetty - \$2,500
- Emily Damico - \$2,500
- Charles Hannum - \$2,500
- Joy Zhao - \$2,500

SPECIAL RECOGNITION OF MATTHEW FASH “BUCKS COUNTY TEACHER OF THE YEAR”.

Central Bucks School District teacher, Matthew Fash was named “Bucks County Teacher of the Year”. Mr. Fash is an 8th grade social studies teacher at Lenape Middle School.

Ms. Baker read Proclamation Resolution No. 2017-R-24 and thanked Mr. Fash for his dedication to the teaching profession.

PRESENTATION BY HISTORIC COMMISSION 2016 ANNUAL REPORT

Chair Dr. Connie Ace introduced the members of the Commission and stated there are two vacancies. Dr. Ace summarized the Historic Commission’s annual report. (Attachment “A”) Dr. Ace stated the Historic Commission works hand-in-hand with the Historical Society.

BOARD OF SUPERVISORS REPORT OF 2017 PENNSYLVANIA STATE ASSOCIATION OF TOWNSHIP SUPERVISORS (PSATS) CONFERENCE.

Ms. Yannich stated a benefit of attending the PSATS Conference is to obtain a better understanding of evaluating the needs of the municipality and to become better supervisors.

Each supervisor presented a report of the information they obtained while attending the conference. All of these reports will be posted to the township website.

PUBLIC COMMENT:

- Terrance Healy (871 Mustang Road) expressed a complaint he had with the police department.
- Bill Cupo (176 Stetson Drive) stated having difficulty getting in and out of his development from County Line Road. Mr. Cupo also questioned the placement of the 15 mph speed limit signs on Bradley Road. Ms. Yannich asked Mr. Zarko to look into the placement of these speed limit signs.
- Chris McCann (3148 Fox Drive) stated he did not want the 15 mph speed limit signs on the paved portion of Bradley Road. Mr. Zarko stated based on the criteria the entire road should be reduced to 15 mph.
- Steve Kirby (2130 Shetland Drive) questioned a letter he received to repair his curb and sidewalk. Mr. Zarko stated that Palomino Drive is being improved and according to Township Ordinance, property owners are responsible for curbs and sidewalks. The repairs are to be completed by late June but this has been extended to the end of July.
- Ivy Ross (3577 Gray Fox Dr) announced the 16th Annual Day of Community Service on May 20th from 10:00 am to 3:00 am. This annual day of service is saving the taxpayers \$21,000.
- Teresa McDonald (3014 Creekside Drive) commented on the excessive noise from Victory Gardens on Easton Road.

- Jonathan Schultz (2014 Creekside Drive) commented on the excessive noise from Victory Gardens on Easton Road.
- Kim Worrell (3009 Creekside Drive) commented on the excessive noise from Victory Gardens on Easton Road.
- Bonita Stetson (2005 Stetson Drive) commented on the excessive noise from Victory Gardens on Easton Road.
- Inna Kouzminski (3015 Creekside Drive) commented on the excessive noise from Victory Gardens on Easton Road.

Mike Butler, Victory Gardens stated his business starts at 7:00 am. Decibel readings have been measured and are below range.

- Mark Ruckno (2284 Herblew Road) stated the LED Cobrahead fixture project should be revisited.

PUBLIC HEARING: None.

1. APPROVAL OF BILL LIST:

- a. **April 19, 2017 – May 9, 2017: \$1,797,901.06**

Ms. Seliga motioned, seconded by Mr. Gaines to approve the bill list from April 19, 2017 through May 9, 2017 for totaling \$1,797,901.06. By roll call vote, the motion passed 4-0.

