



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES FOR AUGUST 14, 2012**

The regular meeting of the Warrington Township Board of Supervisors was held on August 14, 2012, 7:30 p.m., at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

ATTENDANCE:

Gerald Anderson, Chairperson; John Paul, Vice Chairperson; Marianne Achenbach, Secretary/Treasurer; Matthew W. Hallowell, Sr. and Shirley A. Yannich, members. Staff present were Timothy J. Tieperman, Township Manager; William R. Casey, Esq., Township Solicitor; Richard Wieland, Township Engineer; Barry Lubber, Chief Financial Officer; and Barbara Livrone, Executive Assistant to the Township Manager.

MOMENT OF SILENCE

Mr. Anderson asked for a moment of silence.

PLEDGE OF ALLEGIANCE

The meeting opened with a pledge to the flag.

EXECUTIVE SESSION REPORT

Mr. Anderson reported that Board held an executive session on Tuesday, August 7, 2012 to discuss personnel matters with our Emergency Services Committee. He also indicated that there will be another executive session at around 9:00 pm, at which time the regular meeting would be suspended and reconvened.

APPROVAL OF BILL LIST:

1. **July 24, 2012 – August 14, 2012: \$1,388,942.09**

Mrs. Achenbach motioned, seconded by Mr. Paul, to approve the bill list from 7/24/12 to 8/14/12 totaling \$1,388,942.09. This motion passed by a roll call vote of 5-0.

APPROVAL OF MINUTES:

2. **July 10, 2012**

Mr. Paul motioned, seconded by Mr. Hallowell, to approve the July 10, 2012 Meeting Minutes. The motion passed by a vote of 5-0.

MINUTES FOR POSTING:

3. **July 24, 2012**

Mr. Paul motioned, seconded by Mrs. Achenbach, to approve the posting of the July 24, 2012 Meeting Minutes. The motion passed by a vote of 5-0.

PUBLIC COMMENT

The following residents offered comments:

- Mr. Louis Scotti (4209 Meridian) inquired about the status of the Township's negotiations with Wells Fargo Bank to complete the public improvements at Meridian. Mr. Casey reported that discussions with Wells Fargo are continuing and that the Township is actively pursuing getting the paving done where Mr. Scotti resides.
- Bill Snodgrass (4214 Meridian) inquired about a new developer's escrow obligations should Meridian be sold to a new buyer. Mr. Anderson stated that the Township will ensure there are developer agreements in place for whoever decides to complete the project.
- Marc Russo (2192 Palomino Drive) asked for a traffic study to be completed for Palomino Drive. He agreed to contact Mr. Tieperman to provide further information.

OLD BUSINESS:**4. Consider final action on an approved Agreement of Sale for 10 Folly Road Schoolhouse.**

This agenda item was tabled until a future meeting date.

5. Consider final plan approval extension request for Park View tract.

John VanLuvanee, attorney for the owner of this property, indicated that at the Board's May 8 meeting, he was asked to investigate the litigation status for the Park View Preliminary Plan. He reviewed his files and provided his historical context for what happened after the preliminary plan was filed and the issue(s) surrounding the private deed restrictions. He asked that the Board consider extending the final plan approval through and including the expiration of the preliminary plan approval pursuant to the extension provisions in the Permit Extension Act. Mr. Anderson suggested the Board discuss this request further at a future meeting.

NEW BUSINESS (ACTION/DISCUSSION ITEMS):**6. Consider adoption of Resolution approving final development plan for proposed CVS Pharmacy, located at County Line and Lower State Roads.**

Mr. Paul motioned, seconded by Mrs. Achenbach, to adopt the Resolution approving the final development plan for the proposed CVS Pharmacy located at County Line and Lower State Roads. The motion passed unanimously. (*See Attachment A*).

John VanLuvanee, attorney for CVS Pharmacy, commented that he has filed a variance application before the Warrington Zoning Hearing Board to request relief for the proposed signage at the new site. He stated that if the variances are granted, his client will accept the condition that no electronic reader board would be erected on the site. He then asked his consultant, Bob Oelenschlager, to review the signage plans for the new building. Also shown on the site plan were a new clock tower and Warrington Township insignia requested by Township officials.

Mr. Paul motioned, seconded by Mrs. Achenbach, to authorize the Board Chair to send a letter to the Zoning Hearing Board conveying the Supervisors' unanimous support for the proposed CVS signage. The motion passed unanimously. (*See Attachment B*).

MANAGER'S REPORT:a. **Consent Item: Pay/Performance Proposal.**

The item was tabled until the next regular BOS meeting.

b. **Consent Item: Investment Policy.**

This item was tabled until the next regular BOS meeting.

c. **Consent Item: PLIGIT P-Card Policy.**

Mr. Tieperman recommended that the Board pre-authorize payments for goods or services that meet certain policy criteria. The Board unanimously concurred with the Township Manager's recommendation. (*See Attachment C*).

7. **CHAIRMAN'S REPORT:**a. **Review draft information flyer for November referendum.**

Mr. Anderson reviewed with the Board the draft information flyer for the November open space referendum and asked for Supervisor input. There being none, the tri-fold flyer was authorized for publication and distribution to all Warrington households. (*See Attachment D*).

b. **Review additional recommendations from Open Space Land Preservation Task Force.**

Mr. Anderson reported that if the Open Space referendum is approved at the 2012 General Election, then special joint work sessions will be scheduled with the Open Space and Land Preservation Task Force Committee to identify candidate properties, which will allow the Board to make timely and informed decisions on open space acquisitions. (*See Attachment E*)

c. **Review New Resident Packet.**

The Board reviewed the new Resident Information Packets and provided some additional insights. Mr. Anderson recommended that Board direct any additional comments to the township manager for incorporation into a second draft. Mrs. Achenbach suggested that we reach out to merchants to see if they would be willing to provide coupon books that could be made part of the proposed new resident packets. Mr. Anderson asked that a final draft be prepared and presented to the Board at its August 28, 2012 meeting. (*See Attachment F*)

d. **Legislative Updates Act 13.**

Mr. Anderson reported that Act 13 was shot down and an appeal will probably be filed and probably go to the Supreme Court. He recommended that the Township hold off and see where PSATS goes with this legislation.

e. **Pennsylvania E-Verify Law.**

Mr. Anderson reported that on July 5, 2012, the Governor signed into law the Public Works Verification Act (Act), which takes effect January 1, 2013. The Act requires contractors and subcontractors on public works projects with an estimated cost that exceeds \$25,000, paid in whole or in part from a public body, to verify that their workers are authorized to work in the US by using E-Verify. E-Verify is a free web-based program that allows participating employers to electronically verify the information provided by employees on the Form I-9.

f. **2013 Calendar.**

Mr. Anderson requested that around budget time the township manager prepare a 2013 Calendar listing special events going on throughout the year enabling the Board to avoid conflicts in their schedules ahead of time.

