



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES FOR JANUARY 14, 2014**

The regular meeting of the Warrington Township Board of Supervisors was held on January 14, 2014, 7:30 p.m., at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

ATTENDANCE:

Gerald B. Anderson, Chairperson; John R. Paul, Vice Chairperson; Marianne Achenbach, Secretary/Treasurer; Matthew W. Hallowell, Sr., and Shirley A. Yannich, members. Staff present was Timothy J. Tieperman, Township Manager; William R. Casey, Esq., Township Solicitor; Thomas A. Gockowski, Township Engineer; Barry Lubert, 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.

RECOGNITION OF EAGLE SCOUT RYAN WIRSCH

The Board honored Mr. Ryan Wirsch who recently attained the rank of Eagle Scout. On behalf of the Board, Chairman Anderson read a resolution recognizing Ryan's achievements, including his other scouting honors and the 35 merit badges that he's received.

EXECUTIVE SESSION REPORT

Mr. Casey stated there was no executive session on which to report.

APPROVAL OF BILL LIST:

1. **December 17, 2013 – January 14, 2014** **\$ 1,221,347.15**

Mrs. Achenbach motioned, seconded by Mr. Paul, to approve the bill list from December 17, 2013 through January 14, 2014 totaling \$1,221,347.15. By roll call vote, the motion passed unanimously.

APPROVAL OF MINUTES:

There were no minutes scheduled for approval.

MINUTES FOR POSTING:

2. **December 10, 2013**

Mr. Anderson moved, seconded by Mr. Paul, to post the December 10, 2013 Meeting Minutes. The motion passed unanimously 5-0.

3. December 17, 2013

Mr. Anderson moved, seconded by Mr. Paul, to post the December 17, 2013 Meeting Minutes. The motion passed unanimously 5-0.

4. January 6, 2014

Mr. Anderson moved, seconded by Mr. Paul, to post the January 6, 2014 Meeting Minutes. The motion passed unanimously 5-0.

PUBLIC COMMENT:

The following individuals offered comment:

- John McConnell (206 Trellis Drive) asked the BOS for an update on where Victory Gardens stood with respect to its pending variance application before the Zoning Hearing Board.
- Mike Kelly (135 Muirfield Lane) complained about the conditions along County Line Road as a result of North Wales Water Authority's water transmission project. Mr. Anderson noted that he contacted the State Transportation Secretary to get both PennDOT and NWWA to work together to improve the conditions along the road.

PLANNING COMMISSION PRESENTATIONS**5. Alternative Energy Ordinance**

Mr. Ben Redd of the Warrington Township Planning Commission gave a power point presentation on a draft alternative energy ordinance and the types of alternative energies that were studied in composing this draft ordinance. His presentation covered various types of alternative energy, including but not limited to solar, wind and geothermal. During the Q & A session, all members voiced general approval with the draft with the exception of the provision for wind turbines. Ms. Yannich said there's some urgency in getting this done. Mr. Anderson suggested putting this on the next BOS agenda for advertisement consideration.

Mr. Frank Ace (1067 Folly Road) commented on the proposed requirements for geothermal piping and solar panels.

See *Attachment 1* for full presentation.

6. Gateway Ordinance

Mr. Fred Gaines, Chairman of the Warrington Planning Commission, gave a power point presentation to update the Supervisors on the status of the Gateway District Ordinance draft. His opening remarks covered the type of District being proposed and the associated conditional standards. There was a general discussion on whether this District should be an overlay or a stand-alone ordinance. Mrs. Yannich said the zoning language needs to be improved to make the zoning administration easier. The general consensus was that it should be separate ordinance.

See *Attachment 2* for full presentation

PUBLIC HEARING:

There was no public hearing.

OLD BUSINESS (ACTION/DISCUSSION ITEMS)**7. Consider adoption of Resolution approving preliminary/final plan for Farabee Minor Subdivision.**

This item pertains to a two lot minor subdivision located at Oak and Evergreen Avenues within the R-2-I Residential Infill Zoning District, including all associated public site improvement plus the provision of public water and sewer. Mr. Casey read the entire Resolution into the record, included herewith as *Attachment 3*. There being no other outstanding issues, Mr. Paul motioned, seconded by Mrs. Achenbach, to adopt the Resolution approving preliminary/final plan for Farabee Minor Subdivision. The motion passed unanimously 5-0.

8. Consider adoption of Resolution approving 13 Transferrable Development Rights (TDRs) from the Jerman property, 540 Mill Creek Road, Chalfont, PA (TPM 50-004-077)

Before deliberating on this Resolution, Mr. Anderson opined there are some are some flaws in the current TDR ordinance that need to be corrected. He recommended the Board consider increasing the minimum lot size to 25 acres and requiring a by-right plan. Mrs. Yannich agreed to review and prepare an amended Ordinance for the Board's consideration and provide an update for the next meeting.

