



**WARRINGTON BOARD OF SUPERVISORS
MINUTES FOR NOVEMBER 24, 2015**

ATTENDANCE

Gerald B. Anderson, Chairperson; John R. Paul, Vice Chairperson; Marianne Achenbach, Secretary/Treasurer; Shirley A. Yannich, Member; and Matthew H. Hallowell, Member. Staff present was James J. Miller, Interim Township Manager; William H.R. Casey, Esq., Township Solicitor, Thomas A. Gockowski, Township Engineer, Barry F. Lubert, Chief Financial Officer; and Vivian Bell, Administrative Support Services.

PLEDGE OF ALLEGIANCE

Chairperson Anderson opened the meeting and asked for a moment of silence, followed by a pledge to the flag.

EXECUTIVE SESSION REPORT: Mr. Anderson stated the Board discussed a stipulation.

APPROVAL OF BILL LIST:

1. **November 10, 2015 – November 24, 2015: \$1,253,609.49**

Mrs. Achenbach motioned, seconded by Mr. Paul to approve the bill list from November 10, 2015 through November 24, 2015 totaling \$1,253,609.49. By roll call vote, the motion passed unanimously 5-0.

APPROVAL OF MINUTES:

2. **October 27, 2015**

Mr. Paul motioned, seconded by Mrs. Achenbach, to approve the October 27, 2015 Meeting Minutes. The motion passed unanimously 5-0.

MINUTES FOR POSTING:

3. **November 10, 2015**

Mr. Paul motioned, seconded by Mrs. Achenbach, to approve the posting of the November 10, 2015 Meeting Minutes. The motion passed unanimously 5-0.

PUBLIC COMMENT (*The Board will hear from any interested resident or taxpayer who would like to comment on an item not on this evening's agenda. Respondents are asked to keep their comments to 3 minutes.*)

The following individuals spoke under public comment:

- Mike Kelly (135 Muirfield Lane) thanked the Board for listening and giving the residents a chance to express their views at the Geerling hearings. Mr. Anderson responded by saying the Board was hoping that the density of the development would be lowered. Since that did not occur, the proposed petition to rezone and amend the Zoning Ordinance and petition to amend the Comprehensive Plan was denied at the November 23rd hearing.

- Fred Gaines (200 Beech Blvd) representing the Forest Ridge development questioned the decision to close Park Road and requested four options to be investigated: Police; Sidewalks; Concrete Barriers and Emergency Access.
- Debbie Stella (2216 Bristol Road) questioned the jurisdiction over Bristol Road. Mr. Anderson said he would speak to the Developer to find out what can be done.
- Jeff Bigelow (2470 Park Road) stated the road is too narrow to install sidewalks. Mr. Bigelow is concerned about the barriers allowing emergency vehicles getting through. Mr. Lee Greenberg, Director of Emergency Services responded that the barriers are removable to allow for emergency vehicle access and only takes a minute or two to removed. The EMS personnel are trained for these situations. Mr. Anderson stated that the closure of Park Road is temporary.
- Rose Busick (2539 Park Road) emphasized the importance for the closure of Park Road due to the increase traffic and speeding. Mrs. Busick has tested other routes and commented that it only takes an extra forty five to sixty seconds. The closure is ensuring the safety of the Park Road residents.
- Craig Busick (2539 Park Road) appreciates the closure of Park Road and said it is a safety factor even though residents are inconvenienced.
- Mr. Seraphin (2820 Highland Avenue) wanted to go on record that he is against the closure and expressed a concern for the snow plows to get through.
- Larry Oxman (1256 School Lane) stated there will be a difference in the traffic pattern with the bypass being built across from the neighbors.
- Thomas Watkins (2512 Park Road) stated the traffic study for Highgrove development indicates a 62% increase and 70.3% increase in afternoon traffic.

PUBLIC HEARING: None.