8. **ENGINEER'S REPORT:**a. **Lamplighter Villas Project Update.**

Mr. Wieland updated the Board on the status of the Lamplighter Villas project (Phases I through III) indicating that essentially all the work has been completed.

b. **Warrington Glen.**

Mr. Wieland reported that a pre-construction meeting will be held this Thursday for the Warrington Glen project.

c. **Pine Cone Road Culvert.**

Mr. Wieland reported that the work on the Pine Cone Road Culvert will be completed tomorrow.

d. **Supplemental Low Bids for 2012 Road Improvements.**

Mr. Wieland reported that supplemental road bid specifications were posted for additional roads as part of the 2012 Road Improvement Project. Bid Award Recommendations will be ready for action at the Board's August 28, 2012 meeting.

9. **SOLICITOR'S REPORT:**a. **Geerlings.**

Mr. Casey reported that he filed a memo with the Attorney General three weeks ago and is waiting for a response on the Geerlings issue.

b. **Malcolm's Update.**

Mr. Casey reported that the owners continue to resist the Township's effort to razing and liening the property. The owners have expressed an interest to rezone the property. The matter is still pending court review and a Master has been appointed. Mr. Casey is trying to contact the Master to arrange a judicial conference.

c. **Happy Tymes.**

Mr. Casey reported that the stipulation is now a court order. There is now a lien against the Happy Tymes property and also an agreement that they will be paying current taxes. The solicitor will notify Happy Tymes's counsel that the amusement tax issue will be discussed at the Board's 8/28/12 meeting.

11. ESCROW AND MAINTENANCE BOND RELEASES:**a. Approval of Certificate of Completion #2 for Warrington Meadows in the amount of Two Hundred Forty Three Thousand Five Hundred Twenty Four Dollars and Sixty Cents (\$243,524.60).**

Mr. Anderson motioned, seconded by Mr. Paul, to approve the Certificate of Completion #2 for Warrington Meadows in the amount of Two Hundred Forty Three Thousand Five Hundred Twenty Four Dollars and Sixty Cents (\$243,524.60). The motion passed unanimously.

SUPERVISORS COMMENTS**Volunteers Picnic**

Mrs. Achenbach said the volunteers' picnic is always held in the summer and wondered if this date could be re-evaluated so that it's held in the Fall every other year. Currently, she has not been able to participate because of summer conflicts.

Board suspended the meeting at 8:35 PM and began an executive session at 8:43 p.m to discuss a personnel matter. The Board returned from executive session at approximately 9:20 p.m. Mr. Anderson motioned, seconded by Mr. Paul, to approve a \$100,000 advancement of tax money to the Warrington Community Ambulance Corps and further, to have all WCAC-related bills and expenses be handled by the Township administration until further notice.

ADJOURNMENT

Mr. Paul motioned, seconded by Mrs. Achenbach, to adjourn the meeting at 9:25 p.m. The motion passed unanimously.

Edited and Reviewed By:



Timothy J. Tieperman, Township Manager

ATTACHMENT “A”



RESOLUTION 2012-R- 29

FINAL PLAN APPROVAL

CVS PHARMACY

WHEREAS, The Pennsylvania CVS Pharmacy, LLC (hereinafter the "Applicant") has submitted final plans to develop a 2.11 acre parcel to build a 12,900 square foot CVS Pharmacy (the "Project"). The site is located on the eastern corner of County Line Road and Lower State Road intersection and comprises Tax Map Parcel 50-4-113. The site is located in the C-1 Commercial District and is to be served by public water and sewer; and

WHEREAS, the submission includes:

- (A) Preliminary/Final Subdivision Plans, as prepared by Bohler Engineering, Inc. consisting of nineteen (19) sheets, dated January 6, 2012, and last revised July 25, 2012.
- (B) General Project Description and Stormwater Management Calculations, as prepared by Bohler Engineering, Inc., dated January 6, 2012, and last revised July 26, 2012.

NOW, THEREFORE, be it, and it is hereby RESOLVED by the Board of Supervisors of Warrington Township, Bucks County, Pennsylvania, that the Plans are hereby approved as Final Plans, subject to the following conditions with which the Applicant agrees:

1. Prior to the signing of the final plans and their being recorded, Applicant shall comply with the requirements of the review letter from Carroll Engineering Corp., dated February 3, 2012 and last revised August 8, 2012 (*Attachment A*).

2. Prior to the signing of the final plans and their being recorded, Applicant shall document all approvals, permits, certificates and the like necessary to complete the Project, and to make all required submittals to any State and Federal agencies that must issue such approvals, permits,

certificates and the like related to the Project.

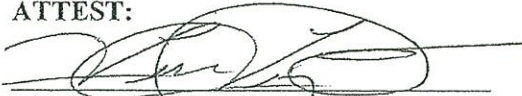
3. Prior to the recordation of the final plans, all necessary documents shall have been prepared and executed by the appropriate parties as are referenced in the engineer's letter and Applicant agrees to execute a development agreement with escrow as determined by the Township engineer, to provide financial security for the installation of necessary improvements.

4. Prior to the signing of the final plans their being recorded, Applicant shall provide a financial arrangement to fund maintenance of stormwater improvements installed in the PennDOT right-of-way as required by PennDOT.

RESOLVED, this *14th* day of *August*, 2012.

BOARD OF SUPERVISORS OF WARRINGTON TOWNSHIP

ATTEST:



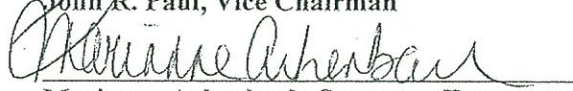
Timothy J. Tieperman
Township Manager



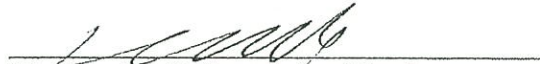
Gerald B. Anderson, Chairperson



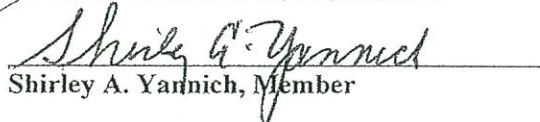
John R. Paul, Vice Chairman



Marianne Achenbach, Secretary-Treasurer



Matthew W. Hallowell, Sr., Member



Shirley A. Yannich, Member

Attachment "A"



Carroll Engineering Corporation

August 8, 2012

Timothy J. Tieperman, Township Manager
Warrington Township
852 Easton Road
Warrington, PA 18976

Subject: CVS Pharmacy- Preliminary/Final Plans (TMP 50-4-113)

Dear Mr. Tieperman:

We have reviewed the revised preliminary/final plans of land development for the above referenced project and offer the following comments for consideration by the Warrington Township Board of Supervisors:

I. SUBMISSION

- A. Preliminary/Final Land Development Plans, as prepared by Bohler Engineering, Inc., consisting of nineteen (19) sheets dated January 6, 2012, and last revised July 25, 2012.
- B. General Project Description and Stormwater Management Calculations, as prepared by Bohler Engineering, Inc., dated January 6, 2012, and last revised July 26, 2012.

