



WARRINGTON TOWNSHIP BOARD OF SUPERVISORS MINUTES FOR JANUARY 9, 2018

The written minutes are a summary of the January 9, 2018 Board of Supervisors meeting. For a complete dialog visit the Township's website, www.warringtontownship.org.

ATTENDANCE

Shirley A. Yannich, Chair; Fred R. Gaines, Vice Chair; Carol T. Baker, Member; and Eileen Albillar, Member. Staff present was Barry P. Luber, Township Manager; Terry W. Clemons, Esq., Clemons Richter and Reiss, Township Solicitor; Thomas Zarko, P.E., CKS Engineers, Township Engineer and Barbara J. Livrone, Executive Assistant to the Township Manager/Board Secretary.

CALL TO ORDER: Ms. Yannich called the meeting to order at 6:00 P.M.

PLEDGE OF ALLEGIANCE

Ms. Yannich followed the Call to Order with a pledge to the flag.

INTERVIEW OF CANDIDATES FOR SUPERVISOR VACANCY

- Seth P. Gansman
- Mark Lomax
- Ken Rose
- Herbert F. Rubenstein
- Mark C. Ruckno
- Ruth L. Schemm
- Patrice Tisdale

Ms. Yannich presented Carol Rice, Vacancy Board, who will break a tie, if necessary under State Statute.

Ms. Yannich stated that the interviews will take place during a public meeting. She asked each Board member to ask a question of each of the candidates. She asked each candidate to give a brief five minute introduction followed by ten minutes of questions and ending with a closing statement by the candidate.

After all seven candidates were interviewed; Ms. Yannich suggested that a decision be made to appoint one of the candidates as supervisor. Mr. Gaines suggested for the six candidates not appointed to consider volunteering on one of the boards that have a vacancy. Ms. Baker stated the advisory boards are very important to the Township and each candidate could apply their skills on a Board that has a vacancy. Ms. Albillar stated there are a lot of soft and hard skills which would benefit the Township.

Mr. Gaines nominated Herb Rubenstein, seconded by Ms. Baker.

Ms. Albillar nominated Ruth Schemm, seconded by Ms. Baker.

Ms. Yannich nominated Seth Gansman, seconded by Ms. Baker.

Ms. Yannich asked for discussion on the above three nominations. After discussion, Ms. Yannich asked for public comment.

Being no public comment, Ms. Yannich asked for a roll call vote starting with Herb Rubenstein. The roll call vote was 1 yes and 3 no's.

Ms. Yannich asked for a roll call vote for Ruth Schemm. The roll call vote was unanimous, 4-0.

Ms. Yannich stated since Ruth Schemm was appointed by a unanimous vote, there was not a need to vote on Seth Gansman.

Ms. Yannich stated that Ruth Schemm will be sworn in as Supervisor to Warrington Township on January 23, 2018.

Ms. Yannich announced the official meeting of the January 9th Board of Supervisors started at 7:37 PM.

EXECUTIVE SESSION REPORT

Ms. Yannich stated an executive session was held on January 8, 2018 to discuss open space and litigation issues.

PRESENTATION OF 2017 EMPLOYEE OF THE YEAR

Mr. Luber stated this is the second year that the Township has recognized an employee who has gone above and beyond their duties. He said eighteen employees were nominated.

Mr. Luber presented Public Works Mechanic, John Gross as the 2017 Employee of the Year. Mr. Gross has saved the Township thousands of dollars in vehicle repair bills. Mr. Luber presented Mr. Gross with a plaque and Mr. Gross' name will be placed on the plaque already mounted in the large meeting room.

PUBLIC COMMENT: No public comment.

PUBLIC HEARING:

Discussion of Comprehensive Plan Update (advertised January 1, 2018).

Ms. Yannich stated this hearing was properly advertised to discuss the adoption of the Comprehensive Plan. Presenting the plan were Bucks County Planning Commission planners, John Ives and David Zipf. Also present at the hearing was Executive Director, Evan Stone. Ms. Yannich stated that the Bucks County Planning Commission was hired by the Township to prepare the update.

The Comprehensive Plan was reviewed at five public meetings.

John Ives gave an overview of the plan and David Zipf presented the future land use plan highlights. (Attachment "A")

A survey that was sent out to the residents of the Township by the Warrington Township Planning Commission indicated that the majority of the residents were in favor of preserving farmland and existing wooded areas. The estimated number of units left to be built is approximately 900.

