

**WARMINSTER TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF AUGUST 9, 2007
PUBLIC MEETING**

MEMBERS PRESENT: Leo Quinn, Chairman
 Fred L. Gold, Vice Chairman
 Richard J. Luce, Jr. Secretary/Treasurer
 Donnamarie Davis
 Gail E. Johnson

STAFF PRESENT: Robert Tate, Township Manager
 Stephen B. Harris, Township Solicitor
 Mary Stover, Pennoni Associates
 Barb Sultzbach, Assistant Township Manager
 Jim Krueger, Fire Marshal
 Tom Thern, L&I

CALL TO ORDER: The meeting of the Warminster Township Board of Supervisors was called to order at 7:30 PM, Chairman Quinn presiding. The meeting was started with the Pledge of Allegiance lead by Mr. Gold and a moment of silence for the passing of Bill Goldsworthy. The meeting was held at the Warminster Township Building.

Announcements/Comments

Mr. Quinn expressed his thanks to Park and Wrec Department and all of the Volunteers who are working on the Warminster Days Committee.

Mr. Quinn also announced that the Fall Recreation Directories would be mailed in the last week in August.

They will be constructing a skateboard park

Mr. Luce announced that Waterloo Gardens would be moving into the old Pathmark property. They are expecting to open on November 1st in the existing building and renovate after 1-1-08. Mr. Luce was pleased to announce this, as this should bring more employment opportunities to Warminster Township.

Mr. Gold welcomed the new businesses in Warminster:

Allan Pharmaceutical – 1035 Louis Drive

Kiddie Academy – 260 Veterans Circle

Bostik – 701 Veterans Circle

Harleysville Bank – 298 Veterans Circle

Perfect Tans Inc. – 527 York Road

Police and Fire Credit Union – 225 Newtown Road

Warminster Hospital – 225 Newtown Road

Iron Wood Communications – 435 Ivyland Road

Panadyne, Inc. – 320 Constance Drive – Units 3 & 4
Mr. Johnson - no comment

Donnamarie Davis announced that they are looking for volunteer drivers as an Outreach Project aiming to help abused women, children and men.

Approval of Minutes

The minutes from the July 12, 2007 meeting were presented. A motion was made to approve by Mr. Luce, seconded by Mr. Johnson to approve. Motion passed 5-0-0.

Bobbi Loftus – tax collector reminded all residents that in order to take advantage of the discount period you must have your taxes paid in the office by August 31, 2007. Mr. Gold asked if you pay in installments would you lose the discount? Bobbi Loftus said yes you would not get the discount.

Superintendent Michael Masko, Centennial School District requested a waiver of the fees for the Stadium project. They are trying to upgrade the Stadium facility and make the proper adjustments for handicap individuals.

Donnamarie Davis stated that they submitted a letter, which states that the School District plans to pay all fees that the Township would incur.

Mr. Luce encouraged Dr. Masko to come and talk to the Board of Supervisors at anytime. Mr. Luce agrees with the waivers for this project but not with projects that involve the entire School District.

Mr. Gold – no comment

Mr. Johnson – Is happy with the plan.

Donnamarie Davis agreed with Mr. Luce as she felt that Dr. Masko is trying to build a bridge between the school and the Township. She stated that this has been a long time coming and is pleased.

Mr. Quinn also agreed.

A motion was made by Mr. Luce to waive the fees for this project, seconded by Donnamarie Davis.

Bob Luciani– 750 Wallace Drive felt that this is setting the wrong precedence, stating that if they waive the fees for the Stadium project, what happens when they present the building project in the future?

Mr. Quinn called the motion, motion passed 5-0-0.

Hartsville Fire Company President Paul Hamilton thanked the Board of Supervisors and the Township Manager for all of their help with the parking lot project at Station 93. Also thanks to Buddy Mullen and Public Works. He stated that this saved the Fire Company 100K and they were very grateful. Mr. Quinn also added thanks to Mary Stover and Pennoni. Mr. Quinn also stated that the Township did not do this job for free they were able to do it at a lower cost then the other bidders.

At this time the Township wanted to recognized Jacob Kessler, Jr. and present him a commendation from the Township. Jake has been an employee of the Public Works Department since April 1, 1976 and has never had a sick day. The Township is very pleased to have an employee like Jake.