II. GENERAL

This revised preliminary/final plan application proposes the land development of tax parcel 50-4-113 containing a total of 2.11 acres. The site is located on the eastern corner of the Lower State Road (S.R. 3003) and County Line Road (S.R. 2038) intersection. The applicant proposes the construction of a 12,900 square foot CVS Pharmacy along with associated access drives and parking areas. The site will take access from two (2) access drives, one each connecting to Lower State Road and County Line Road. Stormwater runoff is to be controlled by a proposed underground detention basin and an on-site storm sewer system. The site is located in the C-1, Commercial District and is to be served by public water and sanitary sewer.

III. REVIEW COMMENTS

A. Zoning Ordinance Variances Granted

The applicant has been granted variances from the requirements and provisions of the following sections of the current Warrington Township Zoning Ordinance:

Today's Commitment to Tomorrow's Challenges

Corporate Office:
949 Easton Road
Warrington, PA 18976
215.343.5700

630 Freedom Business Center
Third Floor
King of Prussia, PA 19406
610.489.5100

101 Lindenwood Drive
Suite 225
Malvern, PA 19355
484.875.3075

105 Raider Boulevard
Suite 206
Hillsborough, NJ 08844
908.874.7500

1. Section 305.4.A – To permit the disturbance of defined steep slopes with the exception of those located within the fifty (50) foot wide easterly buffer adjacent to a residential use.
2. Section 1005.A – To permit a pharmacy use on the subject property that is 2.11 acres in size, instead of the minimum required five (5) acres.
3. Section 2101.15 – To allow a 3.5 foot setback distance between the building and parking areas located at the front entrance, and a 7.5 foot setback distance along the sides of the building adjacent to parking spaces subject to the condition that a 30" wide landscaping strip be planted along the side of the building between it and the sidewalk except for that area, approximately twenty (20) feet in length, depicted as the loading area on the southeast corner of the proposed building.

B. Zoning Ordinance Comments

This application satisfies all requirements and provisions of the current Warrington Township Zoning Ordinance.

C. Subdivision and Land Development Ordinance Waivers Requested

This applicant is requesting a waiver from the requirements and provisions of the following section of the current Warrington Township Subdivision and Land Development Ordinance:

1. Section 324.6.A – To allow shade trees to be provided in an alternate location in lieu of required planting beds while meeting the ordinance requirement for the number of trees to be provided.

D. Subdivision and Land Development Ordinance Comments

This application satisfies all requirements and provisions of the current Warrington Township Subdivision and Land Development Ordinance, with the following exceptions:

1. Section 311.1 – Sidewalks shall be provided along all streets classified as secondary streets or greater. Lower State Road is classified as a collector street and County Line Road is classified as an arterial street therefore, both streets should be provided with sidewalks along the site frontage.

The Applicant has agreed to place the cost of the sidewalk installation in escrow. Upon completion of the future PennDOT WD-2 project, the escrow will be applied for the sidewalk along County Line Road and Lower State Road.

Timothy J. Tieperman, Township Manager
Page Three
August 8, 2012

E. Stormwater Management Ordinance Comments

This application satisfies all requirements and provisions of the current Warrington Township Stormwater Management Ordinance.

F. Traffic

PennDOT Highway Occupancy Permits have been obtained for both Lower State Road and County Line Road.

G. Water and Sewer

1. A segment of the sanitary building sewer is proposed at 113 LF. Building sewers less than 8" in diameter should be constructed with cleanouts no more than 100 feet apart; an additional cleanout should be added or the sampling manhole relocated
2. The standard details provided should be replaced with the latest Township Standard Details.

IV. OTHER APPROVALS

- A. Township Fire Marshal
- B. Township Lighting Consultant
- C. PennDOT

Very truly yours,

CARROLL ENGINEERING CORPORATION



Richard A. Wieland, P.E.

RAW:cam

cc: William H.R. Casey, Esquire
Joel DelliCarpini, R.L.A., Bohler Engineering, Inc.
Westport Holdings Corporation
K. Frederick Achenbach Jr., Manager, Warrington Township Water and Sewer Department
Roy Rieder, P.E., Warrington Township
Martin L. Kepner, P.E., CEC
Andrew L. Brown, P.E., CEC

ATTACHMENT “B”

Warrington



Township

852 EASTON ROAD, WARRINGTON, PA 18976
215-343-9350 ■ FAX 215-343-5944
www.warringtontownship.org

BOARD OF SUPERVISORS
GERALD B. ANDERSON, Chairperson
JOHN R. PAUL, Vice Chairperson
MARIANNE ACHENBACH, Secretary-Treasurer
MATTHEW W. HALLOWELL, SR., Member
SHIRLEY A. YANNICH, Member

TOWNSHIP MANAGER
TIMOTHY J. TIEPERMAN

August 17, 2012

Frank Shelly, Chairman
Warrington Township Zoning Hearing Board
852 Easton Road
Warrington, PA 18976

Re: Variance Requests by CVS Pharmacy

Dear Chairman Shelly:

The Board of Supervisors granted Final Approval on August 14, 2012 to the application of CVS Pharmacy for a facility at the northeastern corner of Lower State Road and County Line Road. As part of the approval, CVS agrees to install a low stone wall incorporating a reference to Warrington Township, including a clock.

CVS has applied to your Board for approval of several sign variances on this building. The Applicant explained the signage request to the Board of Supervisors and neighbors at the meeting. All the requested signs would be attached to the structure and did not appear offensive.