Regarding the Jerman application currently before the Board, Mr. Anderson asked the Solicitor whether the Board was under any legal time restriction to act on this application, especially since there are concerns over the calculations used in arriving at 13 TDRs. Mr. Casey responded there is no legal timeframe. He believes 13 are excessive and should be evaluated further. The Board voted unanimously to table this application until a future meeting until such time these questions are resolved to the Board's satisfaction.

NEW BUSINESS (ACTION/DISCUSSION ITEMS):**9. Consider authorization to advertise conditional use hearings for the following:****a. County Line Fence**

Mr. Paul motioned, seconded by Mr. Hollowell, to authorize advertisement for a conditional use hearing for January 28, 2014 to allow County Line Fence to display outside goods. The motion passed unanimously 5-0.

b. Warrington Springs Development

Mr. Paul motioned, seconded by Mr. Hollowell, to authorize advertisement for two (2) separate conditional use hearings for February 11, 2014 for the Warrington Springs Development. The motion passed unanimously 5-0.

10. MANAGER'S REPORT:**a. Ratification of PECO easement agreement for water/sewer main replacement**

Mr. Paul motioned, seconded by Mr. Hollowell, to approve the PECO easement agreement to allow the Water/Sewer Department to traverse the PECO right-of-way to replace a major force main serving Bradford Greene. The motion passed unanimously 5-0.

b. Approval of side letter with Warrington PBA authorizing citizen alternate on Pension Board

Mr. Paul motioned, seconded by Mrs. Achenbach, to approve a side letter agreement with the Warrington Police Benevolent Association (WPBA) to allow a third citizen to serve on the Police Pension Board. The motion passed unanimously 5-0.

c. Request authorization to advertise Snyder property demolition

Mr. Paul motioned, seconded by Mrs. Achenbach, to authorize the legal advertisement for the Snyder property's demolition and directing the Township Engineer to begin preparing bidding specifications and timelines. The motion passed unanimously 5-0.

d. DPW Phase I-II Project Updates

Mr. Tieperman presented an update on Phases 1-2 of the new Public Works Facility. A detailed update was also uploaded to the portal. *See Attachment 4.*

e. Victory Gardens ZHB Update

Mr. Tieperman summarized an update he received from Attorney Herb Sudfeld, who represents Victory Gardens in the ZHB appeal. They are targeted the ZHB's February meeting to allow time to secure permits from the Bureau of Farm Preservation and PennDOT to allow a separate access to Bristol Road. Mr. Anderson reiterated the need for Staff to continue enforcing the agreement during this interim period.

11. CHAIRMAN'S REPORT:**a. Planning Department Meeting Highlights**

Mr. Anderson briefly highlighted the January 6, 2014 Planning Department meeting. He emphasized that the Department will no longer review incomplete plans until they have been fully vetted by Staff and the Township Engineer.

b. Review PennDOT Response Letter

Mr. Anderson stated that he will work with Staff in preparing an appropriate response letter.

c. Open Space Deed Restrictions

Mr. Anderson reviewed the Township Solicitor's response to a concern expressed by the Open Space Task Force that certain township-owned parcels do not have adequate open space deed restrictions. In reviewing all Township-owned parcels, Mr. Casey reported that only one (1) parcel lacked the necessary restrictions and that this has since been corrected.

d. Selection of Financial Advisor

Mr. Anderson reported that because of new federal regulations, the Township will soon need to find an independent financial advisor that is not tied to a bond underwriter. This selection will need to be done well in advance of the Township's planned September 2014 bond issue.

e. **Valley Road**

Mr. Anderson stated that the portion of Valley Road maintained by Warminster (Bristol to Street Roads) is in bad condition and requires immediate attention. He suggested the Supervisors all pen a letter to each Warminster Supervisor requesting immediate action. He said Kathy Watson's office has also received similar call. All members unanimously concurred with this recommendation. *See Attachment 5.*

12. **ENGINEER'S REPORT:**

a. **PECO Trail Project Update**

Mr. Gockowski briefly reviewed a 12-page survey outlining the proposed trail alignment utilizing PECO's right-of-way from Maggies Way to County Line Road. He explained Staff is in the process of scheduling pre-application meetings with various regulatory agencies. He said there's approximately 3.1 acres of disturbances and around 1 acre of wetlands that needs to be crossed. Estimated impervious surface is around 1 acre.

