



WARRINGTON TOWNSHIP BOARD OF SUPERVISORS MINUTES FOR MARCH 9, 2010

The regular meeting of the Warrington Township Board of Supervisors was held on March 9, 2010, 7:30 p.m., at the Township Building located at 852 Easton Road, Warrington, PA 18976, followed by the pledge of allegiance. The members present were as follows:

ATTENDANCE:

Supervisors in attendance were Rebecca A. Kiefer, Chairman; John Paul, Vice Chairman; Marianne Achenbach, Secretary; Michael W. Lamond, Jr., Assistant Secretary; Paul Plotnick, Member. Staff in attendance were Timothy J. Tieperman, Township Manager; William R. Casey, Esq., Township Solicitor; Richard Wieland, Township Engineer; Michael Mrozinski, Director of Planning and Economic Development; and Carolyn Hanel, Director of Administrative Services/Parks and Recreation.

APPROVAL OF BILL LIST:

1. February 23, 2010 to March 9, 2010 - \$529,354.05

Mr. Paul motioned, seconded by Mr. Plotnick, to approve the bill list from 2/23/10 to 3/09/10 totaling \$529,354.05. This included the \$23,199.57 carryover invoice from Rudolph, Pizzo and Clarke that tabled from the February 23, 2010 meeting. This motion passed unanimously by roll call.

APPROVAL OF MINUTES

2. January 4, 2010

Mr. Paul motioned, seconded by Mr. Lamond, the approval of the January 4, 2010 meeting as amended. The motion passed unanimously.

3. February 2, 2010

Mr. Paul motioned, seconded by Mr. Lamond, the approval of the February 2, 2010 meeting as amended. The motion passed unanimously.

4. February 9, 2010

Mr. Paul motioned, seconded by Mr. Plotnick, the approval of the February 9, 2010 meeting as amended. The motion passed unanimously.

MINUTES FOR POSTING

5. February 16, 2010

Mr. Paul motioned, seconded by Mr. Plotnick, to post the minutes of the February 16, 2010 meeting. The motion passed unanimously.

6. February 23, 2010

Mr. Paul motioned, seconded by Mr. Plotnick, to post the minutes of the February 23, 2010 meeting. The motion passed unanimously.

PUBLIC COMMENT

Mr. David Fein of 2020 Ballantine Lane commented on neighborhood concerns pertaining to the walking trail in the Deer Valley community adjacent to the Fox Hollow development. He stated the residents have no desire to maintain the trail area once the ownership is transferred to the HOA (Homeowner's Association) and asked for direction from the Supervisors. Mr. Wieland confirmed that this area would not be dedicated to the Township, per terms of the land development agreement. The residents were encouraged to review their HOA documents.

Mr. Mike Kelly of 135 Muirfield Lane commended the public works personnel for repairing the Belgian blocks in his neighborhood that were damaged by snow plows. He also had some followup questions regarding the status of TEVA development plans.

7. MANAGER'S REPORT.

Mr. Tieperman highlighted the following bulleted items in his report:

- Development Activities Update
- Water and Sewer Transition Report
- Cell Tower Proposal
- Route 202 Parkway Update
- 2009 Audit Preparations
- Palomino Basin Bids
- Farmer's Market Update – Valley Square

The Report contained two (2) consent items:

Snow Emergency Declaration Ratification

Mr. Tieperman asked for the Board's official ratification of the recent snow emergency declarations. The Board provided its unanimous consent.

Police Grant

Mr. Tieperman asked for the Board's consent for the execution of a \$5,000 State Grant Agreement for the Emergency Responders Resource and Training Program. With this approval, he stated Chief Miller will encumber the necessary funds. The Board provided its unanimous consent.

Fire Equipment

Mr. Tieperman asked for the Board's consent to encumber funds from the fire tax reserves to install voice and data cabling to the new West End Fire Station. He presented a recommendation from Mr. Lesniak for an amount not to exceed \$8,440. Mr. Paul motioned, seconded by Mr. Lamond, to approve an appropriation of \$8,440 from the fire tax reserves for the procurement and installation of voice/date cabling equipment at the West End Fire Station.

NEW BUSINESS (ACTION/DISCUSSION ITEMS):**8. Review Villa Barolo Concept Plan located at 1373 Easton Road.**

Architect Matthew Piotrowski reviewed a proposed concept plan for Villa Barolo. The plan proposes renovations and an addition to the existing Stutz Candies store. It advocates the creation of four (4) tenant spaces to accommodate an outdoor café-type seating environment. Mr. Piotrowski explained

the parking layout would be modified to accomplish the following:

- Removal of angle parking in favor of 90° parking;
- Closure of one of the 611 entrances to eliminate traffic cut-throughs in avoiding Bristol/611 traffic light;
- Landscaping between the two properties;
- The use of traffic calming measures on the interior lane.