Plan Reviews

#1 Marques – 922 Ivyland Road – minor subdivision – final plan

Ed Chadrow, Chadrow associates reviewed the final plan. He reviewed the Engineers report and the Planning Commissions report all items were will comply. They would however like a waiver for the sidewalks at this time and they will place curbing. Mr. Quinn asked if any trees would be affected? Mr. Chadrow replied none at this time. Mrs. Stover stated that this is just a sub-division of this lot. Mr. Luce asked if there were any storm water issues? Mrs. Stover stated that if there were a storm water issue that they would need a storm water plan. Mr. Johnson said that he was not happy to see another sub-division without sidewalks. Mrs. Stover then said that currently there were no sidewalks on this side of the road.

A motion was made by Mr. Luce to approve this plan including curbing and financial securities in accordance with the Township code and that the appropriate water and sewer plans are complete and that sidewalks would be installed if and when the Township requires them, seconded by Mr. Gold. Motion passed 5-0-0.

Mr. Quinn mentioned that the Board of Supervisors met in executive session prior to the meeting to discuss personnel issues.

Erickson Neighborhood #4

Mr. Harris reviewed and recommended approval of the revised plan and the adoption of CCRC-BC District.

A motion was made to approve as presented by Mr. Gold, seconded by Mr. Johnson. Motion passed 5-0-0.

Mr. Harris then stated that the revised plan for neighborhood #1 is part of the neighborhood #4 plan.

John Van Luvanee – asked is the last section of the Anne’s Choice Development? He also asked about the parking situation at Anne’s Choice will this be coming before the Township for review?

Mr. Luce asked the about the parking as well, he wanted to know about the RB4.5 underground parking is this parking handicap accessible? The representative from Bohler Engineering stated that the entire handicap parking in the complex is in compliance with the Township code.

Mr. Quinn asked about the 60 parking spaces on the plan, if this is not necessary to meet the code requirement can ½ of the parking lot proposed across from RB4.1 be eliminated? Donnamarie Davis then added she felt that they might need additional drainage. Mr. Van Lovan said they could address the drainage issue and fix it.

Mr. Harris reminded the Board that if they approve the plan tonight you are approving the plan as is. Mrs. Stover stated that they would have to come back before the Board of Supervisors for the mylar signing. Mr. Harris stated that they could approve the plan without the parking lot and that it would be best to come back at a later date with a revised plan. Mrs. Stover agreed. Mr. Harris then said that the burm and buffering is also a very important issue. Mr. Johnson said that he would like them to use impervious surface for the parking lot. Mr. Van Lovan stated that there were to many maintenance issues with the impervious surface paving and is not interested in changing the plan. Donnamarie Davis said that she had some calls from residents asking if they were finished blasting? Mr. Van Lovan said there would be more during the neighborhood #4 project. Donnamarie Davis shared that residents were complaining that they were experiencing sewer line back ups as a result of the blasting.

A motion was made to approve the plan with the exception of the 60 parking spaces and all issues on the Engineers letter of 8-8-07 and subject to all approvals of the neighborhood #4 project by Mr. Luce, seconded by Mr. Gold. Motion passed 5-0-0.

Mr. Harris then reviewed the approval of a Development Agreement.

A motion was made to approve the Development Agreement subject to the storm water issue and no installation without the Township Engineers approval by Mr. Gold, seconded by Donnamarie Davis. Motion passed 5-0-0.

#4 Christ Home

The Planning Commission gave this plan a great deal of time and discussion. There is an overlap between the preliminary plan and the final plan. Mr. Van Lovan reviewed the Planning Commission recommendation and they would like to see sidewalks on Street Road and Norristown Road on the east side of the intersection. The Planning Commission suggested to place sidewalks along Street Road as far as possible. Mr. Quinn asked how many units would be in Phase #1? Mr. VanLuvanee said that there would be 69 Cottages. Mr. Gold then reminded the residents that despite what was in the newspaper, only 69 units were approved. Mr. Johnson is not happy about sidewalks going through the woods. Mr. Harris agreed, as there would be a lot of tree cutting required. Mr. Luce shared that he and Donnamarie Davis were over at Meadow Glen Development and residents do not want the sidewalks on their property. Mr. Johnson still feels that sidewalks should be required. Mr. Luce said that he felt that some of the

prettiest areas in the Township are the ones without sidewalks. With all of Mr. Luce's meetings with residents not one wished to have sidewalks. Mr. Quinn asked if there was a plan to widen Norristown Road? Mr. Van Lovan said yes, 10' on each side with yellow striping and curbs.