b. **Palomino Farms Rehabilitation Project Update**

Mr. Gockowski updated the Board on the status of the above project. He said the Board had authorized the permitting process and that CEC has already distributed several Act 14 notifications. He stated the preliminary permitting process will take between 45-90 days which is targeted for completion in late February. The letting of bids could be ready by June.

c. **2014 Road Project Update**

Mr. Gockowski reported that CEC has prepared a preliminary 2014 road paving schedule. He will be sitting down shortly with Township administration and public works staff to review and refine. Based on a \$800,000 working budget, the preliminary list includes but is not limited to Greensward North, Elbow Lane, Golf Drive, County Club Lane, Pickertown Road (from bridge to Lower State), Wheat Sheaf Lane, Cobblestone, Oxford Drive, Upper/Lower Barness, Costner and Fairways Terrace. The goal this year is to begin paving work earlier than last year, preferably during July and August.

On a related matter, Mr. Anderson asked whether we should be exploring a more advanced and pro-active method for crack sealing streets rather than the current manual method. All agreed that we need a better preventative crack sealing program.

13. **SOLICITOR'S REPORT:**

a. **Malcolm's**

Mr. Casey reported that Malcolm's counsel has filed an answer which he is currently reviewing.

b. **Philips Avenue and Lamplighter Villas Dedication**

Mr. Casey reported he is still working with the bank to get the liens removed so that the Township can complete the public dedication of Phillips Avenue.

14. ESCROW AND MAINTENANCE BOND RELEASES:

a. Penrose Walk – Escrow Release #2: \$127,994.75

Mr. Anderson moved to approve Escrow Release #2 for Penrose Walk in amount of \$127,994.75 as reviewed by the Township Engineer. Mr. Hallowell seconded the motion. The motion passed unanimously 5-0.

b. Warrington Glen Phase II – Escrow Release #2: \$380,918.15.

Mr. Paul moved to approve Escrow Release #2 for Warrington Glen Phase II in the amount of \$380,918.15 as review by the Township Engineer. Mr. Hallowell seconded the motion. The motion passed unanimously 5-0.

c. Pete’s Express – Escrow Release #3: \$51,396.25

Mr. Paul moved to approve Escrow Release #3 for Pete’s Express in the amount of \$51,396.25 as review by the Township Engineer. Mrs. Achenbach seconded the motion. The motion passed unanimously 5-0.

5. EXTENSION REQUESTS

There were no extension requests.

6. DEDICATION REQUESTS

There were no dedication requests.

SUPERVISORS COMMENTS

Advisory Board Appointments

Mr. Anderson asked if there were any nominations to fill current vacancies. Mr. Paul motioned, seconded by Mrs. Achenbach, to appoint Mr. Ted Cicci to the Planning Commission. The motion passed unanimously.

Mr. Paul motioned, seconded by Mr. Hallowell, to appoint Eric Thompson to the Environmental Advisory Council. The motion passed unanimously.

Mr. Paul motioned, seconded by Mrs. Achenbach, to appoint Elizabeth Cornell to the Bike and Hike Committee. The motion passed unanimously.

There was general discussion about the need to consolidate the Park Board, Open Space Task Force and Bike/Hike Committee into one comprehensive committee given their redundant missions. Members were unanimous in their support for this initiative, worthy of further discussion and possible action at a future meeting.

Route 611 Icing Problems

Mr. Anderson raised concerns about recurring icing problems along Route 611. He requested Mr. Gockowski to document the problem and contact the appropriate PennDOT official for a corrective action plan.

Barness Field Lighting

Mr. Paul updated the Board on some follow-up issues he raised at the last meeting regarding some possible property covenants restricting the Township from installing lights at Barness field. He stated that Staff's research with the Prothonotary office shows that no such covenant was ever executed between the Koob family and the Township. He stated this issue needs to be resolved to everyone's satisfaction before the Warrington Baseball Association kicks off a major fundraising campaign.

Since moving lights from King to Barness would constitute a policy shift, Mr. Anderson asked all Supervisors to weigh in on the issue. After substantial deliberation, the Board reached a consensus to move forward with the Barness lighting scheme but with the understanding that the new owners of the former Koob property be contacted and informed of these new plans. Mr. Paul agreed to coordinate this meeting.

ADJOURNMENT

There being no further business Mr. Paul motioned, seconded by Mrs. Achenbach, to adjourn the meeting at 10:00 p.m. The motion passed unanimously.

Respectfully Submitted By:



Timothy J. Tieperman, Township Manager

Alternative & Emerging Energy

Overview

14 January 2014



Planning Commission

Background

Prompted by news articles describing problems with homeowner installations of solar panels, discussions began in the Planning Commission in August of 2012 when a model for a "Solar Energy" (Monroe County) ordinance was put before us.

