



WARRINGTON BOARD OF SUPERVISORS MINUTES FOR APRIL 28, 2015

ATTENDANCE

Gerald B. Anderson, Chairperson; John R. Paul, Vice Chairperson; Marianne Achenbach, Secretary/Treasurer; Shirley A. Yannich, Member; Matthew H. Hallowell, Member. Staff present was Timothy J. Tieperman, Township Manager; William H.R. Casey, Esq., Township Solicitor, Thomas A. Gockowski, Township Engineer, Barry F. Luber, Chief Financial Officer and Barbara Livrone, Executive Assistant to the Township Manager.

PLEDGE OF ALLEGIANCE

Chairperson Anderson opened the meeting and asked for a moment of silence, followed by a pledge to the flag.

SPECIAL RECOGNITION PRESENTATION – BUCKS COUNTY RIVER COUNTRY

Mr. Paul formally recognized Bucks County River Country for providing a 40 passenger bus to Warrington Community Day held on September 27, 2014. The bus transported people to and from the Upper Nike Park and the John Paul Park @ Lower Nike for seven hours. Company representative Rick Bray was unable to attend the meeting but a plaque was presented and distributed to him at a later time.

EXECUTIVE SESSION REPORT: None

APPROVAL OF BILL LIST:

1. April 14, 2015 – April 28, 2015: \$ 792,927.61

Mrs. Achenbach motioned, seconded by Mr. Paul, to approve the bill list from April 14, 2015 through April 28, 2015 totaling \$ 792,927.61. By roll call vote, the motion passed unanimously 5-0.

APPROVAL OF MINUTES:

2. March 24, 2015

Mr. Paul motioned, seconded by Mr. Hallowell, to approve the March 24, 2015 Meeting Minutes. The motion passed unanimously 5-0.

3. March 31, 2015

Mr. Paul motioned, seconded by Mr. Hallowell, to approve the March 31, 2015 Work Session Minutes. The motion passed unanimously 5-0.

MINUTES FOR POSTING:

4. April 14, 2015

Mr. Paul motioned, seconded by Mr. Hallowell, to approve the posting of the April 14, 2015 Meeting Minutes. The motion passed unanimously 5-0.

PUBLIC COMMENT *(The Board will hear from any interested resident or taxpayer who would like to comment on an item not on this evening's agenda. Respondents are asked to keep their comments to 3 minutes.)*

- Jeff Bigelow (2470 Park Road): He informed the Board that he's received signatures from 88% of the residents from Park and School. All respondents preferred the cul-de-sac option. He also said there's overwhelming support for more speed bumps on School Lane. Mr. Anderson thanked them for their hard work.
- Mike Kelly (135 Muirfield Lane): Mr. Kelly commented that the Township's western end is becoming more subject to development pressures. He also referred to some recent Planning Department minutes referencing the possible rezoning of a section of Stump Road and the Archdiocese property. Mr. Anderson explained that the Archdiocese has plans to sell of a section of its property and that the cemetery designation would no longer be an appropriate zoning classification.

PUBLIC HEARING: None

OLD BUSINESS (ACTION/DISCUSSION ITEMS):

5. Consider approval for Neshaminy Glen Minor Development and Construction Agreement.

Mr. Anderson stated that this particular agenda item is only for the single lot. Attorney John Van Luvanee appeared on behalf of the Sernitskys, who have a pending agreement-of-sale for the lot in question that was signed back on January 10, 2014. He said there is no basis for the Township to deny the issuance of a building permit. He said there were no longer any issues regarding wetlands and that the Township has in its possession all required easement agreements. He said his client has complied fully with the Township's policy on building permits and minor construction agreements. He asked the Supervisors to direct the release of this building permit immediately.

Attorney Sean Sommers – sitting in for Attorney Jill Nagy – appeared on behalf of several Neshaminy Glen neighbors who oppose this lot's construction in addition to the recently filed 9-lot subdivision. He said the one stand-alone lot should be included with the 9-lot plan. Secondly, he said there are still unresolved questions regarding the wetlands; and thirdly, there are outstanding questions regarding the chain of ownership.

Board members then offered their input. Mr. Paul stated there are still many gray areas in which he still has questions. Mrs. Yannich stated that this one lot appears to be a "creeping subdivision." Mr. Anderson stated he does not understand why PRIME did not wrap this lot into the overall subdivision plan. He also defended the Township's policy for requiring escrow for complex lots such as the one currently being scrutinized. The Board concurred unanimously on Mr. Anderson's recommendation to table any formal action until the May 12, 2015 BOS meeting.

6. Review revised concept plan for Shihadeh's Park Road development, showing a reduced 2-lot subdivision.

Mr. Shihadeh appeared to show the changes from the originally approved 3-lot subdivision to the newly proposed 2-lot subdivision. He said the home that he's constructing is similar to the house currently under construction on Elbow Lane.

Mr. Tom Watkins (2512 Park Road) commended Mr. Shihadeh for agreeing to the amended plan and that the residents no longer have any major issues with this downsized development plan. He asked the Board expedite the approval process on behalf of Mr. Shihadeh.