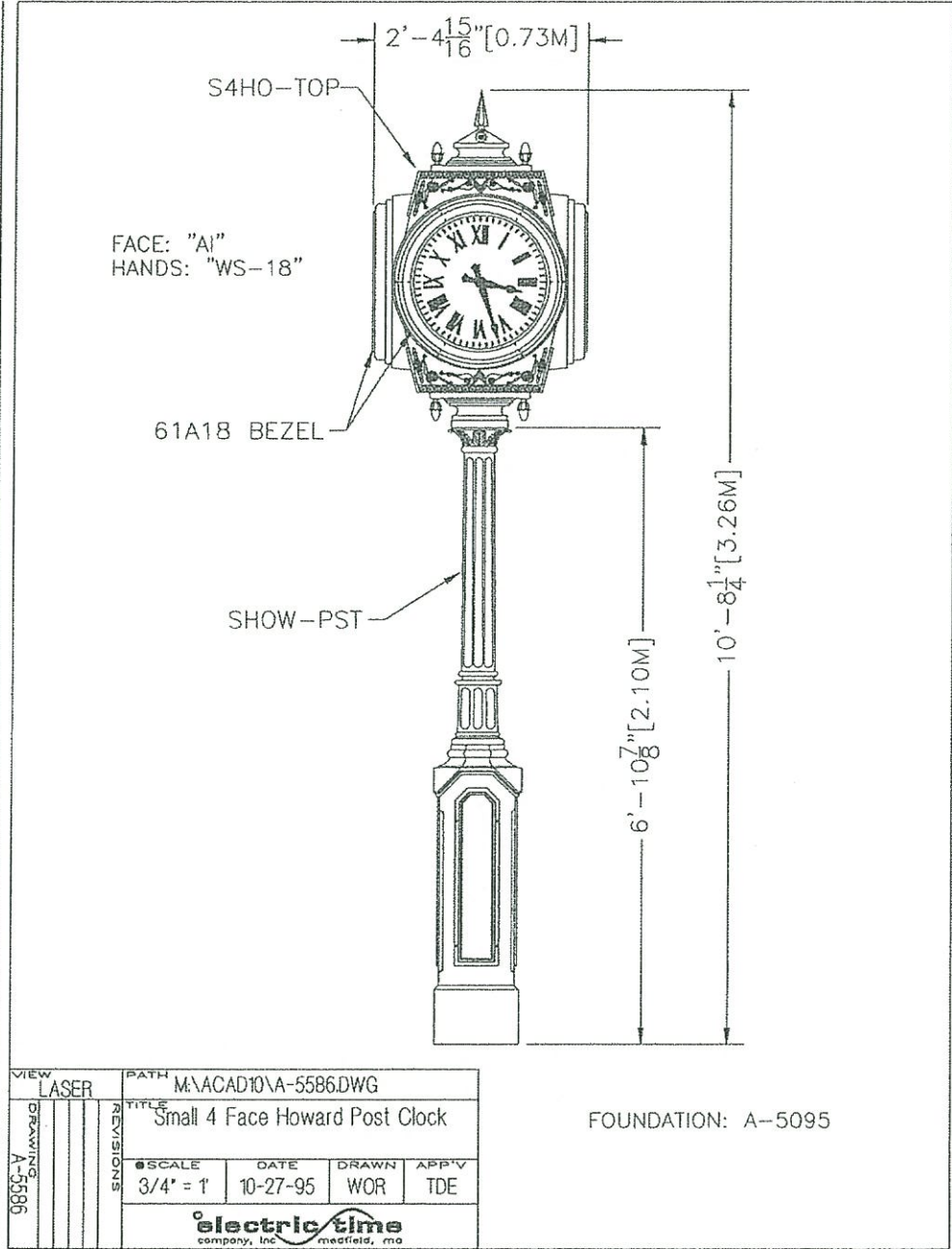
This letter is being sent as an indication of the Board of Supervisors support for the variance requests. Thank you for your attention.

Sincerely,

Gerald B. Anderson, Chairman
Warrington Township Board of Supervisors

Enclosure

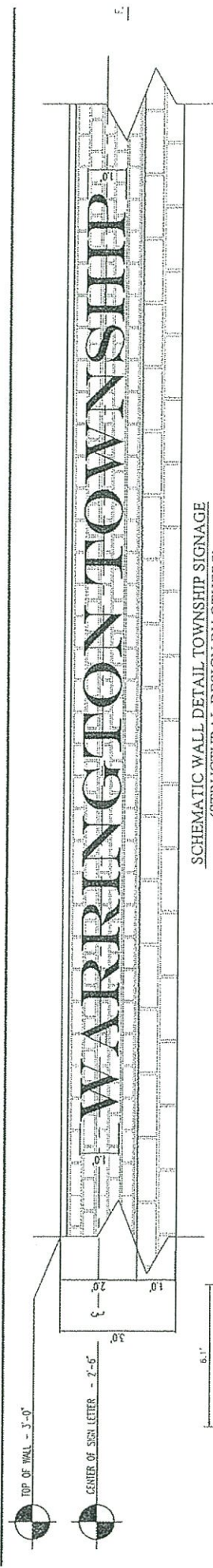
cc: Timothy J. Tieperman, Manager
Warrington Township Board of Supervisors
John Van Luvanee, Esquire



1/2

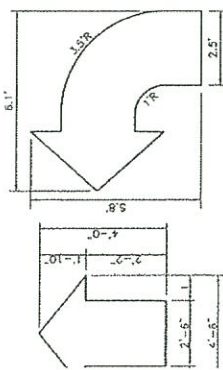
DECORATIVE CLOCK DETAIL

N.T.S.



SCHEMATIC WALL DETAIL TOWNSHIP SIGNAGE
(STRUCTURAL DESIGN BY OTHERS)

N.T.S.



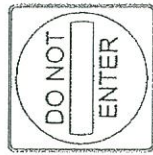
WHITE TRAFFIC ARROW DETAIL

N.T.S.



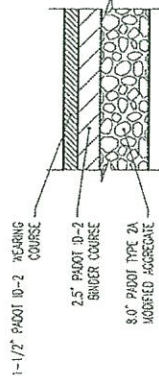
STOP SIGN
30"x30"
(R1-1)

N.T.S.



DO NOT ENTER SIGN
30"x30"
(R5-1)

N.T.S.



NOTE:
CBR VALUES SHALL BE OBTAINED BY GEOTECHNICAL ENGINEER PRIOR TO COMMENCEMENT OF PAVING.

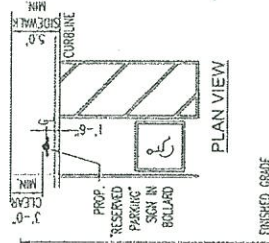
5.0" OF 4,000 PSI AIR ENHANCED PORTLAND CEMENT CONCRETE

6.0" PADOT TYPE 2A MODIFIED AGGREGATE

NOTES:
JOINT SPACING SHALL BE SPREAD

CBR VALUES SHOWN COMMENCEMENT

CONCRETE PAVEMENT I

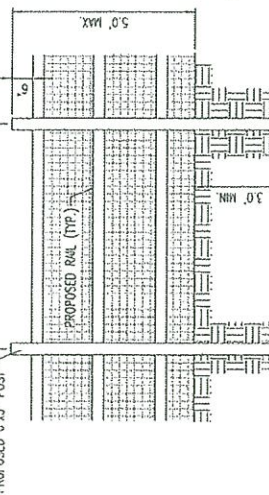


PLAN VIEW

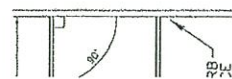
FINISHED GRADE

5.0' SIDEWALK
CORNERLINE
MIN

PADOT SIGN POST MOUNTED IN CONCRETE BOLLARD
4" DIAMETER STEEL PIPE FILLED W/ CONCRETE PAINTED TRAFFIC YELLOW AND EMBEDDED IN CONCRETE BASE (SEE CONCRETE BOLLARD DETAIL FOR FURTHER INFO)
FILL EXPANSION JOINT AROUND PIPE
TOP OF CONCRETE SIDEWALK



ASPHALT PAVEMENT DETAIL



4.0' MIN

ATTACHMENT “C”

Warrington



Township

852 EASTON ROAD, WARRINGTON, PA 18976
215-343-9350 ■ FAX 215-343-5944
www.warringtontownship.org

BOARD OF SUPERVISORS
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SHIRLEY A. YANNICH, Member

TOWNSHIP MANAGER
TIMOTHY J. TIEPERMAN

August 1, 2012

MEMO TO: BOARD OF SUPERVISORS
ATTN: TIMOTHY J. TIEPERMAN

FROM: BARRY P. LUBER, CHIEF FINANCIAL OFFICER

RE: **PLGIT "P" CARD PURCHASE PROGRAM**

Background

For the past few years and on a limited scale, the Township has been purchasing some goods and supplies using a unique MasterCard issued by the Pennsylvania Local Government Investment Trust (PLGIT). In municipal circles it is commonly referred to as a P-Card. One of the P-Card's beneficial features is a cash rebate that the Township receives based on the total amount charged each calendar year. PLGIT offers a graduate rebate schedule which can be significant dependent on how heavily the P-Card is utilized. (*See Attachment A*)

Staff has been using this program very minimally in part because we believed it was inappropriate for the Board to approve purchases after they were actually incurred, except for emergencies and avoiding late penalties. However, we are missing an opportunity to maximize our revenues and have thus explored some options with PLGIT representatives that we trust would be acceptable to the Supervisors.

