



AGENDA

WARRINGTON BOARD OF SUPERVISORS TUESDAY, AUGUST 8, 2017 – 7:00 P.M.

Note #1: This meeting will be audio and video recorded for online streaming purposes and may be viewed on the Township's webpage at www.warringtontownship.org.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

EXECUTIVE SESSION REPORT

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.)*

PRESENTATION BY ED FURMAN, MAILLIE, LLP FOR 2016 AUDITED FINANCIAL STATEMENTS.

PRESENTATION BY PHILLIPS DONOVAN ARCHITECTS FOR PROGRAM OF SPACE REQUIREMENTS.

PUBLIC HEARING:

- 1. CONSIDER APPLICATION FOR CONDITIONAL USE SEEKING APPROVAL PURSUANT TO §403.B OF THE ZONING ORDINANCE TO ENABLE THE CONSTRUCTION OF CLUSTER SINGLE-FAMILY DETACHED DWELLINGS IN THE RA ZONING DISTRICT.** *(continuation from July 25, 2017 hearing)*
- 2. CONSIDER APPLICATION FOR CONDITIONAL USE SEEKING APPROVAL PURSUANT TO §411.G(6)(a)(1) OF THE ZONING ORDINANCE TO ENABLE THE CONSTRUCTION OF 9 SINGLE-FAMILY DETACHED DWELLINGS USING TRANSFERABLE DEVELOPMENT RIGHTS IN THE RA ZONING DISTRICT.** *(continuation from July 25, 2017 hearing)*
- 3. APPROVAL OF BILL LIST:**
 - a. July 26, 2017 – August 8, 2017: \$ 1,215,404.46
- 4. CONSENT ITEMS:**
 - a. July 11, 2017 to Approve Minutes.
 - b. July 13, 2017 to Approve Minutes from Conditional Use Hearings.
 - c. July 25, 2017 to Post Minutes.

- d. Consider Bid Award for Valley Road Water Main Extension.
- e. Consider authorization to forward Conservation Subdivision Zoning Ordinance Amendment to Warrington Township Planning Commission and Bucks County Planning Commission.
- f. Consider Land Development and Financial Agreement for Parkview at Warrington (Toll PA XIV, LP) Folly Road, TMP # 50-010-012, 50-010-013 and 50-010-013-001.
- g. Consider Resolution to adopt Warrington Township Safety and Health Manual.
- h. Consider authorization to advertise Ordinance to adopt an intergovernmental agreement authorizing Hough Associates to collect residential and commercial recycling data and prepare PA DEP 904 Recycling Grant Application.
- i. Consider Certificate of Completion #2 for High Grove Manor (Lot 2) in the amount of \$21,463.50.
- j. Consider approval to hire Michael Finnigan as Water and Sewer Operator.
- k. Consider approval to hire a part-time Human Resources Director.

5. CORRESPONDENCE: None

6. OLD BUSINESS:

- a. Water Supply Update.

7. NEW BUSINESS (ACTION/DISCUSSION ITEMS): None

8. MANAGER'S REPORT:

- a. Public Works Department Fence Project.

9. ENGINEER'S REPORT:

- a. General Update

10. SOLICITOR'S REPORT:

WT 17-16	Wright Warrington, LLC 500 Easton Road	Special exception for automobile repair use in the C-2 district. Variance for parking spaces and dimensional variances for setbacks and minimum buffer yard.
WT 17-17	Kistner, 1218 Timber Lane	Special exception to construct an accessory building on a non-conforming lot
WT 17-18	Gordon, 2135 Herblew Road	Special exception to construct an accessory apartment.

11. EXTENSION REQUESTS: None

12. DEDICATION REQUEST: None

SUPERVISOR COMMENTS

ADJOURNMENT

Consent Agenda – August 8, 2017

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.

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

- a. July 11, 2017 to Approve Minutes.
- b. July 13, 2017 to Approve Minutes from Conditional Use Hearings.
- c. July 25, 2017 to Post Minutes.
- d. Consider Bid Award for Valley Road Water Main Extension.

This is to award a contract to Joao & Bradley Construction in the amount of \$392,083 for the Water Main extension on Valley Rd.

- e. Consider authorization to forward Conservation Subdivision Zoning Ordinance Amendment to Warrington Township Planning Commission and Bucks County Planning Commission.

This ordinance will create a new permitted use in the RA District. At least 50% of Open Space will be preserved as a contiguous section on properties 25 acres or larger. In return for preservation of open space, the developer will be able to receive a density bonus for preservation over and beyond ordinance requirements.

- f. Consider Land Development and Financial Agreement for Parkview at Warrington (Toll PA XIV, LP) Folly Road, TMP # 50-010-012, 50-010-013 and 50-010-013-001.

This is the agreement between the Township and Developer for the 95 homes to be constructed on the former Illg property on Folly Road.

- g. Consider Resolution to adopt Warrington Township Safety and Health Manual.

This Manual, developed by Warrington Township Employee Safety Committee, provides guidelines for the everyday work that employees perform to keep them safe.

- h. Consider authorization for advertisement of an Ordinance to adopt an intergovernmental agreement authorizing Hough Associates to collect residential and commercial recycling data and prepare PA DEP 904 Recycling Grant Application.

This agreement is required by the Commonwealth of Pennsylvania in order to qualify for State recycling grants.

i. Consider Certificate of Completion #2 for High Grove Manor (Lot 2) in the amount of \$21,463.50.

This is a release of security for site work completed for High Grove Manor.

j. Consider approval to hire Michael Finnigan as Water and Sewer Operator.

This is a new position approved in the 2017 Budget. This position will be performing work in both water and sewer operations.

k. Consider approval to hire a part-time Human Resources Director.

This is a newly created position authorized by the Board of Supervisors. The HR Director will work between 15 and 22.5 hours per week and will be responsible for employee benefits programs, employee relations, Pay classifications, job descriptions, keeping up to date on federal and state labor laws, and recruitment.