Mr. Watkins also requested a conservation easement on the back of the lots and Mr. Shihadeh agreed to this request.

No Board members spoke in opposition to the revised plan. Therefore, Mr. Anderson requested the applicant to return at future meeting with official plans and that the Board will do its best to expedite.

NEW BUSINESS (ACTION/DISCUSSION ITEMS):

7. Consider approval of change order for Mary Barness Pool Reconstruction Project.

Mr. Paul motioned, seconded by Mr. Hallowell, to approve the change order for the Mary Barness Pool Reconstruction Project. The motion passed unanimously 5-0.

8. Review follow-up items from the March 31, 2015 Board Workshop

Mr. Anderson suggested scheduling another work session soon to follow-up on the items raised at the March 31, 2015 Work Session. This will be added to the next BOS agenda for discussion/action.

9. MANAGER'S REPORT:

a. Recommendation from Veterans Affairs Committee.

The Veteran Affairs Committee, in light of the fact that they do not have a quorum, is requesting the Board approve three (3) applications for inclusion on the Township's Memorial Wall at Igoe Porter Wellings (IPW) Park. The veterans' names are: (1) William R. Fitzgerald – Army Veteran – Korean War; (2) William A. Fitzgerald – Navy Veteran – Kosovo; (3) Sean S. Fitzgerald – Army Veteran – Operations Iraqi Freedom and Enduring Freedom. The Board unanimously concurred on these nominations.

b. Park and Recreation Plan Update

Mr. Tieperman explained that the Natural Lands Trust is working diligently with the Open Space Committee in meeting with prospective landowners and piecing together potential new lands to expand the Township's park system and trail network. He said that since there is some urgency to move forward quickly on the updating of the 1992 Plan, he believed it prudent to use one of the NLT's consulting partners who specialize in park/recreation development plans. No Supervisor expressed any reservation to this strategy.

c. Ordinance Advertisement Authorization – Special Purpose Tapping Fee (Anna/Honora)

Mr. Paul motioned, seconded by Mr. Hallowell, to authorize advertisement of two (2) ordinance authorizing special purpose tapping fees for the Anna/Honora Water & Sanitary Sewer Districts. The motion passed unanimously 5-0.

10. CHAIRMAN'S REPORT:

a. 1st Anniversary – Career Firefighter Program

Mr. Anderson commented on the 1st Anniversary of the Career Firefighter Program. He stated that he's been pleased with the program thus far and thanked Warrington Fire Company and the career staff for a successful open house earlier this evening. He suggested have a special Board of Supervisors meeting at that venue in the near future.

Regarding the subject of emergency services, Mr. Anderson asked Staff to get more information on some pending house and senate bills in Harrisburg regarding new taxes to fund new 911 systems across the state.

11. ENGINEER'S REPORT:**a. Report on East Road Traffic Signals**

Mr. Gockowski followed up on a report from last Board of Supervisors meeting, in which there were some fiber connectivity issues preventing the new 611 adaptive signals from working properly. He said that all the fiber issues have not been resolved and that all the signals from County Line Road to Bristol Road are feely communicating. He said the next step is to connect this system with PennDOT's main hub. Once this is complete, PennDOT officials will be able to operate the closed loop system from their King of Prussia operating center.

b. Valley Square Boulevard Traffic Light

He said that there will be three TE160 Resolution Forms ready for Board execution at its May 12th meeting. One will be for the Valley Square Boulevard/Main Street traffic signal and the others will be for Phillips Avenue and Wedge Way. He said there are some minor easements issues which he expects will be resolved at the next meeting.

12. SOLICITOR'S REPORT:**a. Special Counsel Authorization**

Mr. Anderson moved, seconded by Mr. Paul to authorize the Township Solicitor to engage the services of Timothy J. Bergere', Esq. at a discounted rate of \$425/hour to assist the Township in resolving its current dispute with the Navy resulting in the indefinite closure of some of Warrington water wells. Mr. Casey is hopeful that should the Township prevail in its dealings with the Navy and Air Force, that we should receive full reimbursement for all incurred costs.

13. ESCROW AND MAINTENANCE BOND RELEASES:**a. Valley Gate Escrow Release #17: \$247,486.05:**

Mr. Anderson moved, seconded by John Paul, to approve Valley Gate Escrow Release #17 in the amount of \$247,486.05. Motion passed unanimously 5-0.

14. EXTENSION REQUESTS: None**DEDICATION REQUESTS: None****SUPERVISOR COMMENTS:**

- Mrs. Yannich reported on the success of Valley Square's Earth Day festivities on April 25th. The township's Bike and Hike Trails Committee and Environmental Advisory Council both participated at this event.
- Mr. Paul announced an upcoming Warrington appreciation day sponsored by Huntington Valley Bank.
- Mr. Anderson encouraged everyone to participate in the special UNO's fundraiser to benefit the Warrington Cares Employee Charity Scholarship Program.

ADJOURNMENT

There being no further business Mr. Paul motioned, seconded by Mr. Hallowell, to adjourn the meeting at 9:10 p.m. The motion passed unanimously 5-0.

Respectfully Submitted By:



Timothy J. Tieperman, Township Manager