Recommendation

Our recommendation is to have the Board *pre-authorize* payments for goods or services that meet the following policy criteria:

1. Existing contracts with fixed-payment obligations. Examples include trash removal costs, lease payments, IT maintenance support, etc.
2. Recurring expenses that are part of a monthly or quarterly payment cycle. Examples include utility bills, insurance premiums, other service-related costs.

In all of the above cases, the P-Card purchases would still be placed on the bill list for formal approval. Included will be a detailed list of P card purchases that will tie into the bill list summary sheet.



Rebate Schedule

Annual Net Purchasing Volume* September 1 – August 31	Settlement Period "Net" 7 days Rebate %	Settlement Period "Net" 7 days Rebate Dollars
\$50,000 - \$99,999	0.25%	\$125 - \$250
\$100,000 - \$299,999	0.40%	\$400 - \$1,200
\$300,000 - \$799,999	0.45%	\$1,350 - \$3,600
\$800,000 - \$1,499,999	0.50%	\$4,000 - \$7,500
\$1,500,000 - \$3,499,999	0.60%	\$9,000 - \$21,000
\$3,500,000 - \$5,499,999	0.65%	\$22,750 - \$35,750
\$5,500,000 - \$7,499,999	0.85%	\$46,750 - \$63,750
\$7,500,000 - \$9,999,999	0.90%	\$67,500 - \$90,000
\$10,000,000 - \$12,499,999	0.95%	\$95,000 - \$118,750
\$12,500,000 - \$14,999,999	1.00%	\$125,000 - \$150,000
\$15,000,000 - \$17,499,999	1.05%	\$157,500 - \$183,750
\$17,500,000 - \$19,999,999	1.10%	\$192,500 - \$220,000
Over \$20,000,000	1.15%	\$230,000+

*Annual Net Purchasing Volume is defined as the total of purchases less purchase credits, cash advances and fraud charges as of December 1, 2011.

Sponsored by:



See reverse side for additional information.

ATTACHMENT “D”

Use of Open Space Funds

- The Township will have a greater ability to buy new land and preserve the land as open space. Open space includes farmlands, water resources, forests, natural and scenic resources, parks, recreation, conservation sites, and historic sites.
- The funds will be available to improve our current and new open space lands, including new playing fields and other improvements to our parks and our trail systems. This would include finding adequate field space for organized sports and linking our trail system with other inter-municipal trail systems.
- The Township will be able to lease historic buildings in order to preserve their historic integrity.



For more information, contact...

Barbara Livrone

Phone:

215-343-9350

Email:

Blivrone@warringtontownship.org



Warrington Township

852 Easton Road
Warrington, PA 18976

warringtontownship.org



Open Space Referendum

Informational Brochure



Referendum for
November 6, 2012
General Election



Lower Nike Park

Background

Warrington Township has grown from a predominantly agrarian community to a bustling suburb. During this growth period, the Township leaders recognized the importance of protecting the Township's open space, especially at a time when large swaths of unreserved land were at risk.

While many municipalities sat on the sidelines, Warrington played an important role in the development of open space initiatives in Bucks County. We backed up this rhetoric with a series of referenda that enabled the Township to balance growth with environmental preservation. Not only did these early preservation efforts help minimize the strain on our school district; it enhanced the Township's quality of life. Over 10% of Warrington's land area consists of some form of open space.



Bradford Dam Trail at Lower Nike Park

Preservation of Open Space

In order to preserve some of the remaining open space in Warrington Township, to expand the existing park lands, and to improve the overall infrastructure of the Township's park system, the Board of Supervisors wishes to borrow up to \$3 million over a Twenty (20) year period to purchase land to improve and to preserve open, underdeveloped or historic land in Warrington Township.

The Township has until 2014 to use approximately \$350,000 in available matching grant funds from Bucks County open space program.

Supporting one of the Board of Supervisors 2012 objectives, the Board at the July 24, 2012 meeting voted to authorize a referendum for the November 6, 2012 election ballot.



Twin Oaks Day Camp

FAQs

Why a referendum?

A referendum gives an opportunity for local residents to have a voice in the process and take an active role. The community has the ability to make the decision.

If the voters approve the referendum, how much will it cost me in additional taxes?

The average residential household with an approximate assessed value of \$35,000 will pay approximately \$27 in additional annual Warrington Township Real Estate Tax.

When and how will be able to vote on whether I want the township to raise taxes in order to acquire/improve open space?

There will be a question on the ballot at the November 6, 2012 General Election.

ATTACHMENT “E”

Warrington Township
Open Space and Land Preservation Task Force

Warrington Township
Board of Supervisors
Gerald B. Anderson, Chairperson
Via email at ganderson@warringtontownship.org

August 6, 2012

Re: Open Space Recommendations

Dear Mr. Anderson:

In accordance with the goals that the Board of Supervisors outlined for our Task Force, I am writing with our latest recommendations regarding the preservation of open space in Warrington.

Over the last several months, our Task Force has conducted an overview of the Township open spaces in order to make specific recommendations to the Board. One of the overriding principles of the Task Force is to maximize the public benefit of open space while minimizing the overall cost. We are intent on finding and utilizing all available funding resources from outside the Township, including the current matching funds available through Bucks County's Open Space program.

Further, we have come to the conclusion that additional funding will be required in order to keep pace with development and the increased demands for both active and passive recreation areas on the part of our expanding population. As such, we are hopeful that an Open Space referendum will be part of the 2012 Election Ballot and that such referendum will be widely supported by the township residents.

We have identified several specific properties in each of the following categories to allow the Board to make timely and informed decisions for acquisition of open space. We believe that our process has led us to recommendations that are also practical and feasible – i.e. lower costs and lower barriers to acquisition and conversion to the specified use. The Task Force welcomes the opportunity to review specific properties in Executive Session or such other venue as the Board deems appropriate.

1. Active Recreational Areas

We have identified several parcels that are adjacent to or in close proximity to current active use recreational areas. These parcels would allow for an orderly expansion of current ball fields, walking trails, playgrounds, and other active recreational uses. These parcels would also provide adequate parking and support facilities as well as improvements in vehicle and pedestrian traffic controls. In addition, the linkage of new open areas with existing areas maximizes the overall benefit of the open space.