Because of several unresolved issues associated with this concept plan, including the fact that it lies within the Corridor Overlay Zone, the Board refrained from officially opining on the proposed concept plan. The project will proceed through the normal subdivision and land review approval process.

9. Review Penrose Concept Plan located at 213 Easton Road.

Attorney William Benner, Esq., appeared on behalf of Metro Development Company to provide background information on this property and the primary elements of the concept plan. Mr. Michael Grasso of Metro was present, as was Mr. Jack Schneider.

The Sketch Plan currently includes the following major elements:

- Retail District
- Bank
- Hotel
- Residential Zone (81 dwelling units proposed on 29 acres)

Board members provided some preliminary feedback on issues of traffic configuration, storm water management and historic preservation of the old Penrose homestead. Residents offering additional comments were Mr. Mike McGeehan of 1099 Lincoln Court; Ms. Jennifer Thomas of 321 Sassafras Court; and Mr. Bruce Gross of 1760 Costner Drive.

10. Review Remedial Action Completion Report regarding the Underground Storage Tank (UST) area at the Public Works Facility.

Mr. Tom Zarko, P.E. (CKS Engineers) and Mr. Terry O'Reilly (TriState Environmental Management Services, Inc.) summarized the RACR (Remedial Action Completion Report) regarding the underground storage tank (UST) area at the Public Works Facility. He requested Board authorization to submit the RACR to the Pennsylvania Department of Environmental Protection for formal approval, which includes an environmental covenant regulating the property's future use. If DEP accepts the report, the existing monitoring wells will be closed.

Mr. Paul motioned, seconded by Mr. Plotnick, the approval of the RACR and the environmental covenant, subject to the Solicitor's affirmative review. The motioned passed unanimously.

11. Consider recommended changes to Township's police and non-uniform investment policies.

Staff provided a brief overview of some recommended changes to the policies which regulate the Township's police and non-uniform pension plans:

- The Township's pension investment manager, InR, will be provided independent authority to rebalance plan assets within approved allocations. This authority shall be limited to no more than 5% without prior authorization from the township manager.

- The allocation for international holdings shall be increased from 15% to 25% for foreign/international holdings and reduced from 55% to 45% for US domestic holdings.

It was noted that the actual 2009 investment gains in both portfolios exceeded the 22% financial benchmark.

Mr. Paul motioned, seconded by Mr. Plotnick, the approval of the recommended changes to the investment policies for both the police and non-uniformed pension plans. The motion passed unanimously.

12. Consider authorizing advertisement to readopt the International Construction Code (ICC) as it relates to all Township building, plumbing, fire, residential, and mechanical codes.

Mr. Paul motioned, seconded by Mr. Lamond, to authorize the legal advertisement for the readoption of the International Construction Code (ICC) as it relates to all Township building, plumbing, fire, residential, and mechanical codes. This motion passed unanimously.

OLD BUSINESS (ACTION/DISCUSSION ITEMS):

13. Consider final approval for the Ball/Colibraro Tract located at Bellflower and Lower State Road.

Attorney John VanLuvanee, Esq., appeared on behalf of applicants John and Dorothy Ball. He explained that on February 9, 2010 the Board deferred final approval pending resolution of the traffic study requirement. The applicants had requested that the Board, in lieu of a study, allow the installation of traffic calming devices, as recommended by the Planning Commission.

Mr. Paul motioned, seconded by Mr. Plotnick, the approval of the Ball/Colibraro Tract located at Bellflower and Lower State Road. The motion passed unanimously.

EXTENSION REQUESTS:

14. Consider Extension Request for Burke Minor Subdivision/ Lot Line Change.

Mr. Paul motioned, seconded by Mr. Plotnick, the approval of the deadline extension for formal action on the Burke Minor Subdivision/Lot Line Change to ninety (90) days following the submission of revised plans. The motion passed unanimously.

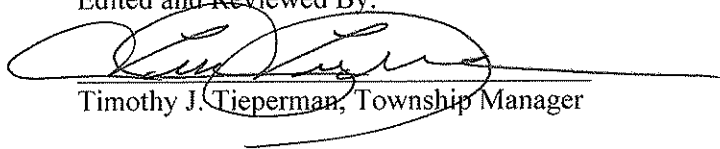
SUPERVISORS' COMMENTS

Mrs. Kiefer announced plans for the Supervisors to meet with its volunteer boards and commissions to discuss their 2010 goals as well as the Board's 2010 goals and objectives. She confirmed the first meeting with the Planning Commission at its March 23, 2010 meeting.

ADJOURNMENT

Mr. Paul motioned, seconded by Mr. Lamond, to adjourn the meeting at 10:00 p.m.

Edited and Reviewed By:


Timothy J. Tieperman, Township Manager