



**WARRINGTON BOARD OF SUPERVISORS
MINUTES FOR DECEMBER 22, 2015**

ATTENDANCE

John R. Paul, Acting Chairman; Marianne Achenbach, Secretary/Treasurer; Shirley A. Yannich, Member; Matthew H. Hallowell, Member and Wayne Bullock, Member. Staff present was James J. Miller, Interim 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

Acting Chairman Paul opened the meeting and asked for a moment of silence, followed by a pledge to the flag.

EXECUTIVE SESSION REPORT: Mr. Paul stated the Board discussed two issues during executive session. One item discussed was easements and the other item discussed was traffic lights.

PROMOTION OF ROBERT MEDITZ TO LIEUTENANT: Chief of Police Daniel Friel congratulated Robert Meditz for earning the rank of Lieutenant with Warrington Township Police Department. Lt. Meditz is a twenty-five year veteran of the police department. Lt. Meditz became the department's first D.A.R.E. officer. He is the original member of Bucks County Major Incident Response team which specializes in biological, chemical and nuclear weapons. In 2002 he was promoted to Sergeant and in 2014 he was Sergeant of the Detectives. In 2015, he was moved to the position of Acting Lieutenant. Lt. Meditz is also a member of the Pension Committee and Vice Chairman of the Township's Safety Committee. Lt. Meditz was sworn in by District Justice Jean Seaman.

SPECIAL RECOGNITION OF METROPOLITAN DEVELOPMENT GROUP: Mr. Paul presented an award to Mike Tulio, Vice President of Land Acquisition and Development, recognizing Metropolitan Development Group's platinum sponsorship of 2015 Warrington Community Day. Mr. Paul thanked Mr. Tulio and expressed his appreciation of Metropolitan Development Group's platinum sponsorship.

APPROVAL OF BILL LIST:

1. December 8, 2015 – December 22, 2015: \$633,235.01

Mrs. Achenbach motioned, seconded by Mr. Hallowell to approve the bill list from December 8, 2015 through December 22, 2015 totaling \$633,235.01. By roll call vote, the motion passed 4-1 with Mr. Bullock abstaining.

APPROVAL OF MINUTES:

2. November 24, 2015

Mrs. Achenbach motioned, seconded by Mr. Hallowell, to approve the November 24, 2015 Meeting Minutes. The motion passed 4-1 with Mr. Bullock abstaining.

MINUTES FOR POSTING:**3. December 8, 2015**

Mr. Bullock motioned, seconded by Mrs. Achenbach to approve the posting of the December 8, 2015 Meeting Minutes with corrections made as noted by Ms. Yannich. The motion passed 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.*)

The following individuals spoke under public comment:

- Connie Ace (1067 Folly Road), Chairperson of the Historic Commission and member of the Historic Society solicited pens made out of the oak tree from the old Schoolhouse located at the corner of County Line and Folly Roads. The pens are being sold for \$40 and the monies are allocated towards the restoration of the Old Schoolhouse which is the future home of the Historic Commission/Historical Society museum.
- Carol Pastore (2434 Park Rd) thanked the Board of Supervisors for displaying a high level of safety to the residents on Park Road. However, in spite of the road closure signs, people are still trying to get through.
- Rod Moyer (1246 School Ln) expressed his appreciation to the Board of Supervisors for closing Park Road. He stated he witnessed a car trying to park between the closure signs.
- Catherine Oxman (1256 School Ln) also thanked the Board of Supervisors for closing Park Road.
- Norman Cahan (3226 Riding Court) lives in Warrington Hunt development and stated exhaust car fumes are coming into this house from the back of his residence. Mr. Paul said he will send someone out to visit the site and access the situation.

PUBLIC HEARING: None.