2. Trails, Greenways and Safeways

We have identified parcels that will provide key linkages with existing and proposed trail systems as well as linkages to existing active recreation areas, schools, and other township amenities. With the near completion of the US 202 Trail System, we have an opportunity to obtain parcels that will allow us to advance the goal of a municipal-wide trail system similar to that which was adopted as part of the Township Trail System Master Plan in 2007.

We have also identified areas adjacent to the Bradford Dam that could be used to expand the existing trails and greenways that would serve the eastern part of the Township and ultimately link to Warminster's Kemper Park.

In addition, we have learned that Horsham Township has successfully negotiated certain trail rights to their portion of the PECO Right of Way. A similar arrangement for the PECO Right of Way in Warrington could be a huge asset for our trail system.

3. Actively Farmed Land and Areas of Environmental Sensitivity

We have identified parcels that are currently being used for active farming as well as land with particularly sensitive environmental features. Acquiring these lands would further protect the natural character and landscape of the Township.

We thank the Board for the opportunity to serve the Township.

Respectfully submitted,

Warrington Township Open Space Task Force

ATTACHMENT “F”

Welcome to

WARRINGTON  **TOWNSHIP**

... the Gateway to Bucks County since 1734



Illg Property on Folly Road

Resident Information Packet

Welcome

On behalf of the Board of Supervisors and elected officials of Warrington Township, I would like to welcome you to Warrington Township.

To help make a smooth transition to become a Warrington Resident, we have prepared a packet of useful information to help answer questions on move-in day and to reference for years to come. Do not hesitate to contact us with any questions or concerns throughout your residency in Warrington Township by calling 215-343-9350 or dropping by our office located at 852 Easton Road, Warrington, PA 18976.

Timothy J. Tieperman

Township Manager

About Warrington Township

Warrington Township is located in central Bucks County, approximately 20 miles north of central Philadelphia. The township encompasses 13.5 square miles, being bordered on the north by New Britain, Warwick, and Doylestown Townships, on the east by Warminster Township, and on the south and west by Montgomery and Horsham Townships. The township is comprised of the unincorporated villages of Eureka, Neshaminy, Tradesville, and Warrington.

Until the late 1950's, the Township was primarily rural in character, at which time a transition in land use from rural-agricultural to suburban and single-family residential began. Because of this change, the development of the Township became regulated by the Zoning Code and subdivision regulations in 1981, allowing multi-family house units within the Township.

The Township has evolved into a commuter-oriented community, based on employment opportunities in the metropolitan Philadelphia labor market. The Pennsylvania Turnpike is approximately six miles south, and routes 611 and 309 provide North to South transit to the metropolitan centers of Philadelphia and Trenton. Passenger transportation is provided by SEPTA as well to accommodate the volume of commuters from our Township.



Bradford Dam Trail at Lower Nike Park

Important Contact Information

Emergency	9-1-1
Police Non-Emergency Line	215-343-3311
Warrington Township Fire Company No.1	215-343-0545
2310 Freedoms Way, Warrington	warringtonfire.com
Warrington Community Ambulance Corps	215-343-3469

Administration	215-343-9350
Code Department	215-997-7501
Public Works	215-822-2787
Water & Sewer	215-343-1800

Municipal Services Hours

Regular Hours

Monday through Friday
8:30 am-4:30 pm

Holiday Closings

New Year's Day
Martin Luther King Day
Presidents' Day
Memorial Day

Independence Day

Labor Day
Thanksgiving Day
Friday after Thanksgiving
Christmas Eve & Christmas Day



Local Information

Hospitals	
Abington Memorial Hospital	215-576-2000
Doylestown Hospital	215-345-2200
Abington Memorial Hospital Warminster Campus	215-441-6600

Tax Collectors		
Keystone Collections Group (Earned Income/ Local Services Tax)	Keystonecollects.com	724-978-0300
John P. Mohan, CPA (Real Estate Tax)	bctaxes.org	215-343-4099

Cable TV/ Internet Providers	
Comcast	1-800-934-6489
Verizon FiOS	1-800-837-4966

Recycling & Trash	
	warringtontownship.org/recycling.cfm
BFI/Allied Waste Services	800-234-2583
Ches-mont Interstate Waste Services	800-710-1333
George Leck	215-675-8000
Waste Management	800-328-1717

Schools	
Central Bucks School District	267-893-2000
Website	cbsd.org

Other	
Electric & Gas: PECO	800-220-7326
Warrington Township Post Office	215-343-0799
Bucks County Court House	215-348-6000
Bucks County Health Department	215-345-3318

Volunteer Firefighters Needed

The Warrington Fire Company is looking for Volunteer Firefighters. It is a great way to help residents in your community and a great way to meet new people. If you have ever been interested in becoming a firefighter, or would like to learn more information regarding the fire company, please visit our website at: <http://warringtonfire.com/>

Township Government

Board of Supervisors		
Gerald B. Anderson	Chairperson	ganderson@warringtontownship.org
John R. Paul	Vice Chairperson	jpaul@warringtontownship.org
Marianne Achenbach	Secretary/Treasurer	machenbach@warringtontownship.org
Matt H. Hallowell Sr.	Member	mhallowell@warringtontownship.org
Shirley Yannich	Member	syannich@warringtontownship.org

Department Heads		
Timothy J. Tieperman	Township Manager	ttieperman@warringtontownship.org
Barry P. Lubber	Chief Financial Officer	blubber@warringtontownship.org
Roy W. Rieder	Director of Codes	rrieder@warringtontownship.org
James J. Miller	Chief of Police	policechief@warringtonpd.org
K. Fred Achenbach Jr.	Director of Water & Sewer	info@wtwsd.org

Meeting Schedules

Board of Supervisors

Every 2nd and 4th Tuesday of the month
7:30 pm in the Township Meeting Room

Bike and Hike Trail Committee

The 3rd Wednesday of every month at 7:30 pm

Communications Advisory Board

The 4th Monday of alternating months at 7:30 pm

Environmental Advisory Board

The 1st Wednesday of every month at 7:30 pm

Historic Commission

The 2nd Monday of every month at 7:00 pm

Open Space & Land Preservation Task Force

Last Monday of every month at 7:30 pm

Park and Recreation Board

The 4th Thursday of every month at 7:30 pm

Planning Commission

The 1st and 3rd Thursdays of every month at 7:30 pm

Veterans Affairs Committee

The last Monday of every month at 4:30 pm

Zoning and Hearing Board

The 4th Monday of the month at 7:00 pm

Places of Worship

Buxmont Unitarian Universalist Fellowship

2040 Street Rd.
Phone: 215-343-0406

Central Community Church

2229 Blackhorse Drive
Phone: 215-491-0300

Church of Christ - Warrington

978 Valley Road
Phone: 215-343-1979

Congregation Tiferes B'Nai Israel

2478 Street Road
Phone: 215-343-0155

Pleasantville United Church of Christ

3424 Limekiln Pike
Chalfont, PA 18914
Phone: 215-822-2394

St. Annes Ukrainian Catholic Church

1545 Easton Road
Phone: 215-343-0779

St. Joseph's Church

1795 Columbia Avenue
Phone: 215-672-3020

St. Pauls United Methodist Church

2131 Palomino Drive
Phone: 215-343-0230

St. Robert Bellarmine

856 Euclid Avenue
Phone: 215-343-0315

Warrington Fellowship Church

2233 Bristol Road
Phone: 215-343-1916

Zoe Christian Fellowship

1111 Easton Road
Phone: 215-343-7686

Source:

<http://buckscountyalive.com/processed/ShowPlacesOfWorship.htm>

Cemeteries and Funeral Homes

Shelly Funeral Home Inc

1460 Easton Road, Warrington, PA 18976
(215) 343-3040

St. John Neumann Cemetery

3797 County Line
(215) 822-0680

Township Parks



Lower Nike Park by Joe Gaskill

A Facility Reservation Form is required along with a Certificate of Insurance for all park reservations. Refer to the current Township Facility Reservation Request Form for applicable fees.