Given the narrow nature of solar only, we expanded our efforts using a broader definition of alternative energy and emerging technologies using Northampton Township as a beginning template, but referencing existing ordinances from Doylestown and Upper Makefield Townships.

The draft proceeded through several iterations, including the addition of windmills, and culminating in agreement at the Planning Commission's meeting of 2 May 2013.



Purpose & Objective

- ◆ Provide opportunities for the use of alternative and emerging energy facilities in Warrington Township, while prohibiting those types of facilities that are potentially intrusive
- ◆ Establish provisions for the design, permitting, construction, operation and decommissioning of facilities that will protect the public health, welfare and safety of the community



What is "Alternative Energy" ?

- ◆ Alternative Energy is defined by Wikipedia as any energy derived from uses other than fossil fuels, and may or may not be "renewable"
- ◆ Fossil fuels include coal, petroleum & natural gas; they are not generally considered to be renewable
- ◆ Typical alternative energy sources include solar, wind, geothermal, biomass, hydrogen, nuclear & water sources
- ◆ Renewable energy comes from sources that are continually replenished such by sunlight, wind, rain, decomposition of wood, hydrogen, subterranean temperature differences, and elevation differences of water sources ... excluded are those sources of energy derived from fission and fusion (nuclear)



What is “Emerging Energy” ?

- ◆ Emerging Energy sources are defined as energy derived from technological advances in the use of any renewable energy source, other than solar, water, wind and geothermal source
- ◆ From a practical standpoint, we limited our definition to viable applications of hydrogen fuel cells, biomass combustion and low head hydroelectric (water)
- ◆ Any other application would require special review by the Township



Permitted Uses

- ◆ Considered to be an accessory use within all zoning districts, provided that the principal use is permitted
- ◆ Permitted by Right
 - Roof mounted solar energy systems for single family detached dwellings in all applicable zoning districts
- ◆ Permitted by Special Exception
 - All other solar energy systems
 - Windmills and wind turbines
 - Geothermal systems
 - Any emerging energy facility



Were Any Technologies Prohibited ?

- ◆ **Mirror Collector Solar Systems**
Mirror collection systems require large tracts of land and are potentially dangerous to the public
- ◆ **Open loop Geothermal Systems**
Open loop systems using surface water or wells present potential environmental problems
- ◆ **Wood Fired Boilers**
Wood fired boilers generate an unacceptable (and unregulated) level of air pollution (particulates)
- ◆ **Anaerobic Digestion**
Anaerobic digestion facilities also generate an unacceptable (and unregulated) level of air pollution (terrible odors)



Solar Energy Facilities



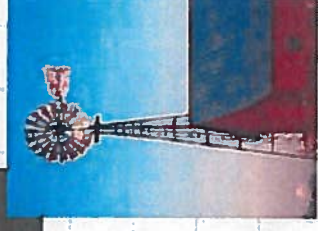
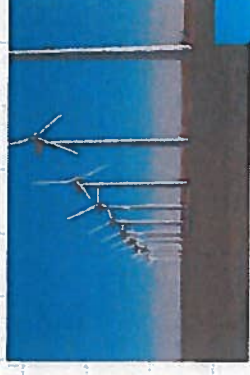
- ◆ Solar Energy Facilities generally use:
 - Photovoltaic (PV) cells to convert sunlight directly into electrical energy and may be roof or ground mounted
 - Thermal collectors to heat water or air
 - Mirror collection systems to concentrate thermal energy ... specifically prohibited in ordinance



The fire at the Dietz & Watson warehouse pointed out potential electrical fire safety hazards that may need to be addressed before issuance of any permit ...



Wind Energy Facilities



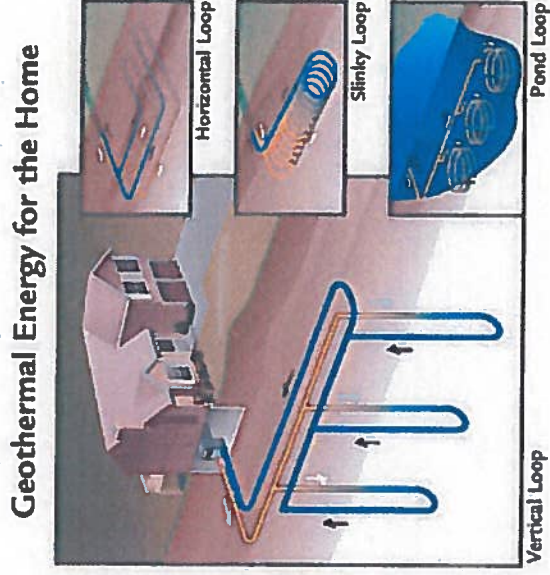
- ◆ Wind Energy Facilities generally employ:
 - Wind turbines similar to those outside Atlantic City
 - Windmills of varying designs, not unlike those of the Amish
- ◆ Wind Energy is converted to mechanical energy that can be used to generate electrical power or pump water
- ◆ Windmills that are used to grind grain or other products should be considered a commercial use and not be permitted under this ordinance