Donnamarie Davis said that she was concerned about all of the additional traffic on Norristown Road and which entrance would be used for construction vehicles. She also stated that they have a temporary speed bump on Norristown Road near Street Road to try to slow traffic down. This speed bump could be moved in the Township where needed.

Mr. VanLuvanee said that one traffic solution might be crosswalks.

Richard Rodgers – Villas of Five Ponds – spoke regarding storm control and use of wetlands. He stated that this is an important issue as not to let a storm area turn into a flood line.

Dave Cohen – 120 Norristown Road also expressed his concern regarding the additional traffic on Norristown Road.

Chris Carey – Norristown Road – He is in favor of the sidewalks on Norristown Road, he asked how would people get to the park without a sidewalk.

Jack Diamond – Kent Road – stated that Christ Home made no commitment about sidewalks, he thought this was the plan from the onset.

Randy Dischler – Essex Road – he felt that sidewalks should be required on Street Road.

Frank Martin – 458 Mae Drive – he bought his house without sidewalks and would like to keep it that way. He also felt that the construction traffic should enter in and out on Street Road.

Public Comment

Jack Diamond – Kent Road – spoke regarding the Skateboard Park, he hopes that if they build it that people who use it realize that they are using it at their own risk. Mr. Quinn stated that is correct. Mr. Diamond also stated that summer is almost over and there are some nasty cracks at the end of his Street that he would like to see addressed.

Walt Clemens – Saxony Manor – he said that he has always been a supporter of Christ Home. He reminded everyone that Christ Home never paid taxes and in his opinion, they owe the Township. He also felt a traffic light at Norristown and County Line Road should be considered.

Supervisors Comments

Mr. Quinn – read a Proclamation regarding the Warminster Days Celebration the week of September 10th recognizing Warminster Park and Wrec and Warminster-Southampton Lions Club.

Donnamarie Davis – no comment

Mr. Gold – no comment

Mr. Johnson – no comment

Mr. Luce – no comment

Treasurers Report

Mr. Luce presented the checklist for the period ending 8-9-07 as follows:

General Fund	\$297,325.92
Library	\$104,931.25
Park and Recreation	\$72,570.01
Storm Water Management	\$38.48
Sanitation	\$273,833.33
Golf	\$347,579.50
Debt Service	\$186,459.33
Highway Aid	\$16,122.83
Payroll Dated 7-26-07	\$293,384.38
 Grand Total	 \$1,592,245.38

A motion was made by Mr. Luce to approve, seconded by Mr. Gold. Motion passed 5-0-0.

A motion was made to approve the June transfers by Mr. Luce, seconded by Mr. Johnson. Motion passed 5-0-0.

Old Business

The approval for waivers of permit fees for the Centennial School District – discussion item will be moved to the next meeting.

Approval of Ordinance #664, General Obligation note for \$119,000.00 was presented. This money would be used to purchase police vehicles. Mr. Luce asked how many would be purchased; Mr. Harris said they would purchase 4. Also with the approval of Ordinance #664 would be the approval of Resolution #2207-15 for the General Obligation note for \$119,000.00. A motion was made by Mr. Luce, seconded by Mr. Gold to approve.

Ellen Jarvis – 318 Club House Drive stated that she reviewed the 2007 budget and she feels that this is the Township’s way to balance the budget. Mr. Tate explained the line items and loan to Mrs. Jarvis and also explained that they are not balancing the budget with the loans. She then suggested that the Township pay cash for the cars instead of a loan. Mrs. Jarvis feels that we will still be paying for the car loans after the cars are no longer in service. Mr. Tate stated that since the loan is at 4% and bank interest on the Township’s money is at 4.5% he still feels that the loan is the way to go. Mr. Quinn then called the motion. Motion passed 5-0-0.