2. CONSENT ITEMS:

Ms. Yannich read an explanation of consent items as a supplement to the agenda which gives a brief explanation of each item. (Attachment "B")

- a. **March 28, 2017 Approval of Minutes.**
- b. **April 5, 2017 Special Hearing to Post Minutes.**
- c. **April 18, 2017 to Post Minutes.**
- d. **Consider authorization to advertise County Line Road Water Interconnection.**
- e. **Consider authorization to execute Sprint agreement for Orchard Hill Water Tank Painting located at 1468 Stuckert Road.**

This agreement states that Sprint will temporarily remove its wireless devices from the Orchard Hill Water Tank so that the Township can paint the tank. Ms. Seliga questioned the other two cell tower companies that are placed on this tank. Mr. Clemons stated that he will coordinate the temporary removal of equipment with the other cell tower companies.

Mr. Gaines motioned, seconded by Ms. Baker to authorize execution of agreement with Sprint for the Orchard Hill Water Tank Painting located at 1468 Stuckert Road. All were in favor and the motion passed 4-0.

- f. **Consider authorization to release \$1500 from escrow for monuments on Oak Avenue for Farabee subdivision, TMP # 50-023-089 and 50-023-089-001.**

Ms. Seliga questioned the certification of the monuments. Mr. Zarko stated a certification letter is on file.

Ms. Seliga motioned, seconded by Mr. Gaines to authorize the release of \$1500 from escrow for monuments on Oak Avenue for Farabee subdivision, TMP # 50-023-089 and 50-023-089-001. All were in favor and the motion passed 4-0.

- g. **Consider authorization to advertise Costner Well House Sanitary Sewer Replacement.**

- h. **Consider authorization to advertise Valley Road Water Main Extension.**

- i. **Consider Bid Award for Water Main Extension to Center Street and Easton Road.**

Ms. Seliga questioned if the funds were reimbursable from the Air National Guard. Mr. Zarko replied the funds are reimbursable from the ANG.

Ms. Seliga motioned, seconded by Ms. Baker to award the Center Street and Easton Road Water Main Extension project to Barrasso Excavation, Inc., at a bid price of \$143,222.00. All were in favor and the motion passed 4-0.

- j. **Consider authorization to advertise Medical Marijuana Ordinance and Map Change Ordinance.**

Ms. Seliga asked if both items were going to be advertised as one Ordinance. Mr. Clemons stated that Zoning Ordinance 85-2 is being advertised to amend Section 202. A sub-district will be created to establish growing and dispensing of medical marijuana by State regulations. This will require conditional use approval.

Ms. Seliga motioned, seconded by Ms. Baker to authorize advertisement of the Medical Marijuana Ordinance and Map Change Ordinance. All were in favor and the motion passed 4-0.

- k. **Consider appropriate action to obtain cooperative agreement with ANG.**

Ms. Seliga questioned the authorization of the amendment. The original was for 5+ million and the amendment is for 7.9 million but ANG is not authorizing the amendment. Mr. Clemons stated the agreement is being modified to add Wells 3 and 9 to the list of wells where PFOS and PFOA have been detected. Ms. Yannich made reference to Mr. Jones' memo dated May 5th.

Ms. Baker motioned, seconded by Ms. Yannich to authorize the approval of the amendment to obtain the cooperative agreement with the Air National Guard. All were in favor and the motion passed 4-0.

- l. **Consider approval to appoint John Heenan as volunteer to the Park and Recreation Board.**

- m. **Consider approval to appoint Shawn McGuigan as alternate to Planning Commission Board.**

Ms. Seliga inquired if the Planning Commission interviewed Mr. McGuigan. Mr. Gaines stated that Mr. McGuigan was interviewed and approved to be appointed by the Planning Commission as an alternate.

Ms. Baker motioned, seconded by Ms. Seliga to appoint Shawn McGuigan to the Planning Commission Board as an alternate. All were in favor and the motion passed 4-0.

3. **CORRESPONDENCE:** None.

4. **OLD BUSINESS:**

a. **Water Supply Update.**

Mr. Luber highlighted the report prepared by Christian Jones making reference to the public water connections; Costner Filtration Project; High Grove interconnection preconstruction meeting and the ANG Cooperative Agreement Amendment.

