

**WARRINGTON TOWNSHIP ZONING HEARING BOARD
MINUTES FOR THE JULY 28, 2008, MEETING**

The regular meeting of the Warrington Township Zoning Hearing Board was called to order at 7:03 p.m. on July 28, 2008, at the Township Building located at 852 Easton Road, Warrington PA 18976.

Pledge of Allegiance: The meeting opened with a pledge to the flag.

Public Comment: None

Introduction of Members: The members present were as follows:

Janice Devito	Chair
Frank Shelly	Vice Chair
Wayne S. Bullock	Member
Fred Gaines	Member
Kevin Lawlor	Secretary
Robert Baldi, Esq.	Solicitor
Meg Gruwell	Plng. & Zng. Admin.

Stenographic Record: A stenographic record of the meeting will provide a record of the proceedings. Copies of the stenographic record may be purchased from Blum-Moore Reporting Services Inc. The court stenographer for this meeting is Carol Angiolillo.

Executive Session: After announcing that the Bell hearing had been cancelled, the Board broke to go into Executive Session, and reconvened at 7:21 p.m.

Continued Hearing 1
T-Mobile Northeast LLC
Portion of the PECO right-of-way north of Greensward South
TMP 50-021-132
Zoning: R-2

- The Applicant is requesting a variance from Section 802 of the Zoning Ordinance to allow the placement of a wireless telecommunications facility on the property. The Applicant is further requesting the Board to interpret Section 806.2 of the Zoning ordinance to determine whether that Section requires screening and buffering for its proposed use of the property. If the Board concludes that Section 806.2 of the ordinance does require screening and buffering, the Applicant is seeking a variance from that Section as well. This item was scheduled for a hearing at the April 21, 2008 meeting and has been continued at the Applicant's request since then.

Exhibits: ZHB 1 – Application

ZHB 2 – Notices of the hearing, newspaper advertisement and posting.

ZHB 3 – Current Zoning Ordinance of Warrington Township

ZHB 4 – Letters requesting continuances dated 3/24/08, 4/29/08, and 6/13/08

Applicant's exhibit packet, numbered A-1 to A-8

**Parties Representing the Applicant: Nicholas A. Cuce, Jr., Attorney
Bassem Iskander, Sr. Radio Frequency Engineer
Edward Deegan, Project Engineer**

Parties Requesting Party Status: John Harding, Tom McCarty, Ken Garman, Cristina Muzikayanik, Deb McCarty, Kim Zaffino, Russell Diamond, Michael Braun (all neighbors)

The applicant introduced Bassem Iskander as its first witness, and he explained what T-Mobile looked for in siting new antennas. The Board and the neighbors cross-examined the witness, particularly in regard to the consideration of other sites. The hearing was then adjourned by motion until August 18, 2008, in order to give the other agenda items time to be heard. It was announced that it will not be readvertised.

New Business Hearing 2

Doylestown Hospital

847 Easton Road

TMP 50-010-126

Zoning: CR/O-IU

- The Applicant is seeking a Variance from Sections 2208.A.(2) and 2208.B.(2)(b) of the Warrington Township Zoning Ordinance to permit applicant to replace an existing sign that is 11' high and 3'6" wide at the Intersection of Route 611 and Shetland Avenue with a new sign that will include a changeable copy area approximately 3'8" in height by 4'9" in width. The proposed sign would be 11'5" high and 5' wide.

Exhibits: ZHB 1 – Application

ZHB 2 – Notices of the hearing, newspaper advertisement and posting.

ZHB 3 – Current Zoning Ordinance of Warrington Township

Applicant's exhibit packet marked A-1 to A-4.

**Parties Representing the Applicant: Mark S. Cappuccio, Attorney
Eleanor Wilson, Vice President of Patient Services, Doylestown Hospital
Katie Jacoby, Anchor Health
Steven Brauns, Compass Sign Company
Demetrios Melekos, Lifestream Pharmacy (tenant)**

Parties Requesting Party Status: None

The applicants called all their witnesses and presented their case, including noting the presence of signs at Villa Barrola and Walgren's that have scrolling letters. The witnesses also confirmed

that the Hospital had agreed that it would limit the change in copy to every 10 minutes and not use scrolling or flashing text. One of the fifteen tenants was a witness and requested the sign be approved to help the small business owners. Vice Chair Shelly pointed out the other changeable copy signs were in commercial zones and this is not. Vice Chair Shelly moved to deny both variances and Boardmember Lawlor seconded. The vote was three in favor, with Chair Devito and Boardmember Bullock opposed.

Approval of Minutes: The board approved the minutes of June 16, 2008, as written with all in favor.

New Business Hearing 3
Cellco Partnership d.b.a. Verizon Wireless
2647 County Line Road
TMP 50-15-4 and 50-15-6
Zoning: PRD-M

- The Applicant is requesting a special exception pursuant to Section 2301.3.B of the Warrington Township Zoning Ordinance, to extend the existing nonconforming telecommunications tower an additional 10 feet in accordance with plans.

Exhibits: ZHB 1 – Application
ZHB 2 – Notices of the hearing, newspaper advertisement and posting.
ZHB 3 – Current Zoning Ordinance of Warrington Township
The Applicant handed out a packet with 11 exhibits

Parties Representing the Applicant: Edward M. Wild, Attorney
Sue Manchel, President, Wireless Access Technology
John Baptista, Project Engineer
Andrew Petersohn, Radio Frequency Engineer

Parties Requesting Party Status: None

The Applicant's attorney summarized what the witnesses would have told them to shorten the presentation. The witnesses concurred with his summary. The Board asked questions of the witnesses. Boardmember Lawlor moved to approve the request for a special exception to extend the existing nonconforming telecommunications tower an additional 10 feet, and included standard conditions. The motion passed with all in favor.

Announcements: None

Adjournment: The meeting was adjourned at 9:48 p.m.

Respectfully submitted,

Kevin Lawlor
Recording Secretary