



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS  
MINUTES FOR FEBRUARY 8, 2011**

(Online Audio: <http://www.warringtontownship.org/mamboardsofsupervisors.cfm>)

The regular meeting of the Warrington Township Board of Supervisors was held on February 8, 2011, 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:**

John Paul, Chairperson; Gerald Anderson, Vice Chairperson; Marianne Achenbach, Secretary; Michael W. Lamond, Jr., Assistant Secretary; and Paul Plotnick, Member. Staff present were Timothy J. Tieperman, Township Manager; William R. Casey, Esq., Township Solicitor; Richard Wieland, P.E., Township Engineer; and Barbara Livrone, Executive Assistant to the Township Manager.

**EXECUTIVE SESSION REPORT**

Mr. Casey reported that the Board did not hold an executive session meeting.

**INDUCTION OF NEW OFFICERS FOR WARRINGTON VOLUNTEER FIRE COMPANY**

Judge Jean Seaman swore in the 2011 Warrington Fire Company officers as follows: Michael Bean, Chief; Joseph Fuchs, Deputy Chief; Chris Harvey, Battallion Chief; Andrew Groman, Captain; Paul Martin, Captain 29-1; Sal Azzara, Engine Lieutenant; Michael Tumelty, Engine Lieutenant; Eric Woodring, Rescue Lieutenant; Scott Martin, Safety Officer<sup>9</sup>; and Ollie Groman, Safety Officer.

**APPROVAL OF BILL LIST:**

1. **January 25, 2011 to February 8, 2011 - \$554,586.85**

Mr. Anderson motioned, seconded by Mrs. Achenbach, to approve the bill list from 1/25/11 to 2/8/11 totaling \$554,586.85. This motion passed by a roll call vote of 5-0.

**APPROVAL OF MINUTES:**

2. **October 12, 2010**

Mr. Anderson motioned, seconded by Mrs. Achenbach, to approve the October 12, 2010 Meeting Minutes. The motion passed by a vote of 3-2. Mr. Lamond and Mr. Plotnick voted no.

3. **January 3, 2011**

Mr. Anderson motioned, seconded by Mr. Plotnick, to approve the January 3, 2011 Meeting Minutes. The motion passed by a vote of 5-0.

4. **January 18, 2011**

Mr. Anderson motioned, seconded by Mrs. Achenbach, to approve the January 18, 2011 Meeting Minutes. The motion passed by a vote of 5-0.

**MINUTES FOR POSTING****5. January 25, 2011**

Mr. Anderson motioned, seconded by Mr. Plotnick, to approve the posting of the January 25, 2011 Meeting Minutes. The motion passed by a vote of 5-0.

**6. PUBLIC HEARING:****Review and Consider a zoning map change to amend the zoning ordinance to rezone thirty-four (34) parcels in the Neshaminy Gardens neighborhood from R2 Medium Density Residential to R2-I Residential Infill District.**

Mr. Plotnick motioned, seconded by Mr. Lamond, to open the public hearing to review and consider a zoning map change to amend the zoning ordinance to rezone thirty-four (34) parcels in the Neshaminy Gardens neighborhood from R2 Medium Density Residential to R2-I Residential Infill District. The motion passed unanimously.

Shane LaRosa (540 Center Street), Maureen McClellan, (563 Bradford Avenue), and Mary Ann Rogalski (503 Bradford Avenue) asked to be a party of record at this public hearing.

Mr. Casey reported that both the Warrington Township Planning Commission and Bucks County Planning Commission have submitted letters in support of this zoning change. He affirmed also that Carroll Engineering Corporation (CEC) prepared a map showing the affected tax parcels. Mr. Wieland reviewed the general map area for the benefit of audience. He explained that the targeted area is bound by Street Road, Bradford Avenue, Grady Avenue and Tohickon Lane. It lies in the Township neighborhood commonly referred to as Neshaminy Gardens. The 18-acre parcel adjoins the existing R2-I Residential Infill District.

Mr. LaRosa asked the reasons behind the rezoning proposal. Mr. Wieland responded that it would provide zoning consistency in this neighborhood and would provide more flexibility in the development of some undersized lots in this targeted area. The rezoning would provide for a more impervious coverage standard of 25% as opposed to the current 15%. The proposal's intent is to provide these additional thirty-four (34) lots with the same building opportunities as those properties within the current Infill District.

Mr. LaRosa's expressed some additional concerns over drainage issues related to some of these undersized lots. He inquired whether in conjunction with this zoning change the Township would be improving the drainage standards. He feared that increasing the impervious coverage requirement would negatively impact the stormwater drainage pattern in this area. Mr. Wieland said that the township has a separate Stormwater Management Ordinance, which would regulate these types of issues.

Mr. Anderson motioned, seconded by Mr. Lamond to continue this public hearing until the Board's March 8, 2011 meeting to enable the residents an opportunity to review the latest correspondence from the Bucks County Planning Commission. The motion passed unanimously.

Mr. Plotnick motioned, seconded by Mr. Anderson to close the public hearing. The motion passed unanimously.

**7. MANAGER'S REPORT:**

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

1. **Consent Item:** Review and Consider proposed Resolution to oppose House Bill 377.