Ms. Yannich asked for public comment.

Public Comment

Mark Ruckno (2284 Herblew Road) stated the corner piece at the cemetery located on County Line Road and would be an ideal location for a park.

Dennis Eble (926 Stump Road) asked if the single family residential lot size increased from three to five acres. Mr. Gaines said in the RA district, the smallest lot size is three acres.

Dr. Connie Ace (1067 Folly Road) noted that on the map presented, the agriculture preserved is not all the Garges' but other farms, including her farm.

Ms. Yannich requested that all of the names of the people who worked on the plan be noted in the plan.

Mr. Gaines motioned, seconded by Ms. Baker to adopt the Resolution for the Comprehensive Plan Update. All were in favor and the motion was passed 4-0.

1. CONSENT ITEMS:

Ms. Yannich asked if any clarification was needed for the consent items as presented. (Attachment "B")

Ms. Yannich stated that she would abstain from voting on the December 12, 2017 minutes (Consent Item # c) because she was not present and would recuse herself from Consent Item # F, as a resident of Meridian.

Ms. Baker questioned the Change Order for the 2017 Road Improvement Program, if the base material needed to be replaced due to age. Mr. Zarko stated the paving needed to be stabilized.

Ms. Baker motioned, seconded by Mr. Gaines to approve Consent Items A through F. All were in favor and the motion passed 4-0.

Ms. Yannich noted that at the January 2, 2018 meeting, the appointment for solicitor to the Building Code Appeals Board was tabled. This item will be presented at the January 23, 2018 meeting.

- a. **November 21, 2017 to Post Minutes for Budget Work Session.**
- b. **November 28, 2017 to Post Minutes for Board meeting.**
- c. **December 12, 2017 to Post Minutes for Board meeting.**
- d. **January 2, 2018 to Post Minutes for Organization meeting.**
- e. **Consider Change Order #2 in the amount of \$3,696.00 for 2017 Road Improvement Program.**
- f. **Consider Resolution Denying Dedication of Public Improvements for Meridian of Valley Square.**

2. OLD BUSINESS:

- a. **Consider approval of Employee Pay Classification System.**

Mr. Luber reported there are eight categories of the pay classification system.

Mr. Gaines stated this item was previously tabled because the job classifications were too broad. Mr. Gaines suggested that Grades 1 and 2 remain in control of the supervisors for starting salaries and increases.

Ms. Albillar asked when the employee pay classification system takes effect. Mr. Luber said immediately.

Mr. Gaines motioned, seconded by Ms. Baker to adopt the Warrington Township Broadband Pay Classification System with Grades 1 and 2 determined by the Board of Supervisors with

recommendations from the Township Manager for Grade 2 and Pay Ranges 3 through 8 are under the control of the Township Manager. All were in favor and the motion passed 4-0.

b. Consider Resolution to opt out of Category 4 Casinos.

Ms. Yannich read the Resolution and stated that the Township could possibly benefit from the casino revenue, since the Township doesn't have a mercantile business tax.

Ms. Baker said the Board should consider the social issues relating to a casino and the additional police needed.

Mr. Gaines said to leave the decision to future Boards who could change Resolution, via zoning.

Ms. Albillar said the additional traffic and police out weigh the potential revenue.

Ms. Baker motioned, seconded by Ms. Albillar not to allow a casino and adopt the Resolution to prohibit Category 4 Casinos within Warrington Township. The Act says that you can rescind at a later date. All were in favor, except for Mr. Gaines who voted no. The motion passed 3-1.

3. NEW BUSINESS (ACTION/DISCUSSION ITEMS):

a. Consider agreement for 2016 Growing Greener Watershed Protection Grant - \$16,515.00.

Mr. Luber stated the Environmental Advisory Council and volunteers will be completing most of the work for this grant. The grant awarded by the PA DEP is for \$16,515.00

Mr. Gaines motioned, seconded by Ms. Baker to approve the agreement for the 2016 Growing Greener Watershed Protection Grant in the amount of \$16,515.00.

b. Consider three year agreement authorizing Hough Associates to collect residential and commercial recycling data and prepare PADEP 904 recycling grant applications.

