



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS  
MINUTES FOR MARCH 27, 2012**

The regular meeting of the Warrington Township Board of Supervisors was held on March 27, 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 Luber, 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 no executive session was held.

**RECOGNITION OF EAGLE SCOUT PADRAIG ALEXANDER KILEY**

The Board of Supervisors formally recognized Warrington resident Pdraig Alexander Kiley of Boy Scout Troop 6 for attaining the rank of Eagle Scout. Mr. Kiley's Eagle Scout project involved the restoration of a portion of the Mini Loop Trail at Peace Valley Nature Center. Mr. Kiley led volunteers in the removal of an invasive species along fifteen (15) feet of each side of the trail.

**APPROVAL OF BILL LIST:**

1. **March 13, 2012 to March 27, 2012: \$712,077.84**

Mrs. Achenbach motioned, seconded by Mr. Paul, to approve the bill list from 3/13/12 to 3/27/12 totaling \$712,077.84. This motion passed by a roll call vote of 5-0.

**APPROVAL OF MINUTES:**

2. **February 28, 2012**

Mr. Paul motioned, seconded by Mrs. Achenbach, to approve the February 28, 2012 Meeting Minutes. The motion passed by a vote of 5-0.

**MINUTES FOR POSTING:****3. March 13, 2012**

Mr. Paul motioned, seconded by Mrs. Achenbach, to approve the posting of the March 13, 2012 Meeting Minutes. The motion passed by a vote of 5-0.

Mr. Paul motioned, seconded by Mr. Hallowell to adjourn the regular meeting at 7:35 p.m. for the purpose of conducting a public hearing.

**PUBLIC HEARING:****4. Continuance for the hearing on a liquor license transfer to the Fairways Golf Course.**

Mr. Anderson recapped briefly the discussions of the February 28, 2012 hearing and referred to the official transcript. He introduced Attorney Brandon Wind, representing the applicants. He addressed several outstanding questions from the last meeting pertaining to parking, hours of operations, the status of the current liquor license and other issues. He asked Michael Conricode on these queries, who along with Brian Sheehan are one of the three principals involved with the proposed liquor license transfer to the Fairways Golf Course:

With respect to parking, they confirmed the existence of 84 striped parking spaces on the front parking lot and 12 unmarked spaces in the overflow parking lot in the back.

Mr. Conricode stated that the restaurant plans to be open for breakfast, lunch and light fare. He stated under the Commonwealth's liquor laws, the permitted hours of operation are from 7 a.m to 2 a.m. (Monday-Saturday) and Sunday (11 a.m. to 2 a.m.). These are the times in which alcohol can be served.

Mr. Wind acknowledged past problems with some nuisances such as public urination as reported by some residents opposed to the license transfer, but he emphasized that these problems were not related to the transfer request but were management issues that the Fairways staff have tried to address and resolve promptly. He stated the Fairways want to be a good neighbor and work with the neighborhood to prevent these types of problems. He said warning signs prohibiting these nuisances have been installed as have additional port-a-potties.

Two individuals requested and were granted party-of-record status: Ms. Ameer S. Farrell, Esq., of Kaplan & Stewart, representing Ms. Deborah McGonigal, who owns three parties adjacent to the golf course: 806 Putter Court, 809 Putter Court, and 2370A Greensward South; and Russell Diamond, who resides at 739 Country Club Lane. Both parties spoke in opposition to the transfer.

Ms. Farrell also queried the Solicitor on a zoning issue. She alleged that the granting of this license transfer would create a non-conforming use. Mr. Casey responded that the golf course pre-dated Township zoning ordinances and therefore qualifies as a non-conforming use. He affirmed that the auxiliary bar and restaurant is non-conforming under the existing zoning ordinance. He stated further that the licensee is connected to the golf course by a lease and the golf course will not be operating the bar. He said it that the Township's zoning position is correct.

Mr. Anderson then opened the floor to comments from the audience. Those residents speaking in favor of the transfer were:

- Ray Favata (Fairway Golf Course Manager and banquet manager at the Spring Mill Country Club)
- Bruce Kostoroski (781 Golf Drive)
- Max Bilkins (1109 Arabian Road)

- Max Bilkins (1109 Arabian Road)
- Steve Clark (2256 Patty Lane)
- Sean and Jim Brun (2459 Greensward South)
- Michael Gallagher (2401 Continental Drive)
- Ray Higgins (711 Golf Drive)
- Valerie Shartle (25 Wellington Way, Telford, PA)
- Ron Gorniak (2303 Oakfield Road)
- Jeff Castle (2482 Niblick Place)
- John Marquis (2778 Patty Lane)

Those residents speaking in opposition to the license transfer were:

- Geri Rossi (730 Country Club Lane)
- Carey and Steve Stobler ( 720 Country Club Lane)
- Robert Heintz (731 Country Club Lane)
- Michael McKale (2368 Greensward South)
- Barbara Lopez (2379 Greensward South)

Mr. Anderson asked Mr. Tieperman, to direct the township's public works department to paint the crosswalk areas located within the Fairways development leading to Titus Elementary School.