Contact Jeanine:
jwinslow@warringtontownship.org 215-343-9350
warringtonrec.com

King Park

1597 Turk Road, adjacent to the Doylestown Township Turk Fields

- Two football fields, a baseball field, two soccer fields, Basketball & Tennis Courts
- Restrooms & Concession Stand

Lower Nike Park

301 Folly Road, across from IPW Park

- Basketball and Sand Volleyball Court,
- Pavilions, Grills, Nature Blind
- Entrance to our trail system
- Restrooms & water fountain

Palomino Park

2100 Palomino Drive, next to Barclay Elementary

- Tennis & Basketball Courts and Baseball Field
- Play structure, walking trail, and water fountain

Shank Tot Lot

615 Philadelphia Avenue

- Play structure

Alou Tot Lot

1800 Triumpe Way off of Valley Road

- Play equipment & open field

Barness Park

2750 Bristol Road

- Softball and baseball fields,
- Open Space
- Small Tot Lot & Concession Stand

Dapple Tot Lot

2025 Dapple Drive

- Slide, spring toys, and a play structure

Igoe Porter Wellings Memorial Park (IPW)

3095 Bradley Road, off of Folly Road

- Veteran's monument

Upper Nike Park

300 Folly Road

- Soccer fields, walking path, and picnic tables
- Public Restrooms

Special Equestrian Center

2800 Street Road

- Only therapeutic riding facility in Bucks. Co. For disabled children & adults

Twin Oaks

46 acres on 3129 Bradley Road, next to IPW

- Used for Twin Oaks Day Camp
- Two pools and a pond
- Campers bunks and an art room
- Picnic benches and Pavilions
- Basketball & Tennis Court and Gaga pits
- Open fields and several all purpose fields

Valley Glen Park

1851 Appaloosa Road

- Play structure & basketball court

Warrington Village Tot Lot

990 Continental Drive,

Bordering Mary Barness Tennis & Swim Club

- Play Structure
- Basketball & Tennis Court

Willow Knoll Park

2235 Oxford Drive

Next to Willow Knoll development

- Play Structures, & Basketball Court
- Pavilion and picnic tables

Penns Wood Tot Lot

351 Kansas Road, next to Penns Wood development

- Play structure
-

Shank Tot Lot

615 Philadelphia Avenue

- Play structure

Township Recreation

To sign up for any of our programs or to find more information, visit warringtonrec.com or call 215-343-9350.



Twin Oaks Summer Camp



Camp runs for 8 weeks from Mid June to Early July.

Campers age 4 to 13 can enroll for the full time, in 4-week sessions, or in partial week sessions.

Activities include swimming, arts & crafts, nature activities, fishing and boating, weekly day trips, special theme days, and a variety of sports and games.

To sign-up, visit warringtonrec.com, or call 215-343-9350.

Mary Barnes Tennis & Swim Club



Enjoy all of our amenities with a membership or daily pass.

- Baby Pool, Main Pool with Slides, Lap Pool
- Two Picnic Groves with Grilles
- Snack Stand with On-Site Caterer
- Game Room (ping-pong, pool, foosball, arcade games)
- Playground, Basketball & Tennis Courts
- Shuffleboard & Beach Volleyball Courts
- Bathrooms with Showers
- Certified Lifeguards
- Water Aerobics Classes and Swim Lessons Available
- Pool party rentals for birthday parties, company picnics, etc.



Hours of Operation

Normal hours are from **noon to 8 pm** from Memorial Day to Labor day
(weekends only until Central Bucks School District closes for the school year)

Call 215-343-9350 or visit warringtonrec.com
for more information.

Annual Events

Easter Egg Hunt

The egg hunt is held around Easter every year at IPW Park. The children enjoy running around looking for hidden eggs and other surprises.

Memorial Day

Honor those who have served their country at IPW Park near Memorial Day.

Earth Day

Each year, on a weekend near Earth Day, volunteers beautify the grounds of Warrington Township, complete special projects, and help preserve our planet.

Warrington Days

Warrington Days is the biggest event of the year. It is a three-day event that includes amusements for the whole family and vendor booths of local businesses for the adults along with scheduled entertainment throughout the event.

Breakfast or Lunch with Santa

Every December, Santa comes to town. Tickets can be purchased at the township building. Toys for Tots donations are accepted.

Annual Tree Lighting

During the holiday season, Warrington Fire Company kicks off the season with a tree lighting, caroling, pictures with Santa, and other holiday events.

Sports Programs



Warrington Baseball warrington-baseball.com

Warrington Cheerleading warringtoncheerleading.com

Warrington Football warringtonfootball.com

Warrington Soccer warrington-soccer.com

WWA Boys Basketball wwbba.com

WWA Girls Basketball wwgb.org

WWA Field Hockey wwafieldhockey.com

WWA Lacrosse htcteams.com/warriorlax/

WWA Softball wwso.org

*These sports programs are not affiliated with Warrington Township

Pictured: WWA Softball
2012 Little League PA Champs

Warrington Township Online Services

Find Warrington Township.

Visit tinyurl.com/cfh5fo9.

852 Easton Road, Warrington, PA 18976

Apply for a permit.

For residential permits:

Visit <http://warringtontownship.org/residentialbuilding.cfm>

For commercial permits:

Visit <http://warringtontownship.org/commercialbuilding.cfm>

Find out what events are going on in the township.

Like us on Facebook at facebook.com/warringtontownship

Visit our website at warringtontownship.org

Visit warringtonrec.com for recreation information.

Turn your TV to Comcast 22 or Verizon 42.