Mr. Luber stated this agreement is a renewal agreement for three years. Hough Associates provides their services for many municipalities within Bucks County. Based on tonnage, the Township receives approximately \$40,000 to \$50,000 per year from the State of Pennsylvania.

Ms. Albillar questioned the contract and the dates.

Mr. Gaines motioned, seconded by Ms. Baker to authorize Hough Associates to collect residential and commercial recycling data and prepare the PADEP 904 recycling grant application for Warrington Township. All were in favor and the motion passed 4-0.

c. Consider 2018 Fireworks contract for Warrington Community Day.

Mr. Luber stated this contract is for 2018 from Celebration Fireworks Co.

Mr. Clemons stated the contract includes insurance and liability provisions and he highlighted paragraph 3 of the contract.

Ms. Baker motioned, seconded by Mr. Gaines to approve the 2018 fireworks contract for Warrington Community Day. All were in favor and the motion passed 4-0.

d. Consider approval of contract with GKO Architects for Police Facility and Township Building.

Mr. Luber reviewed the contract with Mr. Clemons and recommendations were made. GKO accepted the recommendations to the contract.

The Committee, consisting of Mr. Luber, Mr. Gaines and Chief Dan Friel, met with GKO about the initial layout of the new police building. Mr. Luber stated the site improvement design has been budgeted for 2018 and the design will be prepared by CKS Engineers. A subdivision is not required because the overall use is municipal and you can have two buildings on one parcel. The design will take place in 2018. The police building will be completed in 2020 and in October of 2020, renovations for the township building.

Mr. Gaines motioned, seconded by Ms. Baker to approve the GKO contract for the Police Building including a Community Room and renovations to the existing Township Building. All were in favor and the motion passed 4-0.

e. Consider approval to appoint current alternate, Tom Watkins of Zoning Hearing Board to full member by Resolution.

Mr. Gaines motioned, seconded by Ms. Albillar to appoint current alternate, Tom Watkins of the Zoning Hearing Board to a full member.

Public Comment:

Dr. Connie Ace (1067 Folly Road) stated Mr. Watkins served as a full member at the Victory Gardens hearings and did not recuse himself from the hearings.

Based on this new development, Ms. Yannich motion to table the appointment, seconded by Mr. Gaines until further information can be obtained. All were in favor and the motion passed 4-0.

f. Consider Resolution opposing HB 1620/Wireless Broadband.

Ms. Yannich summarized House Bill 1620 and noted that the distributed antenna systems (DAS) can be placed in the right-of-way and not considered a public utility. Correspondence from Robert Lovenheim, a supervisor in Smithfield Township requested Warrington Township to approve a Resolution to oppose this bill.

Mr. Gaines asked if the Bucks County Association of Township Officials (BCATO) was in favor of this bill.

Mr. Clemons responded that BCATO has not taken a position on this piece of legislation.

Public Comment:

Seth Gansman (903 Bentley Court) asked if the DAS were wireless hot spots and what is the State Representatives position.

Mr. Clemons said that Crown Castle is building mini cell towers to allow communication through wireless connection. Mr. Clemons said that some state representatives are in favor and some are not in favor.

Ms. Baker motioned, seconded by Mr. Gaines to oppose House Bill 1620/Wireless Broadband and to send a copy of the Resolution to local representatives. All were in favor and the motion passed 4-0.

- g. Consider advertisement to amend Ordinance for Traffic Regulations, Chapter 15 Designation of Approved Storage Garages; Bonding; Towing and Storage.

Mr. Luber said the purpose of this Ordinance is to allow more towing companies to be listed on the Township's on-call list. Mr. Gaines asked if the companies have a good salvage yard within the Township. Mr. Luber responded yes. Mr. Gaines asked how each towing company is selected. Mr. Luber stated the towing company is selected by rotation.

Ms. Baker motioned, seconded by Ms. Albillar to advertise an amendment to the Ordinance for Traffic Regulations, Chapter 15 Designation of Approved Storage Garages; Bonding; Towing and Storage. All were in favor, except for Mr. Gaines abstaining. The motion passed 3-1.

4. **MANAGER'S REPORT:**

- a. PennDOT letter dated December 28, 2017 awarding contract to construct ADA curb ramps.

Mr. Luber reported that the Township received a letter from PennDOT dated December 28, 2017 stating that it awarded a contract for the construction of ADA curb ramps. One of the intersections is Lower State Road at Bellflower Boulevard, at Pickertown Road and at Street Road in Warrington Township.