Geothermal Facilities

- ◆ Geothermal Energy Facilities generally employ:
 - Subterranean capture of heat generated by the earth's core or temperature gradients in ground depth, by passing water through a closed loop system to provide heating

Such systems are allowed solely for the purpose of heating or cooling of buildings ... open loop systems are not permitted



Other Considerations

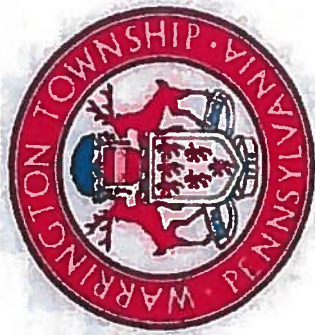
- ◆ Special Attention was given to:
 - Facility color, height location and setback requirements
 - Proximity to adjacent properties
 - Conformance to manufacturer's specifications and industry standards
 - Conformance to electrical power generation requirements of the Commonwealth of Pennsylvania
 - On site transmission of electrical energy (below ground)
 - Transport over local and public roads
 - Landowner liability insurance
 - Decommissioning and removal of systems and structures at end of facility useful life, including bonding requirements



Questions ??



Planning Commission



Warrington Business Gateway District

Interim Presentation to Warrington Township Board of Supervisors
By Warrington Township Planning Commission
January 14, 2014

Attachment 2



PURPOSE

- ▶ Enhance architectural and site development standards along the Corridor
- ▶ Improve access to Route 611 through Warrington Township
- ▶ Ensure new development enhances the visual, historic, and cultural character of Warrington Township
- ▶ Increase the value and tax base of Corridor properties



Three Basic Questions

- ▶ Should there be a Warrington Business Gateway District?
- ▶ What type of District should be developed?
- ▶ What conditional standards should be developed?



What type of District should be developed?

- ▶ Overlay District as suggested by a “stakeholder”, or
- ▶ Re-Zoned District as previously suggested.



Proposed Approved Land Uses

- ▶ Cultural Institutions
- ▶ Day Care
- ▶ Combined Dwelling and Business
- ▶ Educational
- ▶ Finance, Insurance, Real Estate
- ▶ Health, Wellness
- ▶ Hospital
- ▶ Hotels
- ▶ Houses of Worship
- ▶ Municipal
- ▶ Offices
- ▶ Personal Services
- ▶ Restaurants
- ▶ Veterinary
- ▶ Clubs/Lodges
- ▶ Funeral Homes
- ▶ Professional Services
- ▶ Village Shops
- ▶ Retail Food/Beverage
- ▶ Retail Store
- ▶ Fuel/Car Wash
- ▶ Public Utility



Existing Districts to be impacted

- ▶ Central Business District
- ▶ Commercial -1
- ▶ Commercial-2
- ▶ Commercial Residential/Office
- ▶ Commercial Residential/Office Institutional
- ▶ Institutional - Age/Qualified Residential
- ▶ Office Industrial
- ▶ Public School



Common Bulk Elements

- ▶ Set Backs to be determined
- ▶ Shared Driveways and Easements
- ▶ Multi-use sidewalks
- ▶ Street trees
- ▶ Benches
- ▶ Maximum Building Heights of 35 feet
- ▶ Buffers to be determined
- ▶ Signs
- ▶ Parking



Conditional Use Hearings or Standard-based Zone

- Conditional Use - More expensive and time-consuming for property owner but provides Township with more control.
- Standard Based Zone - Expedites approval and results in more standardized corridor. Requires development of standards for each land use.



Specific Bulk Standards

- ▶ Developed in accordance with common standards for each of the various land uses.





QUESTIONS?