There was additional substantial discussion on this transfer application among the parties of record, residents, as well as significant deliberation among the Supervisors. (The text of these discussions is included in the official transcript.)

Mr. Anderson announced that the Board would take a few minutes to deliberate. Upon return he shared with the applicant the following that were supported unanimously by all the Supervisors:

1. Preparation and submission of a lighting plan for the parking lot area
2. Cleaning and striping of the entire parking lot area
3. Limits on parking along Country Club Lane to one lane, subject to the approval of the residents.
4. Hours of operation shall be limited to 10 p.m., with the exception for private parties
5. No Happy Hours

Mr. Wind confirmed that his client accepted these conditions. The Board voted unanimously to approve the transfer subject to the above conditions.

Chairman Anderson then convened the regular meeting at 9:55 p.m.

## **OLD BUSINESS**

### **5. Rescind bid award for the demolition of the 1169 Easton Road property.**

Mr. Paul motioned, seconded by Mrs. Yannich, to rescind the bid award for the demolition of the 1169 Easton Road property pursuant to Mr. Tieperman's memorandum. The motion passed unanimously.

**NEW BUSINESS (ACTION/DISCUSSION ITEMS):****6. Review with Warrington Planning Commission its current activities, goals and the proposed Business Gateway District Ordinance. (Supervisor Yannich and Joseph Balent will share brief power point presentation.)**

Mrs. Yannich reviewed the proposed Business Gateway District Ordinance as prepared by the Warrington Township Planning Commission that was last amended on April 11, 2011. She provided a brief 20 minute power point presentation (*Attachment A*). She also provided a timeline, leading up to a proposed adoption date of June 2012.

Mr. Anderson raised one concern regarding the status of the non-conforming lots that cannot be combined under the ordinance's prescribed guidelines. He asked that the Township Planning Commission investigate this further and that the Solicitor also research this issue to ensure the Township is on sound legal ground.

The Board's general consensus was positive and complementary to the hard work of the Planning Commission to develop this new ordinance. All agreed that the Gateway Ordinance should be referred back to the Planning Commission for discussion with the local stakeholders.

**7. Consider approval of Penrose Walk planning module.**

Mr. Paul motioned, seconded by Mr. Hallowell to approve the Penrose Walk planning module. The motion passed unanimously.

**8. MANAGER'S REPORT:****Consent Items****a. Approval of new phone agreement.**

The Board's consensus was to award a two year contract for the new land-line phone service to New Horizon Communications based on the rates per service item.

**b. Revised Victory Gardens Agreement.**

Mr. Paul motioned, seconded by Mrs. Yannich to approve the revised Victory Gardens Agreement memo as prepared by Herbert K. Sudfeld, Jr., Esq. dated 3/21/12. The motion passed unanimously.

**c. Bid Authorization for Twin Oaks Pool.**

Mr. Paul motioned, seconded by Mrs. Yannich, to authorize the bid for Twin Oaks Pool renovations. The motion passed unanimously.

**d. Consortium Road Material Bid.**

Mr. Paul motioned, seconded by Mr. Hallowell to award the 2012-13 Bucks County Consortium Highway Material Joint Bid to Eureka Stone Quarry and Blooming Glen Quarry. The motion passed unanimously.

**9. CHAIRMAN'S REPORT:****a. Review and discussion of upcoming June refinancing and possible new money component.**

Mr. Anderson recommended that the Board move forward on the June refinancing and possible new money component and that the monies be earmarked for road improvements only. Mr. Tieperman and Mr. Lubber were directed to move forward on new money issuance alternatives.

**b. Review and consider adoption of PSATS Resolution regarding State Prevailing Wage Law.**

Mrs. Yannich motioned, seconded by Mr. Paul, to adopt the PSATS Resolution regarding the State Prevailing Wage Law. The motion passed unanimously.

**c. Open Issues Request List.**

Mr. Anderson distributed copies of an open issues request list and requested that this list be updated monthly for the Board's review.

**d. Electronic Residents Complaints List.**

Mr. Anderson reported that the residents' complaints list would be electronically transmitted on line within the next several weeks. A demonstration will be conducted to see how complaints are being handled and the status of the complaint.

**10. ENGINEER'S REPORT:****a. Lamplighter Villas Update (Estimator's Report)**

Mr. Wieland reported that the repairs punch list is completed and that the cost estimates are now being compiled. He will have a more definitive report at the Board's April 10, 2012 meeting.