Ms. Seliga read an important note from the May 5th memorandum stating the township has received reimbursement from the ANG for every reimbursement request submitted to date; no outstanding balance due from any invoices submitted for reimbursement and special counsel has recommended that the Township refrain from incurring significant expenses associated with unfunded contamination related projects not immediately necessary until the ANG has the required funding available.

Mr. Luber suggested the Township may want to put these projects out to bid.

b. **Consider assignment of lease for 2210 Shetland Drive (Dental Practice).**

Mr. Clemons reported the current tenant; Dr. La Torre is selling his practice to CDHA Management, Inc. Financial information has been provided by CDHA Management, Inc. for 2210 Shetland Drive which is owned by the Township.

Ms. Yannich questioned all leases that the Township holds and asked Mr. Clemons to research all current leases.

Ms. Seliga motioned, seconded by Ms. Baker to approve the assignment of lease for the Dental Practice at 2210 Shetland Drive. All were in favor and the motion passed 4-0.

Public Comment:

Mike Kelly (135 Muirfield Lane) asked if the Township is competitive with the Lease and asked about the Turk Road lease.

c. **Consider County Line Road Landscape Maintenance Agreement and Resolution.**

Mr. Zarko stated PennDOT is installing landscape and sound walls along a portion of County Line Road as part of the County Line Road Improvement Project. PennDOT has requested the Township to enter into a landscape maintenance agreement requiring the Township to maintain the landscaped areas when the maintenance period has been completed. Mr. Zarko is recommending approval of the agreement between the Township and PennDOT.

Mr. Gaines motioned, seconded by Ms. Seliga to approve the Resolution and enter into a Landscape Maintenance Agreement with PennDOT for a portion of County Line Road. All were in favor and the motion passed 4-0.

d. **Consider approval of an Ordinance amending the Zoning Ordinance for Big Box Retail. (advertised April 24, 2017 and May 1, 2017)**

Ms. Yannich stated the Ordinance defines a retail store and pornographic materials. No single structure shall contain 35,000 square feet of building area. Retail stores with a floor area of more than 20,000 square feet shall meet additional requirements as stated in the amended Ordinance. This amended Ordinance will help the corridor and obtain more landscaping.

Ms. Seliga stated if a larger building goes out of business, then the building can be subdivided.
Mr. Clemons stated the Ordinance was approved by the Warrington Township Planning Commission.
This Ordinance will comply with any re-development of property.

Public Comment:

- Seth Ganzman (903 Bentley Court) approved the Ordinance.

Ms. Baker motioned, seconded by Mr. Gaines to approve the Ordinance amending the Zoning Ordinance for Big Box Retail. By roll call vote, the motion passed 4-0.

e. **Consider approval of an Ordinance amending the Subdivision and Land Development Ordinance. (advertised April 24, 2017 and May 1, 2017.)**

Ms. Yannich explained the amendment to the Subdivision and Land Development Ordinance referencing a minor subdivision and the conversion to a major subdivision within ten years of the date of approval of the minor subdivision plan shall be deemed to be a major subdivision.

Mr. Gaines motioned, seconded by Ms. Seliga to approve an Ordinance amending the Subdivision and Land Development Ordinance. By roll call vote, the motion passed 4-0.

f. **Bradley Road Update.**

Mr. Zarko stated a second application of dust control was applied to Bradley Road on March 30th. On May 9th, the Public Works Department will be grading the road.

Mr. Zarko stated signage will be placed on Bradley Road restricting trucks to a width of 7.5 feet. The police will be enforcing this restriction.

Mr. Zarko stated the reconstruction of the road with aggregate will be applied as recommended by PENNVEST.

Mr. Zarko met with the Bucks County Conservation District regarding an application for a grant for driving surface aggregate (DSA) installation and road drainage improvements.

Mr. Zarko stated a roadway choker to reduce speed is a suggestion to use on Bradley Road at a cost of less than \$1,000. Another possibility is the installation of Jersey barriers.