Mr. Luber complimented Tom Zarko, PE, CKS Engineers for dealing with the County Line residents during the W2 project.

Mr. Luber also complimented the Public Works Department for doing a good job during the storms.

5. **ENGINEER'S REPORT:**

- a. General Update:

Mr. Zarko highlighted the December report emphasizing the County Line Road Improvement Program signalization upgrade and a letter submitted by PennDOT. Mr. Zarko asked the Board to authorize him to respond to PennDOT as to what is needed for the traffic signalization and to follow the Ordinance.

Mr. Gaines questioned the relocation of historic buildings.

Public Comment:

Dr. Connie Ace (1067 Folly Road) stated that none of the buildings had applied to the State for historic status.

Seth Gansman (903 Bentley Court) asked if poles will be power coated.

John McConnell (206 Trellis Drive) asked when the project will start. Mr. Zarko stated 2020.

Ms. Baker motioned, seconded by Ms. Albillar to authorize Tom Zarko to contact PennDOT regarding the color of the poles as they relate to Township Ordinance. All were in favor and the motion passed 4-0.

6. SOLICITOR'S REPORT:**a. 1800 Street Road**

Mr. Clemons stated that the Homeowners Association of Hampton Green and applicant, Nolan Capital, had agreed to settle and work out the terms of their agreement.

Public Comment:

Joan Funk, resident of Hampton Green expressed concerns about a mini warehouse facility being proposed and the need for a traffic light.

Mr. Clemons stated the Township is not taking any action. The concerns of the residents should be directed to the homeowners association because the agreement is with the homeowners association and Nolan Capital. The Zoning Hearing Board appeal has to be settled before a land development application is submitted.

b. ZHB matters.

There are two impervious surface variances and one special exception. Recommendation to the Board is to remain neutral on these matters.

c. Bradley Road Condemnation.

The Township condemned a storm sewer easement on two lots. It was recommended to settle both lots. Mr. Lubert stated that the EAC could potential use a lot as a garden.

Mr. Gaines motioned, seconded by Ms. Baker to purchase a lot from Grace Building group for \$20,000 plus \$4,000 for legal and appraisal costs and purchase a lot from Nikles-Lohr for \$22,500 plus \$4,000 for legal and appraisal costs. All were in favor and the motion passed 4-0.

d. Victory Gardens.

An oral argument has been scheduled at the Court on February 3, 2018. Mr. Clemons stated a letter has been sent putting the case on the trial list. Mr. Clemons agrees with Bucks County's action and that Garges is in violation of the conservation easement.

Ms. Baker motioned, seconded by Mr. Gaines to authorize Mr. Clemons to align with Bucks County to go forward with action to stop the use of the farm lanes for commercial trucks. All were in favor and the motion passed 4-0.

7. EXTENSION REQUESTS: None.**SUPERVISOR COMMENTS:**

Mr. Gaines reported that the Township Manager prepared a list of goals that need Board approval. Formal adoption of the 2018 goals will be presented at the January 23, 2018 meeting.

Ms. Baker welcomed Ruth Schemm as a Supervisor to Warrington Township.

Ms. Albillar complimented the Public Works Department by keeping the Township safe during the storms.

Ms. Yannich noted the following board liaisons for the departments:

- Ruth Schemm, liaison to Emergency Services. Lee Greenberg is the director. Mr. Gaines will mentor Ms. Schemm and continue to be involved with the Emergency Services.
- Ms. Yannich will be liaison to the volunteer fire department and to the ambulance corps.
- Ms. Yannich will be liaison to Administration and Finance.
- Ms. Albillar will be liaison to the Public Works Department.
- Mr. Gaines will be liaison to the Police Department.
- Ms. Baker will be liaison to the Water and Sewer Department.

Ms. Yannich noted the following supervisors will be liaisons to the following Boards/Committees/Commissions/Task Force:

- Mr. Gaines will be liaison to the Communications Advisory Board.
- Mr. Gaines will be liaison to the Environmental Advisory Council.
- Mr. Gaines will be liaison to the Veteran Affairs Committee. Ms. Yannich complimented Jeanine Winslow on obtaining full membership to the VAC.
- Ms. Baker will be liaison to the Historic Commission.
- Ms. Baker will be liaison to the Park and Recreation Board.

