



**WARRINGTON BOARD OF SUPERVISORS  
MINUTES FOR AUGUST 25, 2015**

**ATTENDANCE**

Gerald B. Anderson, Chairperson; John R. Paul, Vice Chairperson; Marianne Achenbach, Secretary/Treasurer; Shirley A. Yannich, Member; Matthew H. Hallowell, Member. William H.R. Casey, Esq., Township Solicitor, Thomas A. Gockowski, Township Engineer, and staff present was Barry F. Lubber, Chief Financial Officer and Barbara Livrone, Executive Assistant to the Township Manager.

**PLEDGE OF ALLEGIANCE**

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

**SPECIAL RECOGNITION PRESENTATION – EARTHBORNE TRUCKS & EQUIPMENT**

Mr. Paul presented a special plaque to Maggie and Doug Taylor, Earthborne Trucks and Equipment of Warrington, acknowledging their company's support for Warrington Community Day by providing entertainment from the "Dancing Diggers".

**EXECUTIVE SESSION REPORT:** Mr. Anderson said the "Cadillac Health Insurance tax plan" was discussed during executive session.

**APPROVAL OF BILL LIST:**

**1. July 28, 2015 – August 11, 2015: \$ 969,496.44**

Mrs. Achenbach motioned, seconded by Mr. Paul, to approve the bill list from July 28, 2015 through August 11, 2015 totaling \$ 969,496.44. By roll call vote, the motion passed unanimously 5-0.

**2. August 11, 2015 – August 25, 2015: \$ 943,241.70**

Mrs. Achenbach motioned, seconded by Mr. Paul, to approve the bill list from August 11, 2015 through August 25, 2015 totaling \$ 943,241.70. By roll call vote, the motion passed unanimously 5-0.

**APPROVAL OF MINUTES:**

**3. July 14, 2015**

Mr. Paul motioned, seconded by Mrs. Achenbach, to approve the July 14, 2015 Meeting Minutes. The motion passed unanimously 5-0.

**MINUTES FOR POSTING:**

**4. July 28, 2015**

Mr. Paul motioned, seconded by Ms. Yannich, to approve the posting of the July 28, 2015 Meeting Minutes. Mrs. Achenbach and Mr. Hallowell both abstained. The motion passed unanimously 3-0.

**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 individual spoke under public comment:

- Carol Pastore (2434 Park Road) thanked township staff for getting the corner lot at Park Road and 611 mowed and trash picked up. She also questioned the width of the turning lane at Park Road and 611. Mr. Gockowski stated an eleven foot turning lane and divider will separate the south bound traffic and will be built by PennDOT before the winter. Mr. Anderson directed Mr. Gockowski to supply the dates to Mrs. Pastore and staff to post on the website. Mrs. Pastore also requested a sign stating to watch out for blind resident who lives on School Lane.
- Valerie Ries (1275 Lisa Drive) stated there are numerous issues with parking spaces, an influx of more cars in Willow Knoll, lighting is poor at parking areas and a lot of drug traffic taking place during the day and evening. Also Ms. Ries believes their deeds extend to the parking spaces and requested no parking signs. She suggested a Community Day to pick up trash and also a neighborhood watch. Mr. Anderson said that Willow Knoll does not have a homeowners association. He will research the issues and set up a meeting to discuss.
- Angela Marshall (2201 Lisa Drive) also stated there are more occupants in homes than should be. Maintenance is not being taken care of, i.e., weeds growing in the storm sewer, trash in playground, needs more street sweeping.

**PUBLIC HEARING:**

**5. Consider Liquor License Transfer for BL Restaurant Operations, LLC at 1613 Main Street, Space 902.**

Attorney Stanley J. Wolowski representing Bar Louie and Shaun Coe, Director of Operations from Penndel Borough Bar Louie gave testimony to open and operate a restaurant at the Shops at Valley Square in Warrington. Bar Louie has entered into an agreement to purchase a liquor license R-286 from Taylor Mae, Inc, formerly located at 28-30 W. Lincoln Highway, Penndel Borough. Submitted was a completed application for the transfer of the liquor license, lease agreement; deed; agreement of sale for the liquor license; property owner notification; proper advertisement and filing fee.