Ms. Seliga motioned, seconded by Mr. Gaines to apply for a grant with the BCCD for the DSA installation. All were in favor and the motion passed 4-0.

Ms. Yannich tabled the traffic calming measures.

Public Comment:

Harold Yahr (508 Bassett Court) took videos and pictures of unauthorized trucks driving on Bradley Road. He also suggested using rubberized speed humps and questioned the 15 mph speed limit.

Kristin Donahue (605 Musket Court) is in favor of roadway choker.

Chris McCann (3148 Fox Drive) is in favor of roadway choker.

g. **Consider approval of Findings of Fact, Conclusion of Law and Decision for Geerling Florist, Inc., utilizing TDR's.**

Ms. Yannich stated the conditional use application was heard on April 5, 2017. The applicant wants to develop 49 lots using TDR's. Mr. Clemons has prepared a decision with twenty two conditions.

Ms. Seliga motioned, seconded by Mr. Gaines to approve the Findings of Fact, Conclusion of Law and Decision for Geerling Florist, Inc., utilizing TDR's. All were in favor and the motion passed 4-0.

Public Comment:

Seth Ganzman (903 Bentley Court) asked where the TDR's were coming from.

Mr. Clemons stated the number of TDR's as based on the bi-right.

5. **NEW BUSINESS (ACTION/DISCUSSION ITEMS):**

a. **Consider Resolution approving transfer of TDR's to Illg subdivision.**

Mr. Clemons gave background information on the conveyance of 59 TDR's from various parcels to the Illg tract. The conveyance of TDR's will be recorded with the Bucks County Recorder of Deeds office. Mr. Clemons noted that 45 TDR's from the Poolin/Klein property are commercial, representing 30 residential TDR's. From the Urweiler property, 3 TDR's will be transferred to Illg leaving 23 TDR's remaining.

Mr. Gaines asked if there were other TDR's remaining outside of the curative amendment. Mr. Clemons stated approximately 45 were still available.

Public Comment:

- Seth Ganzman (903 Bentley Court) stated through open records he received a copy of the TDR spreadsheet. Mr. Clemons stated the spreadsheet will be updated to include the remaining 45 TDR's.
- Mike Kelly (135 Muirfield Lane) asked how the Illg property received the TDR's and questioned the Jerman TDR's. Mr. Clemons stated through a stipulation agreement, the TDR's were assigned to property owners and an Ordinance allowed the RA District to be a sending and receiving district.
- Seth Ganzman (903 Bentley Court) asked if there was a moratorium for creating TDR's. Ms. Yannich stated a resolution was passed a few years ago not to create anymore TDR's.

Mr. Gaines motioned, seconded by Ms. Baker to approve the Resolution conveying 59 TDR's from various parcels to the Illg tract along with the Acknowledgments and Consents. All were in favor and the motion passed 4-0.

b. **Consider approval for the Township Solicitor to continue negotiations with Wireless Carrier or, if deemed necessary, file a suit to compel removal of apparatus during painting project for Orchard Hill Water Tower.**

Mr. Clemons suggested continuing negotiations with three wireless carriers to temporarily remove their equipment from the Orchard Hill Water Tower and if necessary, to file a lawsuit.

Mr. Gaines motioned, seconded by Ms. Seliga to approve the township solicitor to continue negotiations with the wireless carriers or, if deemed necessary, to file a suit to compel removal of apparatus during the painting project for Orchard Hill Water Tower. All were in favor and the motion passed 4-0.

6. MANAGER’S REPORT:

a. Consider approval for the installation of a shed at Barness Park for Girls Softball.

Mr. Luber stated the Park and Recreation Board approved the installation of a shed at Barness Park. The Girls Softball team will pay for the shed.

Ms. Seliga motioned, seconded by Ms. Baker to approve the installation of a shed at Barness Park for Girls Softball. All were in favor and the motion passed 4-0.

b. Consider approval for Tot Lot design at High Grove Manor Development.