Parking issue for the Dental Office at 965 W. County Line Road was discussed. Kurt Shaffer the Attorney for the Dental Practice stated that Rosemore would lease space to the Dental Practice for \$500.00 per month retroactive to October of 2005. This was not found to be acceptable. Mr. Harris shared his point of view as well. There will not be a shared parking situation between the Shopping Center and the Dental Practice at this time. They have a plan to have parking on their own property and plan to save the trees on the property. Mr. Luce asked how many cars do they need on the lot to do business. Mr. Shaffer said 15. Mr. Quinn asked where the employees park? Mr. Shaffer said the Dentists park across the street behind “Richies 2” . Donnamarie Davis thanked Mr. Shaffer for presenting a plan and saving the tree on the property.

Mrs. Stover reviewed and recommended the approval of Barrett Asphalt as the contractor to use for road paving in the Township. A motion was made to approve by Mr. Gold, seconded by Mr. Johnson. Motion passed 5-0-0.

Donnamarie Davis recommended resident Barb Crocket as Citizen Advisor to complete the Senior Health Advisory Committee. A motion was made by Donnamarie Davis to approve, seconded by Mr. Gold. Motion passed 5-0-0.

Mr. Tate reviewed the resolution 2007-14 – ICMA 457 program for Uniformed Employees. A motion was made by Mr. Gold to approve, seconded by Donnamarie Davis. Motion passed 5-0-0.

Mrs. Stover reviewed and recommended awarding the Community Development Milling Bid 2007-04 to Gorecon Inc. A motion was made to award the bid by Mr. Luce, seconded by Mr. Gold. Motion passed 5-0-0.

Mrs. Stover asked for Authorization to advertise for Milling Contr. A motion was made to advertise by Mr. Gold, seconded by Mr. Luce. Motion passed 5-0-0.

Mr. Harris stated that he had spoken to the Lawyer today regarding the landscaping for the Billboard at the railroad and that things are moving forward.

Mae Drive – petition for creation of one-way Street was presented. Mr. Harris stated that if you want to proceed with this the Township would have to draft and advertise this ordinance. Mr. Johnson made a motion to proceed, seconded by Donnamarie Davis. Motion passed 5-0-0.

Villas at Five Ponds – there was a discussion regarding the no parking signs, and a recommendation to move the signs to the other side of the Street. A motion was made to move the signs by Donnamarie Davis, seconded by Mr. Gold. Motion passed 5-0-0.

Mrs. Stover reviewed and recommended the escrow release for Franklin Corporate Center lot #3 in the amount of \$27,263.13. A motion for the release was made by Mr. Johnson, seconded by Mr. Gold. Motion passed 4-0-1 (Mr. Luce as they were his client)

Mrs. Stover reviewed and recommended the escrow release for Franklin Corporate Center lot #7 in the amount of \$9,942.02. A motion for the release was made by Mr. Gold, seconded by Mr. Johnson. Motion passed 4-0-1 (Mr. Luce as they were his client)

Mrs. Stover reviewed and recommended the escrow release for Franklin Corporate Center lot #14 in the amount of \$19,157.23. A motion for the release was made by Mr. Gold, seconded by Mr. Johnson. Motion passed 4-0-1 (Mr. Luce as they were his client)

New Business

Mr. Johnson recommended that the money in the budget for the Warminster Heights computer lab be released. A motion was made by Mr. Johnson to release, seconded by Donnamarie Davis. Motion passed 5-0-0.

Mr. Harris announced the following Zoning Hearing Board reviews as follows:

8-15-07

956 Hilltop Road – build an addition

999 Carousel Drive – variance for deck for pool

1224 June Road – variance for a detached garage

8-22-07

T-Mobile – Log College Drive to erect 120' Cell Tower

955 Lewis Drive – building to be used as a school

8-29-07

445 York Road – Sir Speedy to replace sign

1250 Bristol Road – convert house into a multi – family dwelling

Public Comment

No Comment

Supervisors Comments

Mr. Luce – no comment

Mr. Gold – no comment

Mr. Johnson – no comment

Donnamarie Davis – no comment

Mr. Quinn said that there are a number of Parks in the Township and there has been some vandalism. If you see anyone vandalizing our Parks, please call the Police.

Agenda Items for the next meeting

Revise zoning map
Christ Home Phase 1

With no more business to discuss a motion was made by Mr. Quinn to adjourn, seconded by Mr. Gold. Motion passed 5-0-0.

Respectfully submitted

Richard L. Luce, Jr.
Recording Secretary
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