Mr. Paul motioned, seconded by Mrs. Achenbach to approved Resolution # 2015-R-40 for the inter-municipal liquor license transfer to BL Restaurant Operations, LLC d/b/a Bar Louie. The motion passed unanimously.

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

**6. Twin Oaks Day Camp Recommendations (PRB & Staff Recommendations).**

Mr. Paul motioned, seconded by Mrs. Achenbach to untable the Twin Oaks Day Camp Recommendation.

There was discussion among Board members on whether to close Twin Oaks Day Camp, transfer the camp to the swim club or keep the camp open. Mr. Paul stated the camp needs a lot of work and will be expensive to maintain. There is an interest from the Open Space & Land Use Preservation Task Force to redesign the park.

Sara Peranteau (1356 School Lane) requested the camp to remain open for one more year.

Mr. Anderson directed CFO Mr. Luber to contact the families who came to the camp this year and find out if they are interested in returning next summer. Mr. Anderson also requested the number of new campers who have signed up over the past few years.

**7. Consider rental of IPW Building (Soccer Club will be in compliance with Act 153).**

The Board tabled the rental of the IPW Building to the next meeting.

**8. Consider approval of trustee documents for pension plans.**

Mr. Paul motioned, seconded by Mr. Hollowell, to approve trustee documents for the police and non-uniform pension plan. The motion passed unanimously 5-0.

**9. Consider approval of High Grove Manor Developers Agreement, Stormwater O&M Agreement, Easement between developer and township to completion of work on Township parks and Blanket Easement Agreement for Water and Sewer Facilities.**

With a noted tax parcel number correction by Ms. Yannich, Mr. Paul motioned, seconded by Mr. Hollowell to approve the High Grove Manor Developers Agreement, Stormwater O&M Agreement, Easement between developer and township to completion of work on Township parks and Blanket Easement Agreement for Water and Sewer Facilities. The motion passed unanimously 5-0.

**NEW BUSINESS (ACTION/DISCUSSION ITEMS):**

**10. Consider authorization to advertise amendment to Pickertown/Argyle Road and Greenwood Terrace Sewer District.**

Mr. Paul motioned, seconded by Mr. Hollowell to advertise an amendment to Ordinance # 2003-O-10 adding three additional Bristol Road properties to the sanitary sewer district. The Bristol Road properties are 3620, 3632 and 3642 Bristol Road. The motion passed unanimously 5-0.

**11. Consider approval to award bid for 2015 Road Paving Project.**

Mr. Gockowski stated that five bids were received and Doli Construction Corporation of Chalfont, PA was the low bidder with a total bid in the amount of \$415,830.00. The project will start October 2015. Mr. Anderson requested a listing of the roads to be paved posted on the township's website. Mr. Paul motioned, seconded by Mr. Hollowell to award the bid to Doli Construction Corporation of Chalfont, PA. The motion passed unanimously 5-0.

**12. Consider approval to award bid for Neshaminy Gardens Drainage Improvements Phase 2A.**

Mr. Gockowski stated that two bids were received and Doli Construction Corporation of Chalfont, PA was the low bidder with a total bid in the amount of \$137,753.00. This was a re-bid from the July 10<sup>th</sup> bid date. Mr. Anderson reminded staff that \$100,000 is available from the CBDG project county funds. Mr. Paul motioned, seconded by Mr. Hollowell to award the bid to Doli Construction Corporation of Chalfont, PA. The motion passed unanimously 5-0.

**13. Consider appointment of Elected Auditor to fill a vacancy expiring 12/31/17.**

Mr. Paul motioned, seconded by Ms. Yannich to appoint Robert Watts (1410 Cranleigh Court) to fill the elected auditor vacancy for a term expiring December 31, 2017. The motion passed unanimously 5-0.

**14. Review and consider consent of renderings for proposed Penrose retail building at Valley Gate Shopping Center.**

Mr. William Benner, Attorney for the applicant, Valley Gate presented colored renderings of the exterior facades for Retail Building 'C', a/k/a the Penrose building. The Penrose building will be located where the original dwelling was and behind the retail building. There was discussion regarding the plaque for the building to have the correct date etched in stone and placed on the building. The Board was in agreement with the proposed renderings for the Penrose retail building at the Valley Gate Shopping Center.