Mr. Anderson motioned, seconded by Mr. Plotnick, that the Board authorize the township manager to make certain modifications to the Resolution opposing the enactment of HB 377 or any variation of such legislation that would eliminate or weaken the ICC sprinkler requirement including suggestions made by Board members. The motion passed unanimously. Mr. Tieperman agreed to present a final resolution for consideration at the annual BCATO conference in Northampton.

**8. ENGINEER'S REPORT:**

Mr. Wieland reported that Warrington Township currently operates under a Stormwater Ordinance, which will need to be modified as a result of PA Act 167. He stated that this new ordinance will cover the Little Neshaminy Creek. He stated the Township has six (6) months in which to enact these new regulations. Staff anticipates meeting this deadline and should have a draft ready by late March. He stated these ordinance amendments will place a greater emphasis on frequent storms because these contribute more heavily to local erosion problems.

**NEW BUSINESS (ACTION/DISCUSSION ITEMS):****9. Review and Consider adoption of Upper State Road Chalfont-New Britain Township Joint Sewage Authority (CNBJSA) Sewer Ordinance.**

Mr. Anderson motioned, seconded by Mr. Plotnick to adopt the Upper State Road Chalfont-New Britain Township Joint Sewage Authority (CNBJSA) Sewer Ordinance, which establishes the rate structure for two properties located at 1397 Upper State Road and 1389 Upper State Road. The motion passed unanimously.

**10. Review proposed changes to certain township fees and consider adoption of a Resolution establishing the 2011 Township Fee Schedule.**

Mr. Anderson motioned, seconded by Mr. Lamond, to adopt the proposed changes to certain township fees and consider adoption of a Resolution establishing the 2011 Township Fee Schedule with the exception of the Warrington Swim Club fee schedule, which will remain unchanged from 2010, pending review by a local steering committee. The motion passed unanimously.

**11. Review and reconsider previously advertised hearing on proposed transfer of liquor license of a Pennsylvania License from Creedon's Restaurant in Sellersville to Stores #1 and #2 in the Warrington Shopping Center.**

Mr. Anderson motioned, seconded by Mr. Lamond, to re-open the public hearing on the proposed transfer of liquor license of a Pennsylvania License from Creedon's Restaurant in Sellersville to Stores #1 and #2 in the Warrington Shopping Center. The motion passed unanimously.

Mr. Casey reported that at the original hearing the applicant had not supplied a signed lease, which gave him authority to move the liquor license to this location. He stated the Township is now in possession of a copy of the signed lease by the applicant.

Mr. Anderson motioned, seconded by Mrs. Achenbach, to adopt the Resolution approving the transfer by Creedon's Restaurant, Inc., T/A Emil's Diner in Sellersville, Bucks County, Pennsylvania of License R-21113 to Store Numbers 1 & 2 in the Warrington Square Shopping Center, Warrington, PA. The motion passed unanimously.

Mr. Anderson motioned, seconded by Mr. Lamond to close the public hearing. The motion passed unanimously.

12. **Water Sediment Problems**. Ms. Kayma Sheman Knuckles (102 Lyric Way) addressed the Board on her water sediment problems. He directed Staff to investigate the issue on her behalf. (Refer to audio for more information).

#### **OLD BUSINESS (ACTION/DISCUSSION ITEMS):**

13. **Subdivision Approval**. Mr. Charles F. Rueger, Sr. (1279 School Lane) appeared to obtain Board signatures for an approved subdivision. He stated the mylars needed to be signed. Mr. Paul asked that he leave the plans with the Board to be signed before he moves forward.

#### **ESCROW AND MAINTENANCE BOND RELEASES:**

14. **Consider Escrow Release No. 3 in the amount of Nine Thousand Three Hundred Twelve Dollars and Seventy-Five Cents (\$9,312.75) for the Pal's Building located at 3245 Limekiln Pike.**

Mr. Anderson motioned, seconded by Mr. Plotnick to approve escrow release No. 3 in the amount of Nine Thousand Three Hundred Twelve Dollars and Seventy-Five Cents (\$9,312.75) for the Pal's Building located at 3245 Limekiln Pike. This motion passed unanimously.

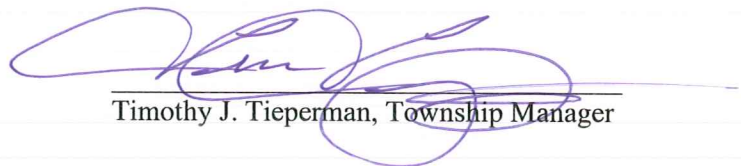
#### **OTHER BUSINESS**

15. **Water and Sewer Building Lease**. Mr. Casey gave a status report on the proposed leasing of the water and sewer building located at 1585 Turk Road. He stated that a further due diligence investigation revealed that this property was purchased with open space funds and as such cannot be leased to a for-profit corporation. Given this new information, the variance application will be withdrawn. Mr. Paul stated that he would like to see the Township pursue a lease agreement with one of the Township's recreation associations.

#### **ADJOURNMENT**

Mr. Plotnick motioned, seconded by Mr. Anderson, to adjourn the meeting at 9:05 p.m. The motion passed unanimously.

Edited and Reviewed By:



Timothy J. Tieperman, Township Manager