Attachment 3



RESOLUTION 2014-R- 10

PRELIMINARY / FINAL PLAN APPROVAL

FARABEE MINOR SUBDIVISION

WHEREAS, Ken Farabee (hereinafter the "Applicant") has submitted final plans for a minor subdivision prepared by Gilmore & Associates, Inc., dated July 25, 2013, (collectively "Plans") to subdivide Tax Parcel No: 50-023-089 and 50-023-089-001 so that 50-023-089 shall contain 40,002.25 square feet and 50-023-089-001 will have two lots; Lot 1 with 20,054.06 square feet and Lot 2 with 20,605.29 square feet located on Oak Avenue and Evergreen Avenue within the "R-2-I Residential Infill Zoning District and associated public and site improvements including public water and sewer (collectively "Project"); and

WHEREAS, the Project is referenced in a letter, dated August 20, 2013, from Carroll Engineering Corp., the consulting engineers for Warrington Township, Bucks County, Pennsylvania ("Engineer's Letter") for this project, which is attached hereto as Exhibit "A" and incorporated herein by reference.

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 Preliminary / 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 in the Engineer's letter, dated August 20, 2013.
2. The following waivers from the Warrington Township Land and Subdivision Ordinance are approved:
 - a. From Sections 304.2 and 304.5 requiring a 24 foot cartway width.
 - b. From Sections 408.1, 304.2 and 311.1 requiring sidewalks along streets.
 - c. From Sections 409.1, 304.2 and 312.2 requiring curbs on existing streets.
 - d. From Section 312.4 requiring a 6-foot wide stabilized shoulder on streets.
 - e. From Section 502.5.A allowing a plan scale of 1" = 30 '.

3. The following waiver from the Stormwater Management Ordinance is approved:
 - a. From section 125.2 to allow use of the "Rational Method".
4. 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 agency that must issue such approvals, permits, certificates and the like related to the Project.
5. 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.
6. The Applicant has appeared before the Warrington Township Planning Commission on September 19, 2013 and October 3, 2013 as reported in the minutes of the Commission.
7. The Board of Supervisors has received a review of the Plan from the Bucks County Planning Commission, dated August 13, 2013.

RESOLVED, this 14th day of January, 2014.

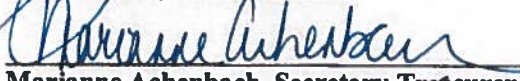
BOARD OF SUPERVISORS OF WARRINGTON TOWNSHIP

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 20, 2013

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

Subject: Ken Farabee – Preliminary/Final Minor Subdivision (TMP #50-023-089 & #50-023-089-001)

Dear Mr. Tieperman:

We have reviewed the minor subdivision plan for the above referenced project and offer the following comments for consideration by the Warrington Township Board of Supervisors:

I. SUBMISSION

- A. A set of nine plans titled "Final Minor Subdivision & Land Development Plans for Ken Farabee, Warrington Township, Bucks County, Pennsylvania" prepared by Gilmore & Associates, Inc., dated July 25, 2013.
- B. A report titled "Stormwater Management and Erosion Control Narrative, Farabee Subdivision" prepared by Gilmore & Associates, Inc., dated July 25, 2013.
- C. A report titled "Erosion & Sediment Control Plan Narrative, Farabee Subdivision", prepared by Gilmore & Associates, Inc., dated July 25, 2013.

II. GENERAL

The preliminary/final subdivision plan proposes to add 1,052.56 sf from TMP #50-23-89-001 to TMP #50-23-89 increasing the total square footage of the parcel from 38,949.69 sf to 40,002.25 sf. The remainder of TMP # 50-23-89-001 will be subdivided into two lots: Lot 1 with 20,054.06 sf and Lot 2 with 20,605.29 sf. The plans include grading and stormwater management designs for proposed houses on Lots 1 and 2. No development is currently proposed for the TMP #50-23-89. A 20 foot access easement is shown within the paper street (Evergreen Avenue) adjacent to Lot 2 to provide future access to TMP #50-23-89. The project is located in the R2-I Residential Infill Zoning District.

III. REVIEW COMMENTS

A. Zoning Ordinance Comments

This application satisfies all requirements and provisions of the current Warrington Township Zoning Ordinance with the following exceptions:

Today's Commitment to Tomorrow's Challenges

Corporate Office:
949 Easton Road
Warrington, PA 18976
215.343.6700
13-6318.00 (1363180001.DOC)

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

101 Lindenwood Drive
Suite 225
Malvern, PA 19365
484.875.3075

106 Raider Boulevard
Suite 206
Hillsborough, NJ 08844
908.874.7500

www.carrollengineering.com

1. Section 2322 – Trees with a diameter greater than 10 inches measures 4 feet above grade must be located on the plan to determine if the requirements of this section have been met. No tree with a diameter of greater than 10 inches shall be removed in connection with a land development or building permit unless a zoning permit for a specific number of trees in a specific location is first obtained from the Zoning Officer upon recommendation by the Planning Commission. For healthy trees of 10 inches or greater where topsoil will be removed or fill will be placed, the requirements in this section must be noted on the plan.