Mr. Luber reported that the developer, Metropolitan Development Inc., is paying for the installation of a tot lot for the High Grove Manor development and worked well with the Park and Recreation Board adding additional playground items which included six park benches.

Ms. Baker motioned, seconded by Mr. Gaines to approve the tot lot design at the High Grove Manor Development. All were in favor and the motion passed 4-0.

c. Creekview Center – Target Façade Upgrade.

Mr. Luber stated Target is seeking approval for a proposed façade due to the refurbishing and update of the current Target store located at the Creekview Center.

Mr. Gaines motioned, seconded by Ms. Baker to approve the façade upgrade for Target located at Creekview Center. All were in favor, except for Ms. Seliga voting no. The motion passed 3-1.

7. ENGINEER’S REPORT:

a. General Update:

Mr. Zarko highlighted the Palomino Greyhorse project; Valley Road culvert project and the Palomino Drive Sanitary Sewer Rehabilitation project.

8. SOLICITOR’S REPORT:

<u>Hearing</u>	<u>Applicant</u>	<u>Hearing Date</u>	<u>Remarks</u>
WT 17-07	Garofalo	2017 05 22	Variance for swimming pool
WT 17-08	Shihadeh	2017 05 22	Variance to create a lot w/o access to a public road 50’ wide
WT 17-09	Eck	TBD	Special Exception to expand a non-conforming structure
WT 17-10	DeLuca	2017 05 22	Variance for excess impervious area Variance to construct on a non-conforming lot w/o reconfiguring the lot
WT 17-11	DS9, Ltd	TBD	Special exception to construct on a non-conforming lot Parking variance for a dental office
WT 17-12	Swenson	TBD	Variance for Impervious Coverage

WT 17-13	Nolan Enterprises	TBD	Multiple variances to enable construction of a self-storage warehouse at 1800 Street Road (insurance building)
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b. **Alsdorf Stipulation of Settlement.**

Mr. Clemons explained the stipulation of settlement regarding a fence for Richard Alsdorf residing at 1591 Stuckert Road. The stipulation is to be executed by the Chair of the Supervisors and the Chair of the Zoning Hearing Board.

Ms. Baker motioned, seconded by Mr. Gaines to approve the Stipulation of Settlement. All were in favor and the motion passed 4-0.

c. **Geerlings Florist, Inc., Cluster Land Use Appeal.**

Mr. Clemons explained the notice of land use appeal filed by the attorney for Geerling Florist, Inc. with the Court of Common Pleas of Bucks County. The Board of Supervisors approved a 27 lot conditional use application which has now become a lawsuit. Mr. Clemons will file an intervene appeal and State appeal.

Ms. Baker motioned, seconded by Mr. Gaines to file an intervention and Declaration of Position for the Geerling Land Use Appeal. All were in favor and the motion passed 4-0.

Public Comments:

Mark Ruckno (2284 Herblew Road) questioned the prime agriculture use calculation and felt the number was sited incorrectly.

Dr. Connie Ace (1067 Folly Road) stated the buildings on the Geerling property are not required to be on the national historic registry. She defined "historic" for Warrington Township.

9. **EXTENSION REQUESTS:** None.

10. **DEDICATION REQUESTS:** None.

SUPERVISOR COMMENTS:

Ms. Baker stated that Warrington Police department will be giving out free gun locks at no charge to township residents. Officer Richard Hackman has joined the crisis intervention team as a trainer.

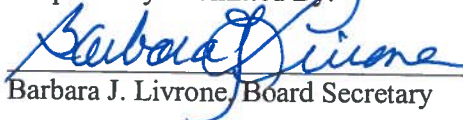
Mr. Gaines stated the Environmental Advisory Council has reduced mowing by the public works department on township stormwater basins and open space by naturalizing these basins, thus saving taxpayer money.