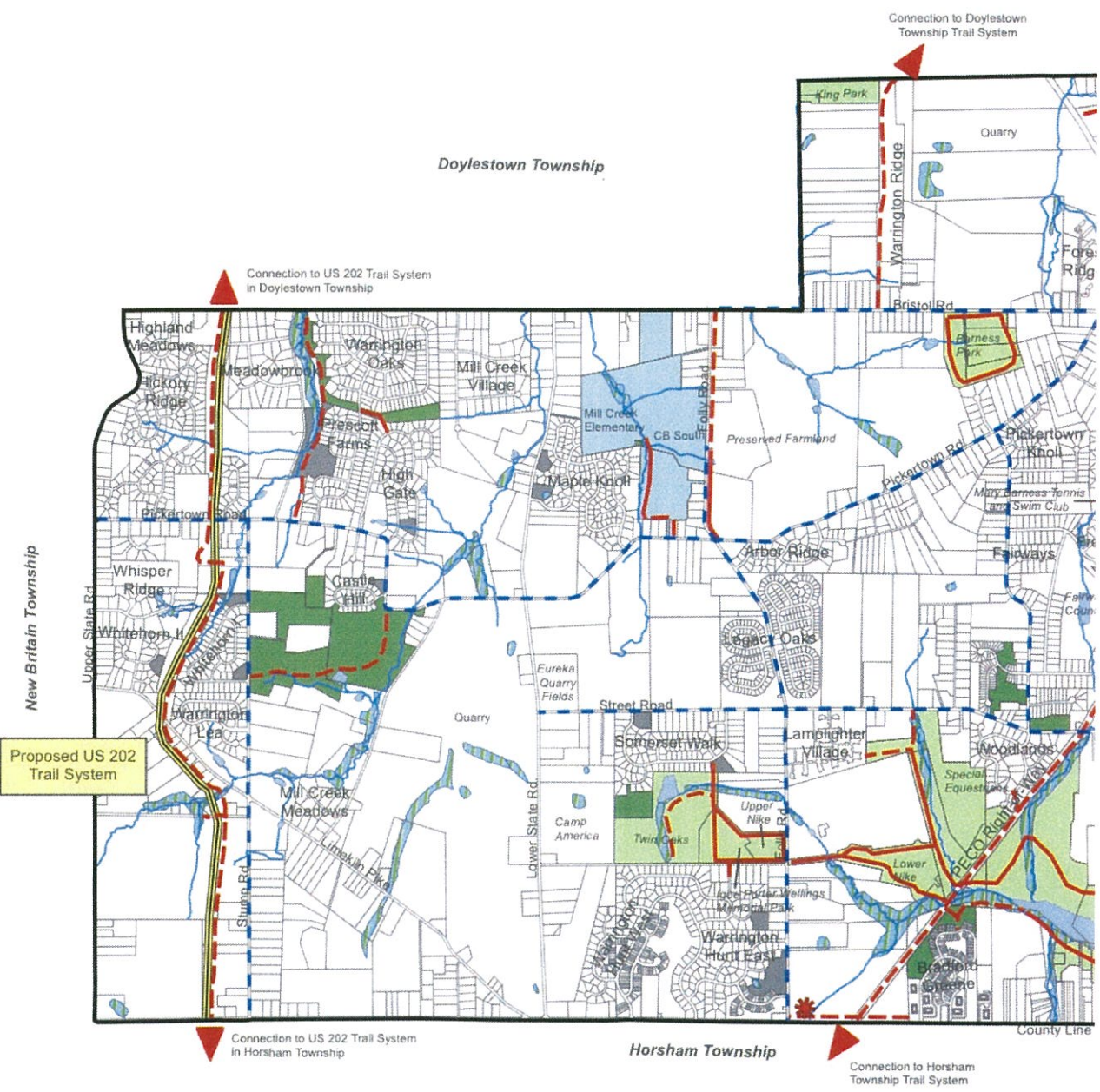
View *The Link*, our newsletter, at <http://warringtontownship.org/newsletter.cfm>

Pay your Water & Sewer Bill or obtain water quality reports.

Residents are billed every 3 months and can apply for ACH Direct Debit or pay online. There is a payment dropbox at the Township Administration Building as well. Visit warringtontownship.org/waterandsewer.cfm for more information.

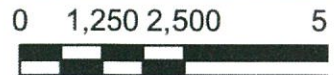


Trail System Map

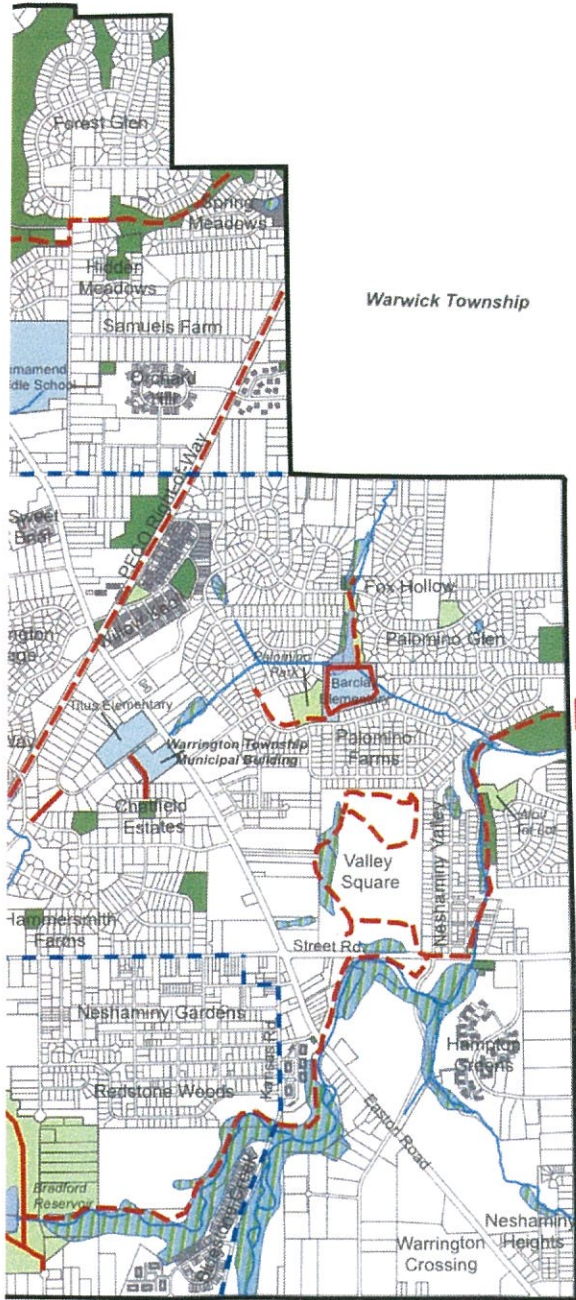


B Boucher & James, Inc.
 CONSULTING ENGINEERS
 www.bjengineers.com
 10-27-04 #041251

Revised September 21, 2005
 September 18, 2006
 November 2, 2006

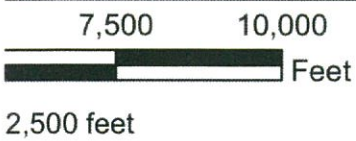


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Legend

- Streams
- Water Bodies
- Wetlands
- Schools
- Parks
- Basins
- Public Open Space & Rec. Facilities
- Proposed Trailhead
- Existing Trails
- Proposed Road Improvements
- Proposed Trails Option B
- Proposed US 202 Roadway



Conceptual Trails Master Plan Option "B"