B. Subdivision and Land Development Waivers Requested

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

1. Section 304.2 & 304.5 – A waiver is requested from the requirement of 24-foot cartway width. The existing cartway widths are approximately 16 to 18 foot wide throughout the surrounding area. Note the plan incorrectly indicates Section 302.4, and should be revised accordingly.
2. Section 408.1, 304.2 & 311.1 – A waiver is requested from the requirement of providing sidewalks along streets. No sidewalks exist on Oak Avenue or adjacent streets. Note the plan incorrectly indicates Section 302.4, and should be revised accordingly.
3. Section 409.1, 304.2 & 312.2 – A waiver is requested from the requirement of providing curbs along existing streets. No curbs exist on Oak Avenue or adjacent streets. Note the plan incorrectly indicates Section 302.4, and should be revised accordingly.
4. Section 312.4 – A waiver is requested from providing a 6 foot wide stabilized shoulder where curbs were waived by Board of Supervisors. No stabilized shoulders exist on Oak Avenue or adjacent streets.
5. Section 502.5.A – A waiver is requested from the requirement that the plan scale be drawn at 1"=40', 1"=50' or 1"=100'. The submitted plan is drawn at 1"=30' to produce a more legible plan.

C. Subdivision and Land Development Comments

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

1. Section 202 – Based upon the definition of a "Minor Subdivision", it does not appear that this subdivision would qualify as a minor subdivision because: it involves two original lots, not a "single lot, tract or parcel..."; one of the lots does not front on an "improved public street"; and an easement is being created. As a major subdivision the applicant must follow the procedures in Sections 504 and 505 for a preliminary and final plan submission.

2. Section 325.6.D(1) – Street trees shall be no less than 3” caliper when planted. The plan calls for 2.5” to 3”. This should be corrected.
3. Section 325.8 – The Acer Saccharum (Sugar Maple) listed for the street trees on the plan are not in the approved list for use as a street tree. The tree selection should be revised.

D. Stormwater Management Ordinance

The applicant is requesting a waiver from the requirements and provisions of the current Warrington Township Stormwater Management Ordinance for the following:

1. Section 125.2 – A waiver is requested from the requirement to use the Rational Method instead of the required SCS Method.

We have no objection to this waiver request for a parcel of this size.

E. Stormwater Management Comments

1. Section 121.11 – Storage facilities should be designed to completely drain over a period of time of not less than 24 and not more than 72 hours from the end of the design storm. Specific calculations were not given for this requirement. However, it appears the seepage beds will drain in less than 24 hours.
2. Section 124.A – The site is located in Stormwater Management District ‘B’ and the ordinance requires that the stormwater runoff rates from the 2, 5, 10, 25, 50 and 100 year post development storms be reduced to equal or below the 1, 2, 5, 10, 25, and 50 year predevelopment storms respectively. The narrative of the Stormwater Report lists this requirement and the required flows are shown on the chart. However, the flows were not reduced to the required rates.
3. Section 125.1 – For the existing condition calculations, 20% of the existing impervious area should be considered as meadow in good condition. It is not clear that this requirement was addressed.
4. It should be noted that all of the roof drainage will be directed to the seepage pit on each lot.
5. Section 132.2.B.3.(j) – This section requires a statement, signed by the applicant, acknowledging that any revision to the approved Stormwater Management site plan must be approved by the Municipality and that a revised E&S Plan must be submitted to the Conservation District.
6. Section 162.1 – The owner of any land upon which stormwater facilities and BMP’s will be placed, constructed or implemented shall record the Operations and Maintenance Plan, or summary thereof, Operation and Maintenance Agreements per Section 164 and Easements per Section 165 in the Office of Recorder of Deeds for Bucks County. An easement providing Warrington Township access to the privately owned permanent storm water facilities will be required at final plan stage.

Timothy J. Tieperman, Township Manager
Page Four
August 20, 2013

F. General Comment

1. The Township should determine if the paper portion of Evergreen Street should be improved and dedicated. If not, consideration should be given to vacating the street.
2. Legal descriptions for the ultimate rights-of-way to be dedicated should be submitted at final plan stage. We question the need for ultimate right-of-way adjacent to the paper street if it is not to be dedicated.
3. The applicant should consider the economic feasibility of extending public water to the proposed lots from Tohickon Lane and Oak Avenue as opposed to the provision of on-site wells.

IV. RECOMMENDATION

Carroll Engineering Corporation recommends this application be revised to address the above comments to the satisfaction of the Warrington Township Board of Supervisors.