OLD BUSINESS (ACTION/DISCUSSION ITEMS): None

NEW BUSINESS (ACTION/DISCUSSION ITEMS):

4. Consider Resolutions authorizing condemnation of Bristol Right-of-Way.

Rob Gundlach, Attorney for Metropolitan requested authorization from the Board to condemn part of 2216 Bristol Road. This easement needs to be resolved for two reasons: the loop road can't be completed in the High Grove Manor Development until the easement is obtained and the application process for the 611 traffic light is being detained. Also in attendance was Greg Bogia, P.E., Bogia Engineering, Inc. Mrs. Yannich questioned the retaining wall and historic significance of the home. Mr. Gundlach stated the retaining wall will be installed at no expense to the property owners and will protect the house. The property owners requested more time to make a decision. Mr. Paul stated this issue has been going on for one year and requested a vote on two resolutions. Mrs. Achenbach made a motion, seconded by Mr. Hallowell authorizing the condemnation of fee simple title, the condemnation of a permanent slope easement and the condemnation of a temporary construction easement affecting a portion of TMP # 50-026-027 and authorizing the filing of a declaration of taking. By roll call vote, the motion passed 4 to 1, with Mr. Bullock voting no.

Regarding the second Resolution, Mrs. Achenbach made a motion, seconded by Mr. Hallowell to enter into a Memorandum of Understanding with the developer, KTMT HGM LP and KTMT Newbury LP referencing the condemnation of fee simple title, condemnation of a permanent slope easement and condemnation of a temporary construction easement affecting a portion of TMP # 50-026-027. By roll call vote, the motion was passed 4-1, with Mr. Bullock voting no.

5. Consider Resolution approving the amendment to final plan approval Resolution #2002-R-72 for Stone Manor Corporate Center.

Mr. Paul stated this agenda item has been removed from the agenda because the applicant has a different proposal to submit to the Board and will come back at a later time.

6. Discuss Invasive Plant Removal along the John Paul Part Trail.

Fred Suffian, Chairman of the Environmental Advisory Council presented a slide show to remove invasive plants along the bird blind at John Paul Park and ending at the PECO Power Line right of Way. The distance is approximately 400 feet. The first phase will be completed by June 1, 2016 and the second phase is slated to be completed by June 1, 2017. The total estimated project cost which included the first site already completed is \$11,189.74. Warrington Township will contribute \$4410.00 and the remaining funds will come from the other three partners. Those partners are the volunteers from the Environmental Advisory Council, Central Bucks High School South and the Woods of Plenty. Mr. Paul stated the funds are included in the 2016 Township budget. Mr. Paul motioned, seconded by Mr. Hallowell to authorize the removal of the invasive species for a cost not to exceed \$5,000. The motion was passed unanimously 5-0.

7. MANAGER'S REPORT:

- a. Consider approval of four (4) new Memorial Wall applications.

Mr. Miller stated all criteria have been met for the four applications to be included on the memorial Wall. The following names will be inscribed on the Memorial Wall at Igoe Porter Wellings Memorial Field:

- Francis X. Doyle, Marines, WWII, Bougainville, Guam and Iwo Jima
- James M. Kelly, Sr., Navy, Korea
- Lynn J. Roth, Navy, WWI, European-African-Middle East Campaign
- Lynn R. Roth, Navy, Vietnam

Wayne Bullock motioned, seconded by Marianne Achenbach to accept the inclusion of the four names to the Memorial Wall. The motion passed unanimously 5-0.

8. CHAIRMAN'S REPORT:

- a. **U.S. Congressman Mike Fitzpatrick recognition of James J. Miller**

Mr. Paul stated James J. Miller received commendation and a U.S. Flag from U.S. Congressman Mike Fitzpatrick. The flag was flown over the United States Capital building. The Honorable Mike Fitzpatrick recognized Chief Miller for his exemplary service and leadership in Bucks County law enforcement as he retires from Warrington Township.

b. Amended Stipulation Agreement with Stone Manor Corporate Center for Units D and E