Ms. Yannich asked that each Board member attend one Pension Board meeting during the year. Ms. Baker will attend the January 16th Pension Board meeting. Ms. Yannich is requesting the Pension Board to give a report to the Board of Supervisors on the pension at a future meeting.


Ms. Yannich also noted the following supervisors as liaisons to the following committees:

- Mr. Gaines will be liaison to the Police Facilities Committee
- Ms. Schemm will be liaison to the Special Equestrian.

ADJOURNMENT

There being no further business, Mr. Gaines motioned, seconded by Ms. Albillar to adjourn the meeting at 9:52 PM.

Respectfully Submitted By:



Barbara J. Livrone, Board Secretary

Warrington Township Comprehensive Plan Update 2018



What is a Comprehensive Plan?

A **comprehensive plan** is a municipality's main policy document that details the collective vision for the future, the historic, environmental, and cultural facilities it seeks to protect, and the steps necessary to achieve this vision.

The **plan** addresses the following elements:

- land use
- housing
- transportation
- community facilities
- natural and historic resource protection
- implementation strategies

Comprehensive Plan Update 2018

Meets PA MPC
guidelines 10 year plan
cycle

Outlines a community's
shared vision for its
future

A *user-friendly* document
that will guide officials in
land use planning and
decision-making

The Updated Plan:

- Built upon the foundations of the 2006 plan
- Collaborative effort and a *public process*
- Focuses on *specific, achievable actions* aimed at improving the physical, social, and economic environment as directed by the township



A Vision for the Future

Vision:

Responsibly manage community change

Protect community character and assets

Preserve the natural environment and farmland

Improve mobility

Provide adequate township services and public facilities

Promote the economic and well being of the community



Guiding Principles

Vision Principles:

Seven principles identify the priorities of the Comprehensive Plan and serve to guide future decisions

- 1. Manage residential growth
- 2. Manage non-residential growth
- 3. Promote sustainability and protect natural resources
- 4. Preserve open space and protect agriculture
- 5. Promote mobility and connections
- 6. Protect historic resources
- 7. Build livable communities

Plan for the Future: Current Issues

Issues and Challenges:



How much more development?

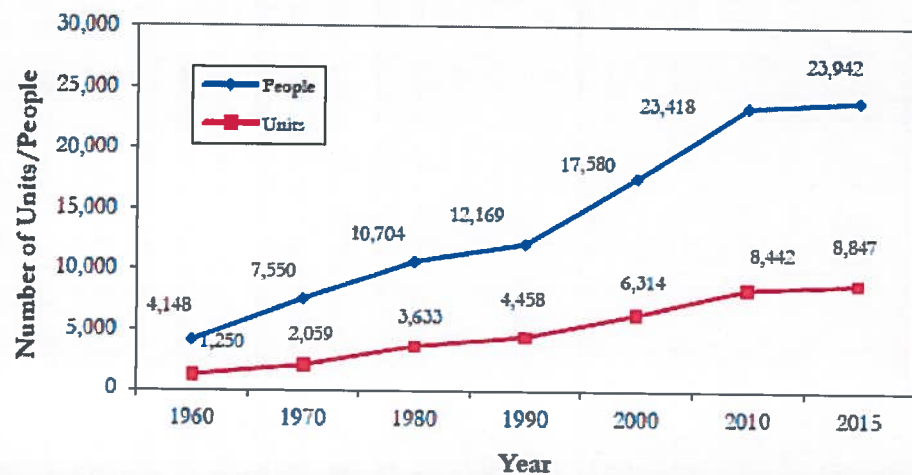
- Preservation or development of undeveloped area
- What is the future of Route 611 and Street Road corridor
- Regional shopping destination: Valley Gate, Valley Square, and Warrington Crossing
- How do we deal with vacant commercial and industrial space
- Increased aging population: more retirees
- Development and zoning in adjacent municipalities
- Route 202 and County Line Road traffic impacts
- How best to preserve and protect sensitive natural resources, prime agricultural soils, and farmland