OLD BUSINESS (ACTION/DISCUSSION ITEMS):

4. Consider Plan Amendment for Bhakta Stipulation.

Stephen B. Harris, Esquire representing Arvind Bhakta and Hemlata Bhakta and Leigh P. Narducci, Esquire representing R.H.H. Properties attended the meeting and spoke on behalf of their clients. The developer wishes to connect to the Bhaktas' stormwater management system. It was noted there is an adequate right-of-way. The stipulation received was for the approval of a four story building which has been reduced to one story. The use of Stagner Avenue is no longer required. The Board authorized the solicitor to execute the stipulation.

Mrs. Yannich noted there is a need for alternative housing. Mrs. Yannich asked if there will be a manager on site and it was presumed there would be. Who is responsible for fencing? Will there be a property sign? Yes, a sign will be posted. Where will the mailboxes be placed? The owner will maintain the mailboxes and they will be centrally located in the lobby.

Mr. Anderson motioned, seconded by Mr. Paul to approve the plan amendment for the Bhakta Stipulation. The motion was passed unanimously 5-0.

5. Consider Developers Agreement and Stormwater Operations and Maintenance Agreement for MM Storage.

Storage Partners of Warrington, LP (aka MM Storage) submitted a developer's agreement; easement agreement for water and sewer service facilities; stormwater controls and best management practices operations and maintenance agreement; variable width access easement; performance surety bond; certificate of liability insurance; water and sewer fees and escrow fees.

Mr. Paul motioned, seconded by Mrs. Achenbach to approve the developers' agreement for MM Storage. The motion was passed unanimously 5-0.

Mr. Paul motioned, seconded by Mrs. Achenbach to approve the Stormwater Controls and Best Management Practices Operations and Maintenance Agreement. The motion passed unanimously 5-0.

6. Discuss 2016 General Budget

The general budget for 2016 was discussed. The adoption of the final 2016 budget will be presented at the December 8, 2015 Board of Supervisors meeting.

NEW BUSINESS (ACTION/DISCUSSION ITEMS):

7. Consider adoption of Resolution approving the Preliminary plan for RHH Properties-Gateway Square.

Plans were submitted to subdivide Tax Parcels 50-027-023-001; 50-027-023-002; 50-027-025 and 50-027-031 consisting of 2.3 acres to construct a 43-unit apartment building located on the north side of Bristol Road adjacent to Easton road within the "C-2 Commercial District". It was noted that this is a Preliminary Final Plan approval and sidewalks should be installed along Bristol Road, thus included in the Resolution.

Mrs. Yannich motioned, seconded by Mr. Hallowell to approve the Resolution with the noted revisions for RHH Properties (Gateway Square). The motion was passed unanimously 5-0.

8. Consider adoption of Resolution approving Lot Line Change and Deed of Dedication for Cardamone TMP # 50-004-071-001 and 50-004-071-002.

Plans were submitted pertaining to a lot line change consisting of two parcels, located on Pickertown and Stump Roads within the "R-A Residential Agricultural District" proposing to subdivide so that Tax Parcel 50-004-071-001 (Lot 1) area will be 5.33 acres and Tax Parcel 50-004-071-002 (Lot 2) area will be 3.75 acres.

A Deed of Dedication from the Cardamone's was prepared dedicating two Rights-of-Way and an easement to Warrington Township.

Mr. Paul motioned, seconded by Mrs. Achenbach to approve the Lot Line Change and Deed of Dedication for Cardamone TMP # 50-004-071-001 and 50-004-071-002. The motion was passed unanimously 5-0.

9. Consider bid award for Barness Park Improvements. (advertised October 13 & 19, 2015)

Mr. Paul stated the improvements for Barness Park is an excellent plan and the prices received were very competitive. The project proposes the expansion of the existing stormwater basin, installation of stormwater piping, inlets and parking lot paving with concrete curbing. A motion was made by Mr. Anderson, seconded by Mr. Paul to award the bid to S&H Landscaping of Chalfont, Pennsylvania in the amount of

\$1,324,595.20. With no uncertain terms, the funds will be paid back from the open space funds in three years. The motion passed unanimously 5-0.

10. Consider ratification of Police Contract.

A collective bargaining agreement was reached between the township and the township's police benevolent association for a four year contract. A three percent pay increase every year for four years was agreed upon. Mr. Paul motioned, seconded by Mrs. Achenbach to accept the four year contract. The motion passed unanimously 5-0.