Very truly yours,

CARROLL ENGINEERING CORPORATION



Thomas A. Gockowski, P.E.
Executive Vice President

TAG:sw

cc: William H. R. Casey, Esquire
K. Frederick Achenbach Jr., Warrington Township Water & Sewer Department
Roy Rieder, P.E., Warrington Township
Ken Farabee
Stephen Harris, Esquire, Harris & Harris
Larry Young, P.E., Gilmore & Associates, Inc.

Warrington



Township

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



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SHIRLEY A. YANNICH, Member

TOWNSHIP MANAGER
TIMOTHY J. TIEPERMAN

MEMO TO: Board of Supervisors

ATTN: Tim Tieperman

FROM: Roy Rieder *RR*

DATE: January 10, 2014

RE: **WARRINGTON DPW BUILDING STATUS**

Status

Erection of the steel for the main Public Works building and the Salt/Brine building began in late November. Public Works assisted in preparation of the site for the main building by installing the stone within the building perimeter prior to steel erection. Originally, Public Works was scheduled to install the stone after the building was erected. Placing the stone early has been beneficial because it basically allows the contractors to work within the building in a mud-free environment and also helps to protect the subgrade.

Phase 1 plans had located some of the twelve oil-fired unit heaters in such a manner that four of them would have needed to be relocated in Phase 2. We had a conference call with the mechanical engineer and will now be locating the unit heaters in their final locations with the exception of two heaters. The connections for these two heaters will be stubbed out, and the installation of those two heaters will be deferred until Phase 2.

A pressure reducing valve (PRV) may be needed to be installed in the sprinkler riser. This is due to the high pressures in the water main in Pickertown Road. Supply and installation of a PRV would cost about \$5,000 if it is necessary. The recommendation is to install the PRV during construction of the shell rather than try to retrofit the piping at a later date. Delaying installation of a PRV could potentially double the cost.

Rain, snow, icy conditions, subfreezing temperatures, and the holidays have all taken their toll on building progress. All of the steel and the roof for the Salt/Brine building have been installed along with siding. The main steel frame and the roof purlins have been installed on the main building. The steel members on the roof still need to be 'racked' and braced to ensure the building is in square before installing the roof panels and wall panels to make the building relatively weathertight. Barring any further delays due to weather, the building is estimated to be about three weeks behind schedule and may be completed near February 19.

Warrington . . . gateway to Bucks County

DPW Status
January 8, 2014
Page 2 of 2

On December 27, I requested the architect to provide an estimate for professional services to prepare bid documents and construction plans for Phase 2. This phase includes the remainder of the site work on the east side of the building and the interior fit-out. I also asked for a price to do an optional construction cost estimate by quantity and unit price. The construction cost estimate would assist Barry Luber in allocating sufficient funds to enable the construction to proceed. I have not received a proposal yet, but I hope to have one within the next two weeks. The goal is to be able to advertise and go out to bid in late March or early April.

Warrington



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TOWNSHIP MANAGER
TIMOTHY J. TIEPERMAN

January 15, 2014

Mr. Leo I. Quinn, Chairman
Warminster Township Board of Supervisors
401 Gibson Avenue
Warminster, PA 18974

Via PDF and Regular Mail

RE: CONDITION OF VALLEY ROAD

Dear Mr. Quinn –

Based on our own observations as well as complaints received from our constituents, we must again alert you to the deteriorating road conditions along the portion of Valley Road between Bristol and Street Roads for which Warminster is responsible.

While we understand that road maintenance is an ongoing financial challenge facing many municipalities – including Warrington – the exacerbating conditions along your portion of Valley Road simply cannot be ignored any longer and requires your immediate attention.

Numerous potholes, pavement cracks and dangerous road fissures dot the entire Valley Road landscape. Unfortunately, the fluctuating weather patterns lately have only worsened these road conditions.

Therefore, we respectfully request that you take immediate action to not only repair the short-term hazards that currently exist but also consider elevating Valley Road higher in your 2014 road management program.

January 15, 2014 Letter to Warminster Supervisors

We thank you in advance for your consideration of this request and look forward to a timely response. We would also welcome the opportunity to meet jointly in the future to discuss other areas of concern and cooperation.


Sincerely,



Gerald B. Anderson, Chairperson



John R. Paul, Vice-Chairperson



Marianne Achenbach, Secretary/Treasurer



Matthew W. Hallowell, Member



Shirley A. Yannich, Member

xc: State Representative Katharine Watson, 144th Legislative District
William H.R. Casey, Esq., Township Solicitor
Thomas A. Gockowski, P.E., Township Engineer
John D. Bonargo, Sr., Public Works Director