**b. Orchard Hill Multi-Way Stop Sign Study.**

Mr. Wieland said Clyde Treffeisen, a resident of Orchard Hill, had requested at the Board's 2/28/12 meeting the installation of a 4-way stop sign at Cooper Drive as it enters Orchard Hill as well as the driveway that crosses Orchard Hill Circle directly into Cooper Drive. The cost estimate to provide this 4-way stop sign is \$4,800, which includes a data collection and analysis of traffic counts, and includes a speed study, etc.

Mr. Anderson motioned, seconded by Mrs. Yannich authorized the Township Engineer to do a traffic count first at Cooper Drive at it enters Orchard Hill as well as the driveway that crosses Orchard Hill Circle directly into Cooper Drive in an amount not to exceed \$750. The motion passed unanimously.

**11. SOLICITOR'S REPORT:****a. Lamplighter Villas Update (Escrow).**

Mr. Casey clarified what the Township was permitted to do with the escrow monies that were recovered from the bank for improvements at Lamplighter Villas. He said the escrow monies are to be used solely for improvements covered by such security and not for any other municipal purposes. He said this means we are limited to the line items in the escrow agreement that we made with the bank back when these phases were approved.

b. **Happy Tymes.**

Mr. Casey reported that as of 3/15/12 the ruling is over and now the Township can collect the taxes due like the bankruptcy never occurred from Happy Tymes, who went in bankruptcy.

c. **Folly Road Schoolhouse.**

Mr. Casey reported that we're turning over to a private individual based on him repairing and making improvements to the Folly Road Schoolhouse. It was recommended that time markers be put in place on him for the improvements needed to be done at the Folly Road Schoolhouse.

d. **Interstate Billboard Case.**

Mr. Casey reported that on 3/13/12 the zoning appeal decision for the Interstate Billboard Case that the billboard company took to Court and it upheld the zoning appeal decision in the Township's favor.

12. **ESCROW AND MAINTENANCE BOND RELEASES:**

a. **Home Depot Maintenance Bond Release (\$45,754.50).**

Mr. Paul motioned, seconded by Mrs. Achenbach to approve the Home Depot maintenance bond release in the amount of \$45,754.50). The motion passed unanimously.

**SUPERVISORS COMMENTS:**

**Errors on Tax Collector Bills**

Mr. Paul reported that he had been contacted by a local resident who had been notified by the tax collector that a lien was being placed on their property due to delinquent taxes. In doing further research it was determined that the tax collector admitted to a computer glitch that had caused this problem. In fact, the resident had paid their tax bill a long time ago. He wanted to know how the Township can notify residents to let them know if they have a problem with their tax bill what they should do and not to panic.

The Board directed Mr. Tieperman to put a public service announcement on the website stating that any Warrington Township who sees a discrepancy with their tax bill to contact John Mohan, the tax collector and include his telephone #. (*See Attachment B*)

**Gas Pipe Line**

Mr. Anderson will contact the representative of the gas pipe line company and invite him to attend the Board's next meeting.

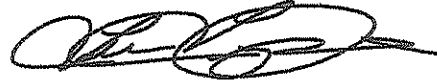
**2-Lot Subdivision on Park Road**

Mr. Anderson has a concern with the 2-lot subdivision located on Park Road. He asked Mr. Casey to check into this matter. Mr. Casey said this matter requires a judicial determination. Mr. Anderson inquired whether or not the Township has an option to reverse the previous decision on the 2-lot subdivision on Park Road.

**ADJOURNMENT**

Mr. Paul motioned, seconded by Mrs. Achenbach, to adjourn the meeting at 10:50 p.m. The motion passed unanimously.

Edited and Reviewed By:



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Timothy J. Tieperman, Township Manager

**PROPOSED  
WARRINGTON BUSINESS GATEWAY  
ZONING DISTRICT**

Presented: March 27, 2012

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**Components of a Zoning Ordinance**

- **The Intent**
- **Uses:**
  - Permitted by right
  - Permitted with conditions
  - Special exceptions (Zoning Hearing Board)
- **Building Area Restrictions**
  - Lot area
  - Setbacks (minimums and maximums)
  - Impervious surface (coverage of land)

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**Proposed  
Warrington Business Gateway District**

- **Facts:**
  - Rezones 6 existing zoning districts along Easton Rd
  - Includes 130 lots (parcels)
  - Boundaries follow existing zoning boundaries
  - Proposed uses include most of the existing uses
  - Encourages lot consolidation
  - Provides uniformity – equalizes enforcement
  - Reduces access points on highway
  - Supports use of TDR to comply with standards

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**Existing Zoning Districts Affected  
by Rezoning**