Ms. Seliga asked for a list of township properties that are being leased. Ms. Seliga is working with Senator Greenleaf on Senate Bill 560. Ms. Seliga noted that on May 27 starting at 11:00 am the Veteran Affairs Committee is holding their annual Memorial Day ceremony at IPW. Ms. Seliga requested to revisit the LED project but not replace all of the lights at the same time due to the long payback period on the decoratives and the maintenance costs arising all at once as they fail.

ADJOURNMENT

There being no further business, Ms. Baker motioned, seconded by Ms. Yannich to adjourn the meeting at 11:35 PM.

Respectfully Submitted By:


Barbara J. Livrone, Board Secretary

ATTACHMENT "A"

Warrington Township Historic Commission Annual Report for 2016

The Warrington Township Historic Commission (HC) serves the Board of Supervisors (BoS) in an advisory capacity in matters related to "identifying and preserving historical sites, buildings, papers, documents and relics of historical significance to Warrington Township."¹ Current members of the Commission include Constance L. (Connie) Ace, chair, Stuart Cohen (vice chair), Harry Lukens, David Sharp and Shu-l Tu (secretary). There are currently two unfilled vacancies. Supervisor Millie Seliga served as our liaison to the Board of Supervisor.

ORGANIZATIONAL ISSUES:

The HC developed and presented to the BoS a set of bylaws under which they operate. This document clarifies roles and responsibilities as outlined in the Warrington Township Code of Ordinances and makes the following changes:

- **Quorum:** the Ordinances had defined a quorum for the HC as four members. This was changed to "a majority of currently appointed members." Prior to the appointment of Mr. Lukens, the absence of any single member prevented the Commission from conducting an official meeting or taking any actions.
- **Presiding officer:** The presiding officer will be the Chair, not the Chairman.
- **Name:** the Commission formally requested the name of the Commission to be the more grammatically correct "Historical Commission" rather than "Historic Commission". Historical connotes that the group addresses issues related to historic events, properties and artifacts while Historic means that the Commission itself is old. Per Township Manager Barry Luber, these changes will be incorporated into the Ordinances as they are currently being revised.

HISTORIC PROPERTIES

The HC maintains a list of priority historic sites within the Township. Site visits were made to the following properties:

- **Broadlawns/ Stone Manor:** (1574 Easton Road): This historic French colonial style mansion, with its distinctive mansard roof, built in 1872, was for many years the home and office of Dr. John S. Prickett. It has been carefully restored and now serves as the offices for Walter Smerconish (Stone Manor Corp.). An adjoining development has been proposed on the property and the Commission suggested ways that the development could precede with minimal risk to the historic structure. Additionally, it was recommended that Dr. Prickett be memorialized in the new building, for instance by naming the community room in the complex after the late physician.

¹ Warrington Township Ordinances §866

- Irwin Hale House: This 1806 building was painstakingly restored by Mr. Jerry Hall and currently serves as the offices for HomeStarr Realty. Interesting structures within the building include hand carved beams still bearing the original roman numerals used to identify each during construction and an intriguing basement chamber which suggests that it might have once been used as slave quarters.
- Eble House and outbuildings: this expertly restored residence was build circa 1840 and currently is the home of Dr. and Mrs. Denis M. Eble. The site also features a partially restored working barn and a vintage corn crib, both in excellent condition.
- Mill Creek School: one of five historic schools houses which once served the Township. Built in 1929, it features a classic vintage art deco façade.
- School House at 10 Folly Road: The HC continues to work with the Warrington Historical Society on the restoration of the old school house located at 10 Folly Road. While much of the work has been internal and structural in nature, painting of the exterior and restoration of the original shutters signaled to the community that work on the property was proceeding. The historic William Penn oak, which has stood on the site for centuries, was severely damaged by a storm in 2014. Wood from the tree was recovered and has been used to make beautiful pens. Sales of the pens by the Historical Society are helping to fund the restoration work.
- The Commission continues to monitor the status of the historic 1840 home located at 2436 Street Road. Discussions were held with a potential buyer; however to date no sale has been finalized.