Existing Findings: Highlights

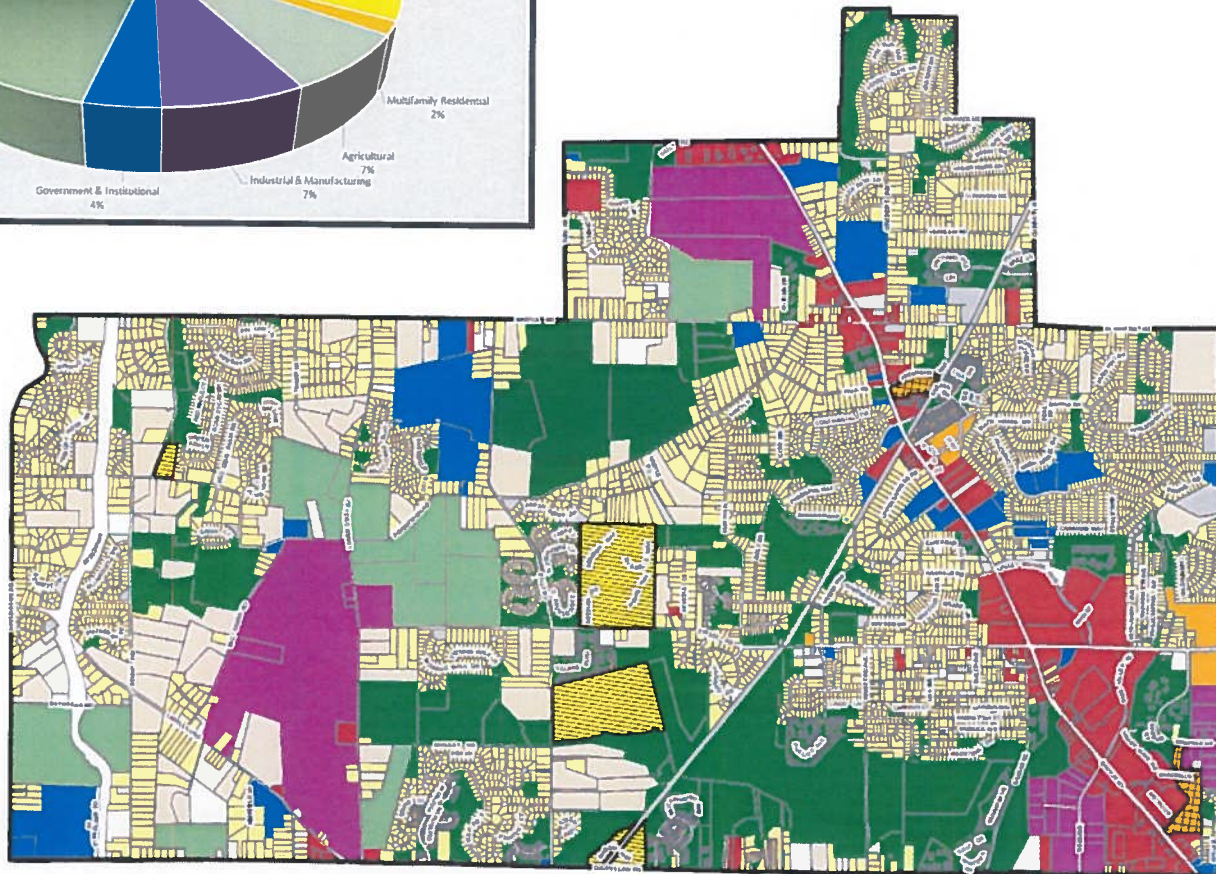
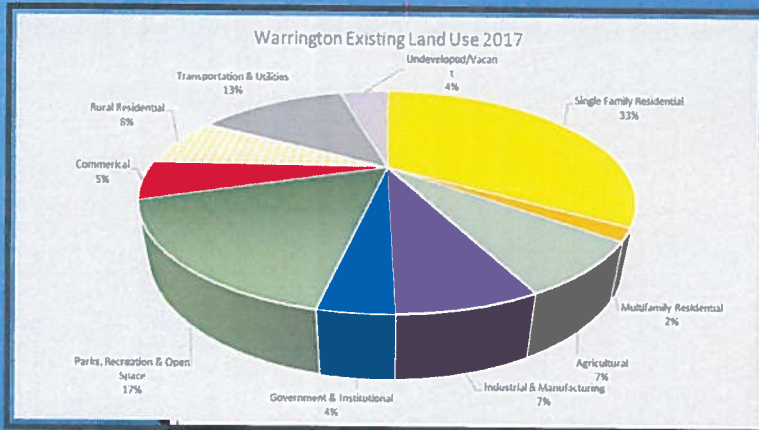
Findings and Changes:

- Age: Median age – 39.8, Bucks County – 42
- Population and housing increased 33% between 2000-2010, but following 2010, growth slowed to less than 3%
- Age-restricted housing - 905 units built in last 10 years
- Racial Characteristics 2010: White 88.2% , Asian 6.1 % , Black 2.1%
- Education 2014 (those over 21): 95% HS grads - 48.4% Bachelors degrees
- Housing age (2014): 77.8% of housing built after 1970

Warrington Township Population and Housing Growth, 1960-2015



Existing Land Use:



Map 1
Existing Land Use

DRAFT

- Agricultural
- Preserved Farmland
- Single-Family Residential
- Pending Single-Family Development
- Multifamily Residential
- Pending Multifamily Development
- Rural Residential
- Parks, Recreation & Open Space
- Commercial
- Industrial & Manufacturing
- Government & Institutional
- Transportation and Utilities
- Undeveloped/Vacant

Warrington Township
Bucks County, Pennsylvania

0 2,000 4,000 Feet
Prepared by: Bucks County Planning Commission
October, 2017

Moving Forward: Resident Survey 2016

Spring LINK Newsletter - 854 Responses

The following questions elicited a response of **Strongly Agree** by a wide margin:

- Q1: Maintain a rural character to include farmland? 78.7%
- Q13: Prioritize preservation of existing wooded areas? 71.3%

The following questions elicited the response of **Strongly Disagree** by a wide margin:

- Q17: Need more high density multi-family apartments and/or townhomes ? 80.1%
- Q15: Need more residential developments with a variety /mixed housing types? 69.2%

Moving Forward: Plan for the Future

Competing Objectives:

- How do we deal with more people wanting to live in Warrington while also preserving open spaces and farmland?
- How do we keep a strong commercial core and also manage traffic?
- How can we preserve the historic features of Warrington? while accommodating more modern designs?



Future Land Use



Future Land Use Plan Highlights:

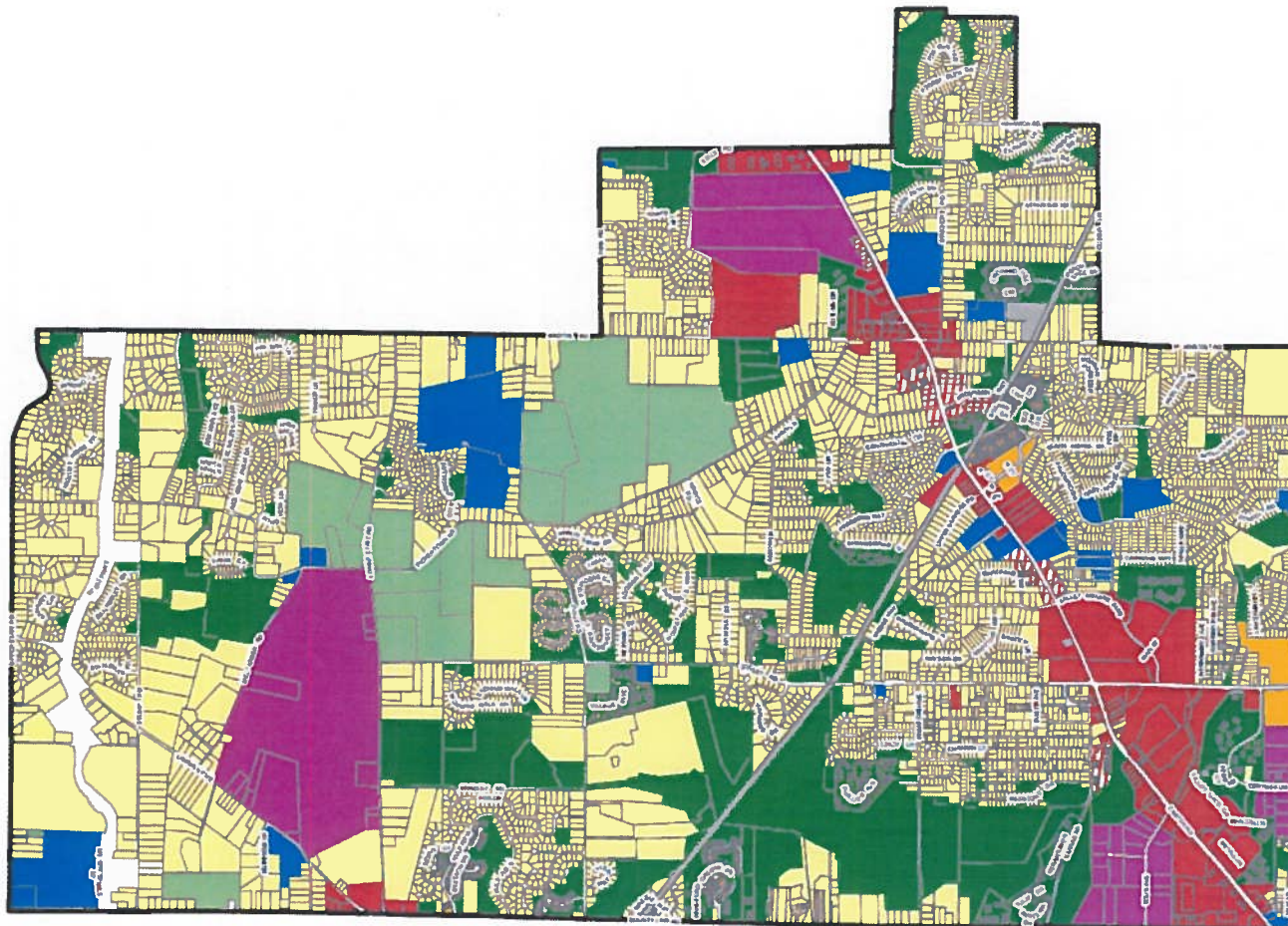
- **Residential Growth:**
 - 928 additional units possible under current zoning
 - Continue to preserve agricultural soils, farmland, and natural resources
- **Commercial Concerns:**
 - Traffic and development on Route 611/Street Road corridor
 - Retail and office vacancies
 - Discourage additional commercial areas along the Route 611 and Street Road corridors
 - Permit residential uses on vacant 2nd floor space at the Shops at Valley Square