- Presently there are six zoning districts:
  - R2 (Medium density residential, Section 801)
  - C1 (Commercial, Section 1001)
  - C2 (Commercial, Section 1101)
  - O-1 (Professional office & light industrial, Section 1401)
  - CR/O (Corridor residential, office, Section 1501)
  - CR/O/IU (Corridor residential, office, institutional, Section 1521)

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**All Proposed Permitted Uses in  
Warrington Business Gateway District**

- Cultural Institutions, Museums, Historic, Playhouse
- Day Care – Commercial all ages
- Existing Dwelling with Business Combination
- Educational Facilities
- Finance, Insurance, Real Estate
- Health, Wellness, Fitness & Institutional Centers
- Hospital and Medical Offices
- Hotels, B&B, Extended Stays, Corporate Conference Centers
- House of Worship
- Municipal Offices
- Personal Services
- Restaurants
- Veterinary & Animal Care
- Clubs & Lodges
- Funeral Homes
- Business Professional Services
- Village Shop

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**New Uses in Rezoning**

- Cultural Institutions, Museums, Historic, Playhouse
- Day Care – Commercial All Ages
- Extended Stays, Corporate Conference Centers
- House of Worship
- Veterinary, Animal Care
- Funeral Homes
- Village Shop

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**Proposed Conditional Uses in  
Warrington Business Gateway District**

- Retail Food and Beverage Sales
- Maximum 10,000 square feet Sales Space
- Retail Stores
- Maximum 10,000 square feet Gross Sales Space
- Automotive Fueling, Car Wash with Convenience Store
- Public Utilities

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**Existing Uses Taken Out of New Zone**

- Single family dwelling units
  - Multifamily residential, senior residential community, watchman dwelling
- Agriculture, road stands, greenhouse
- Manufacturing, manufacturing display, laboratories
- Entertainment amusement
- Beverage, Ice distribution

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**Minimum Lot Area  
Warrington Business Gateway District**

- The minimum size lot being proposed is 1 acre
- Breakdown of lots included in rezoning
  - 130 Lots
  - 43 lots are greater than 1 acre
  - 49 lots are less than 1 acre
  - 38 lots are less than ½ acre

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**Area and Bulk Regulations**

- Minimum lot width at building setback
  - 200 feet
- Minimum front, side and rear yard setbacks
  - Varies to encourage consolidation of lots, enhance streetscape and limit access points to Easton Road
- Maximum height
  - Between 35' and 45' based on front setback of building. The further back from the property line the higher the building.
- Maximum building coverage
  - 40%
- Maximum impervious surface coverage
  - 60%

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**SUGGESTED REVIEW TIME LINE**

- March 27, 2012      BOS Presentation
- April 19, 2012     PC and Stakeholders Mtg
- April 19, 2012     PC Zoning Subcommittee
- May 3, 2012        Final Review by PC
- May 8, 2012        BOS Authorized Advertising
- May 9, 2012        Referred to Bucks Cty PC
- June 12, 2012      BOS Adopts Ordinance

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Intelligencer  
April 4, 2012

### Warrington warns of possible tax bill error

WARRINGTON — Officials in Warrington recently became aware that a number of township residents received erroneous and inaccurate real estate tax bills.

The bills date back to March 1 and included delinquency notices and threats of liens, a press release stated.

Local tax collector John Mohan acknowledged the error and said it was due in part to a printer problem that he tried to correct manually in the program.

However, this resulted in some program errors that generated these inaccurate bills.

Warrington officials are unaware of how many residents may have been affected by this

error but are asking residents, as a precautionary measure, to contact the tax collector's office at 215-343-4099 if they suspect errors in their tax bill.

The press release stated Mohan is confident that the problem has been resolved and regrets any inconvenience this may have caused some residents.

A notice has also been posted on the website at <http://www.warringtontownship.org/>

3/29/2012

## NOTIFICATION OF TAX COLLECTION ERROR

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Warrington Township  
NEWS FOR IMMEDIATE RELEASE  
March 29, 2012

### NOTIFICATION OF TAX COLLECTION ERROR

WARRINGTON – At its Tuesday night meeting, the Board of Supervisors learned that a number of Warrington residents received erroneous and inaccurate real estate tax bills. The bills date back to March 1 and included delinquency notices and threats of liens. Local Tax Collector John Mohan acknowledges this error and stated the error was due in part to a printer problem that he tried to correct manually in the program. However, this resulted in some programmatic errors that generated these inaccurate bills.

The Township is unaware of how many residents may have been impacted by this error but are asking residents, as a precautionary measure, to contact the Tax Collector's Office at 215-343-4099 if they suspect errors in their tax bill. Mr. Mohan is confident that the problem has been resolved and regrets any inconvenience this may have caused some residents.

Media contact: Timothy J. Tieperman, Township Manager (215-343-9350)

### NOTIFICATION OF TAX COLLECTION ERROR

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Close Window