HISTORIC MARKER

Loss of the historic Penrose farmhouse was a major loss to the Township. Built in 1734, it was the first known house built in the area. The farm was originally over 600 acres and stretched from County Line Road to Street Road along Easton Road. Over the years, portions of the farm had been sold, but the core of the property remained in the Penrose/Paul/Hallowell family from 1734 until 2006. The remaining portion of the property is the current site of the Valley Gate Shopping Center. Agreements with the Valley Gate developer to preserve and protect various historical artifacts from the building, for their eventual inclusion of these articles into a township museum, were not honored, due to claimed theft of the materials. With the loss of these important artifacts, it was decided that some other commemoration of the original Warrington homestead was needed. A historical marker was erected in July 2016.

STREET NAMES

With development threatening many of the historic sites throughout the Township, the HC recommended to the BoS that early settlers of the area be commemorated by naming new streets after them. While the naming of news streets and roads is currently under the discretion of the developer, awareness of the BoS's desire to preserve the legacy of the area would help steer developers toward adopting historic names. Examples included Holbert Road or Wagon Shop Way for the proposed road which would run behind the current LukOil gas station at Bristol and Easton Roads. The original Holbert

family's general store and wagon shop stood on the property which would be bisected by the proposed road.

DEVELOPMENT REVIEWS

In its advisory role to the BoS, the HC reviewed and provided feedback on the following development proposals:

- Geerling property (3091 Street Road): the HC opposed any development which necessitated the destruction of the 1860 farmhouse on the site.
- Malcomb property: no historic structures were impacted by the proposed development
- Eble property: the proposed development (subdivision of the 9 acre parcel to add 2 potential building lots) was planned in a way to preserve and protect the existing home, barn and outbuildings. The Commission supported an historical preservation easement for the property, agreed to by the owner, which would protect the buildings in perpetuity. The BoS denied the subdivision request so the easement was never enacted.
- Broadlawns/Stone Manor: A proposed 4-story apartment complex adjoining the historic house was reviewed with the property owner and an architect working with the developer. Recommendations were made to the BoS and to Mr. Roy Rieder for measures which would help protect the historic home.
- The following proposals were reviewed and it was determined that there were no significant impacts on historic structures or properties:
 - Keene Tract (Kelly Road)
 - Highgrove Manor (Corner of Anderson Way and Easton Road)
 - Shihadeh Minor Subdivision - Grady Avenue

COMMUNITY OUTREACH

Warrington Day: The HC shared a booth with the Warrington Historical Society (WHS). This year's exhibit featured a history quiz and a scavenger hunt where participants sought historic facts displayed on placards placed throughout the venue. The winner of the hunt received a copy of the recent *Warrington Revisited*, published in 2015.

Barclay School: members of the HC and WHS made their second annual visit to the Barclay Elementary School to present a program on Warrington History and to help the school celebrate the birthday of its namesake and early Warrington leader, John Barclay. Mr. Barclay's 1799 home currently houses the Hatboro Bank. (corner of Bristol and Easton Roads)

ZONING HEARING BOARD ACTIVITIES

The Commission continued to monitor the Zoning Hearing Board proceedings against Victory Gardens' mulch manufacturing operations on Pickertown Road. These proceedings impact three of the historic

properties in the Township: Brown's Folly (982 Folly Road), Yankee Farm (1067 Folly Road) and Winding Brook Farm (3014 Bristol Road).

ONGOING PROJECTS:

The Commission continues to consider on a proposal for "Welcome to Historic Warrington Township" signs to be placed on major roads as they enter the township.

Work continued on a proposed "Award of Merit" program intended to acknowledge persons and/or businesses who have expended extraordinary efforts to protect and restore historic properties.

All properties on the HC list of priority historic properties will be visited and photographed, in order to update records on these locations.