**15. Consider authorization to advertise Snow Plowing and Salt Application Bid for 2015/2016 winter season.**

Mr. Paul motioned, seconded by Mrs. Achenbach to authorize advertisement of the Snow Plowing and Salt Application bid for the 2015/2016 winter season. The motion passed unanimously 5-0.

**16. Discuss Five (5) Year Budget Projections for General Fund.**

Mr. Anderson stated the spreadsheets projecting revenue, expenditures and fund balance are for informational purposes only. A work session will be scheduled in the future to discuss the five year budget projections for general fund.

**17. MANAGER'S REPORT:** None.

**18. CHAIRMAN'S REPORT:**

**a. Park Road Traffic Management**

Mr. Gockowski stated Park Road will be closed temporarily beyond the Spognardi building. A "No Outlet" sign will be posted but does not apply to emergency service vehicles. A cul-de-sac will be simulated with no turn around. Park Road and School Lane will be closed to through traffic coming from or to Pickertown and Easton Roads.

The following residents offered comments:

1. Jeff Bigelow (2470 Park Rd) requested the school district be notified for bus traffic. Also requested signs posted in advance.
2. Cathy Bromhead (2481 Park Rd) asked who owned the corner property.
3. Mary Doyle Roth (2532 Pickertown Rd) expressed concerns that traffic will be worse on Bristol Road when Park Road will be closed.
4. Al Pastore (2434 Park Rd) questioned widening Bristol Road when the development goes in at 611 and Bristol Road. Also mentioned that the green arrow is on when the light is red at Street Road and 611. Mr. Gockowski will inform PennDOT.
5. Craig Busick (2539 Park Rd) wants the project to start immediately.
6. Tom Watkins (2512 Park Rd) reminded the Board that when the petition was submitted to the Board, with thirty nine residents voting, thirty seven voted to close the road.
7. Fred Gaines (200 Beech Blvd) suggested waiting to close Park until Bristol Road traffic backup situation has been straightened out.
8. Ben Busick (2539 Park Rd) representing the kids of Park Road said there is too much speeding on Park and needs to be stopped before someone gets hurt.

Mr. Anderson motioned, seconded by Mr. Paul to move forward with the project in a few weeks, install signage and notify Central Bucks School District. The motion passed unanimously 5-0.

**b. Schedule date for third Warrington Run Public Hearing.**

A tentative date for the third Warrington Run (Geerlings) public hearing has been scheduled for Wednesday, October 21, 2015. The hearing will take place at Central Bucks High School South starting at 7:30 p.m. and ending 10:30 p.m. The township is waiting final approval from Central Bucks School District's facilities office. When final approval has been obtained, the meeting will be posted on the website, Facebook and Twitter pages and advertised in the Intelligencer.

**c. Discuss potential partial acquisition of the Hyne's property 854 Valley Road (TMP 50 036 163)**

The Hynes property (Old Mill Farm Nursery) located at 854 Valley Road has been slated to be considered for acquisition and preservation. Township staff, along with Open Space and Land Use Preservation Task Force and the Natural Lands Trust visited the property several times and expressed interest in acquiring approximately eight wooded acres at the rear of the property. An appraisal of the eight acres was received by the township. Mr. Anderson directed Mr. Luber to contact the property owner to explain the valuation and determine if Mr. Hynes was interested in continuing the pursuit of the sale.

**d. Discuss potential acquisition of the DiPrato property on Stump Road at Greenwood Terrace (TMP 50 048 006)**

The Board reviewed Mr. Miller's August 20, 2015 memorandum summarizing a potential subdivision of tax map parcel 50-048-006. The 6.8 acres property is situated on the easterly side of Stump Road opposite the intersection of Greenwood Terrace. The property is surrounded on three sides of township property. Mr. Anderson directed Mr. Luber to obtain an appraisal of the property and make an offer to the owner. A Paul motioned, seconded by Mrs. Achenbach to obtain an appraisal and make an offer to Mr. DiPrato. The motion passed unanimously 5-0.