Mr. Paul stated plans were previously approved for a subdivision/land development plan by Stone Manor to be developed in accordance with a Stipulation Agreement dated April 3, 2012. This agreement was modified April 1, 2014 which allowed Units D and E to be developed for residential housing. Mr. Paul asked Rob Gundlach, Attorney for applicant, Wally Smerconish to present the three items that are part of the amended plans. They are: reducing the height from 5 stories to 4 stories; re-allocation of units from 35 to 36 and the density layout of the footprint. Tim Wanaselja from Meyer Design presented the architectural site plan. Mr. Gundlach asked the Board to approve the amended plans. Mrs. Yannich stated she wishes for the Historic Commission and Planning Commission to review this plan. Mr. Paul requested a letter from the engineer stating this is a clean plan. Mr. Gundlach said he will ask the Historic Commission to review the final design of the exterior. Mr. Hallowell motioned, seconded by Mr. Bullock to approve the amendment to plans from the amended stipulation and agreement dated April 1, 2014 for Units D and E as presented. The motion passed unanimously 5-0.

Mr. Gundlach personally thanked John Paul for all of his hard work, long hours, and his devotion to Warrington Township. Mr. Gundlach commented that both John Paul and Marianne Achenbach are leaving Warrington Township in a much better position than when they both became supervisors.

9. ENGINEER'S REPORT: None**10. SOLICITOR'S REPORT:****a. Open Space Fee Adjustment for 873 Elbow Lane.**

Mr. Casey reported a calculation of fee in lieu of open space for the minor subdivision at 853 Elbow Lane was prepared by Carroll Engineering. The applicant paid the fee under protest. Based on an independent appraisal for land, the value was reduced, therefore reducing the open space fee. Using this value, the applicant would be entitled to a refund of \$6600. Mr. Bullock motioned, seconded by Mrs. Achenbach to refund the applicant \$6600.00. The motion was passed unanimously 4-1 with Mr. Paul abstaining.

b. Retention and Disposition of Records – Items Scheduled for Destruction/Shredding

Mr. Casey stated a retention and disposition of records list was submitted by the Director of Public Works. This list is for items to be shredded and is in accordance with State law. Mr. Bullock motioned, based on Mr. Casey's opinion, seconded by Mr. Hallowell to approve the destruction/shredding of items listed on the Retention and Disposition of Records sheet. The motion was passed unanimously 5-0.

11. ESCROW AND MAINTENANCE BOND RELEASES:**a. Warrington Ridge Phase I – Certificate of Completion # 8: \$54,346.10.**

Mr. Paul motioned, seconded by Mrs. Achenbach to approve Warrington Ridge Phase I – Certificate of Completion # 8 in the amount of \$54,346.00. The motion passed 4-1 with Mr. Bullock abstaining.

12. EXTENSION REQUESTS: None

13. DEDICATION REQUESTS:

a. Consider dedication of the Estates at Valley View.

Mr. Paul motioned, seconded by Mr. Hallowell to approve the dedication of the Estates at Valley View. The motioned passed unanimously 5-0.

- Escrow Release # 7 in the amount of \$78,801.05. This escrow release is triggered by the Deed of Dedication. The remaining balance is a fifteen percent (15%) maintenance security amount retained in a Tri-Party Agreement. Mr. Paul motioned, seconded by Mr. Hallowell to approve Escrow Release # 7 in the amount of \$78,801.05 for the Estates at Valley View. The motion passed unanimously 5-0.

SUPERVISOR COMMENTS:

Mrs. Yannich commented that she will miss the guidance and history that Mr. Paul provided. Mr. Hallowell wished both Mr. Paul and Mrs. Achenbach all the best. Mrs. Achenbach thanked the residents and it was an honor to serve them. Mrs. Achenbach wished the new Board much success. Mr. Paul concurred with Mrs. Achenbach's comments and stated that the staff in Warrington Township is commendable.

ADJOURNMENT

There being no further business Mr. Bullock motioned, seconded by Mrs. Achenbach, to adjourn the meeting at 9:15 p.m. The motion passed unanimously 5-0.

Respectfully Submitted By:



James J. Miller, Interim Township Manager