ACKNOWLEDGEMENTS

The HC acknowledges the BoS for their support in efforts to preserve and celebrate the history of the Township. In particular we thank Ms. Millie Seliga for her support and advocacy on behalf of the Commission.

We also thank the following Township employees for their support and assistance:

Mr. Roy Rieder, Township Zoning Officer, for ensuring that the HC was aware of and had opportunity to review development proposals for their possible impact on historic sites and/or structures.

Mr. Joe Knox and the Township Public Works Department for their support in multiple activities relating to the restoration of the 10 Folly Road schoolhouse. Particular appreciation is given for their assistance in emptying the oil tank in the basement of the building and preparing it for removal, for hauling stone from a township-owned site to the school house site to be used in reconstructing the walls and windows in the building.

Mr. Barry Lubber who has advised the HC on a number of questions.

Ms. Barbara Lavrone, who always enthusiastically supports the Commission by locating documents and arranging various administrative functions.

Respectfully submitted by

Constance L. Ace, Ph.D.

Chair, Warrington Historic Commission

ATTACHMENT "B"

CONSENT AGENDA

Ladies and Gentlemen: As I stated at the last Board of Supervisors meeting, we added a "Consent" agenda as a supplement to the regular agenda to help speed up the meetings. Items that have been placed on this Consent agenda have been matters that are routine in nature such as approving minutes of meetings, authorization for bid or ordinance advertisements, and for the awarding of contracts or change orders to existing contracts.

Attached to the agenda and on the townships website is a supplement to the agenda which contains a heading and brief description for each item listed under the Consent agenda. As in the past, any Board member can ask to remove an item from consent and have it discussed independently.

I would now ask for a motion to approve items "a" through "m" on the Consent agenda.

- a. **March 28, 2017 to Approve Minutes.**
- b. **April 5, 2017 to Approve Minutes of Special Hearing.**
- c. **April 18, 2017 to Post Minutes.**
- d. **Consider authorization to advertise County Line Road Water Interconnection.**

This interconnection is necessary to bring additional water from North Wales Water Authority into the Township.

- e. **Consider authorization to execute Sprint agreement for Orchard Hill Water Tank Painting located at 1468 Stuckert Rd.**

This agreement indicates that Sprint will temporarily remove its wireless devices from the water tank so that the Township can paint the tank.

- f. **Consider authorization to release \$1500 from Escrow for monuments on Oak Avenue for Farabee subdivision, TMP # 50-023-089 and 50-023-089-001.**

Release of escrow for completed work.

- g. **Consider authorization to advertise Costner Well House Sanitary Sewer Replacement.**

This project will replace the sewer line under Costner Tank driveway. It is being expedited because the work that is being completed is adding a GAC filtration system at the Costner Tank will require replacing the driveway. Since the driveway will be opened up and exposed, the Township can save money by replacing the sewer line at that time.

h. Consider authorization to advertise Valley Road Water Main Extension.

This water main extension will allow property owners along Valley Road whose private wells exceeded the EPA Health Advisory levels to connect to public water.

i. Consider Bid Award for Water Main Extensions to Center Street and Easton Road.

This water main extension will allow certain property owners along Center St. and Easton Rd. whose private wells exceeded the EPA Health Advisory levels to connect to public water.

j. Consider authorization to advertise Medical Marijuana Ordinance and Map Change Ordinance.

This ordinance will enable the township to control the location for Medical Marijuana growing/processing facilities as well as retail facilities for the dispensing of prescribed Medical Marijuana.

k. Consider appropriate action to obtain cooperative agreement (CA) with ANG.

This is to execute a revised CA amendment increasing the scope of work.

l. Consider approval to appoint John Heenan as volunteer to the Park and Recreation Board.

This appointment is to fill a vacancy on the Park and Recreation Board.

m. Consider approval to appoint Shawn McGuigan as alternate to Planning Commission Board.

This appointment is to fill a vacancy on the Planning Commission.