Future Land Use:

Map 2
Future Land Use

DRAFT



- Agricultural
- Commercial
- Corridor Residential/Office
- Industrial
- Institutional
- Parks, Recreational, Open Space
- Residential Single-Family
- Residential Multifamily
- Utility

Warrington Township
Bucks County, Pennsylvania

0 2,000 4,000 Feet



Prepared by: Bucks County Planning Commission
October, 2017

Natural and Environmental Features

Future Trends and Concerns:

- Minimize Development Impacts:
 - Require low impact development measures
 - Require a site analysis and resource conservation plan
 - Investigate riparian buffer requirements
 - Continue habitat and natural resource protection
- Tree preservation and native plants
- Wellhead protection



Connected by Transportation

Transportation Objectives:

- Increase mobility choices for all modes of travel:
 - Pedestrian and bicycle travel
- Minimize congestion:
 - Create connected local street networks
 - Control access points along the major corridors
 - Support cross-access between properties
 - Promote complete streetscape environments
- Improve Safety:
 - Street and intersection design
 - Traffic calming – slowing neighborhood traffic



Thank You!

We want to thank following
for their involvement in the
update of the
Comprehensive Plan:

Audience, for your interest

Warrington staff

Warrington Planning
Commission



ATTACHMENT "B"

Consent Agenda – January 9, 2018

Attached to the agenda and on the Township's website is a supplement to the agenda which contains a heading and brief description for each item listed under the Consent agenda. As in the past, any Board member can ask to remove an item from consent and have it discussed independently.

- a. November 21, 2017 to Approve Minutes for Budget Work Session.
- b. November 28, 2017 to Approve Minutes for Board meeting.
- c. December 12, 2017 to Post Minutes for Board meeting.
- d. January 2, 2018 to Post Minutes for Organization meeting.
- e. Consider Change Order # 2 in the amount of \$3,696.00 for 2017 Road Improvement Program.

This change order was to fix two areas of deteriorated paving at the Public Works Complex at 3400 Pickertown Rd. The parking lot was caving in in two areas.

- f. Consider Resolution Denying Dedication of Public Improvements for Meridian of Valley Square.

This resolution is to not accept dedication of Meridian of Valley Square due to a number of deficiencies as related to completed public improvements.

I would now ask for a motion to approve items **A through F** on the Consent agenda.