11. Consider Ordinance amendment for a maximum speed limit on a portion of Bradley Road (advertised November 17, 2015).

This Ordinance amendment was properly advertised on November 17, 2015. A section of Bradley Road, T-332, between the intersection of Lower State Road and Bradley Road and a point approximately 550 feet northwest of the intersection of Bradley Road and Barton Lane is the area targeted. This approximate 550 feet is the only dirt and gravel section of public roadway within Warrington Township. Based on the township engineer's opinion and based on an inspection of the physical conditions of the roadway and roadway configuration, a speed limit of 15 miles per hour is appropriate. The 15 miles per hour is also in the best interest of public safety. A motion was made by Mr. Paul, seconded by Mrs. Achenbach to approve the Ordinance amendment for a maximum speed limit of 15 miles per hour on a portion of Bradley Road. The motion passed unanimously 5-0.

12. MANAGER'S REPORT:

Interim Township Manager and Chief of Police, James J. Miller announced his extended retirement within the next ninety days. Mr. Miller stated he has worked for Warrington Township for thirty nine years. Mr. Miller also stated that Warrington Township is a great place to work. The Board of Supervisors expressed their well wishes and commented that Mr. Miller has done an excellent job for the township.

13. CHAIRMAN'S REPORT:

a. MM Storage Update (Malcolm's)

Mr. Anderson recognized the demolition of Malcolm's on November 16, 2015.

b. Discuss parking authority option for Willow Knoll

Mr. Anderson stated that according to the Second Class Township Code, a parking authority is not mentioned. Mr. Anderson requested the solicitor to draft up a plan so that the residents can have assigned parking spots but recognize that the township owns the parking spots.

14. ENGINEER'S REPORT:

15. SOLICITOR'S REPORT:

a. Fire Services Agreement

Mr. Casey stated the Warrington Fire Company No. 1 is part of the Warrington Township Department of Emergency Services. The Fire Services Agreement discusses the basis of the agreement; scope of services; standards of operation; funding; budget and expenditures; relief association; bylaws; standard operating guidelines, fire stations; equipment; training; County Dispatch; Insurance, Reports; Articles of Incorporation; notices; term; termination; incorporation of ordinances; indemnification and

miscellaneous items. Mr. Paul motioned, seconded by Mrs. Achenbach to approve the Fire Services Agreement. The motion was passed unanimously 5-0.

b. Advertise Amendment for Wireless Ordinance.

Mr. Casey requested approval to advertise amendments to Chapter 27 of the Zoning Ordinance for Communications Antennas Conditional Uses. Mr. Paul motioned, seconded by Mrs. Achenbach to advertise an ordinance amending chapter 27 of the Zoning Ordinance for Communications Antennas Conditional Uses. The motion passed unanimously 5-0.

16. ESCROW AND MAINTENANCE BOND RELEASES: None

17. EXTENSION REQUESTS: None

DEDICATION REQUESTS: None

SUPERVISOR COMMENTS:

Mr. Anderson announced that after thirty years of service to Warrington Township, he is resigning as Chairman of the Warrington Township Board of Supervisors effective 11:59 PM November 24, 2015. Mr. Anderson said he will be retiring from the County of Bucks in January 2016 and is moving to Florida. Mr. Anderson was pleased to report that he is leaving the township in good financial condition.

Ms. Yannich stated that Mr. Anderson has been a very efficient and effective chairman for the supervisors. Ms. Yannich also said that Mr. Anderson interacted with the public in a way that the public has appreciated. Ms. Yannich noted that she was able to work and learn from Mr. Anderson.

Mr. Paul stated that Mr. Anderson will be deeply missed and was always on top of his game.

Mrs. Achenbach commented that Mr. Anderson ran the meetings professionally.

Mr. Hallowell said that Mr. Anderson was a mentor to him.

ADJOURNMENT

There being no further business Mr. Paul motioned, seconded by Mr. Hallowell, to adjourn the meeting at 9:10 p.m. The motion passed unanimously 5-0.

Respectfully Submitted By:



James J. Miller, Interim Township Manager