**e. Discuss potential trail connection from Palomino Farms to Valley Square through Meridian at Valley Square**

The Board reviewed Mr. Miller's August 20, 2015 memorandum summarizing Natural Land Trust's assessment from Meridian's property manager. Mr. Anderson authorized staff to send out notification letters to the residents in Palomino Farms and survey them if they are interested in the implementation of a walking path from Palomino Farms to the Shops at Valley Square. Ms. Yannich recused herself from discussion.

**f. Honor Flight Bucks County – October 5, 2015**

A second Honor Flight Bucks County trip is planned for October 5, 2015. This trip is supported by donations and enables veterans to visit Washington DC free of cost. Mr. Paul motioned, seconded by Ms. Yannich to support the efforts of the trip and place a quarter size advertisement for \$550.00 in the Fall directory. The motion was unanimously approved 5-0.

**g. Suzann Drive Paving/Detention Basin**

Mr. Gockowski will obtain a paving schedule from the contractor for Suzann to Oxford Drives. The work will be done in the next few weeks and completed prior to the onset of winter.

Mr. Gockowski also stated the standing water in the detention basin is required by federal NPDES permit for the project while it serves as a temporary sediment trap. The township sent a letter to the Bucks County Department of Health requesting them to visit the site and assess the site to determine if spraying is required.



**h. Palomino Tennis Courts Ribbon Cutting Ceremony**

Officiating a ribbon cutting ceremony at the Palomino Tennis Courts were Vice Chairman John R. Paul and Supervisors Matt Hallowell and Shirley Yannich. Also in attendance was Laura Canfield. The supervisors thanked Laura Canfield, who is Program Director with the Bucks County Tennis Association, Inc., Secretary of the USTA Middle States Board of Directors and also serves on the USTA National Community Tennis Association. A grant from the United States Tennis Association helped pay for the improvements to the tennis courts. The majority of funding came from the township's Park and Recreation fees. These courts were rebuilt from the ground up, including a new base, a new surface, new fencing new netting, a new walkway and some drainage improvements.

**i. Consider Planning Commission appointment**

Mr. Paul motioned, seconded by Ms. Yannich to appoint Nancy Beresovoy (2505 Cindy Lane) to the Planning Commission Board. Mrs. Beresovoy's term expires December 31, 2019. The motion was unanimously approved 5-0.

**19. ENGINEER'S REPORT:****a. Easton Road Adaptive Signals Update**

Mr. Gockowski reported the traffic on 611 has improved and that complaints have been forwarded to PennDOT. A final inspection will be inspected with the developer and PennDOT for the traffic signal. Mr. Anderson directed Mr. Gockowski to review the traffic flow on Bristol Road from 4:30 p.m. to 5:30 p.m.

**b. M&M Storage Update (Malcolm's)**

Mr. Gockowski reported that M&M Storage is working on a developer's agreement and a plan to be submitted by the applicant.

**20. SOLICITOR'S REPORT:** Mr. Casey reported that M&M Storage has taken title to the property.

**21. ESCROW AND MAINTENANCE BOND RELEASES:** None

**22. EXTENSION REQUESTS:** None

**DEDICATION REQUESTS:** None

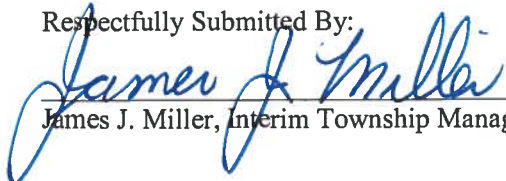
**SUPERVISOR COMMENTS:**

- Mr. Anderson stated that Warrington Township has instituted an emergency action plan for the Papal visit the weekend of September 25<sup>th</sup>.
- Mr. Paul reported the new public works building has received a temporary use and occupancy permit and is moved in.

**ADJOURNMENT**

There being no further business Mr. Paul motioned, seconded by Ms. Yannich, to adjourn the meeting at 9:50 p.m. The motion passed unanimously 5-0.

Respectfully Submitted By:

  
James J. Miller, Interim Township Manager