



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES FOR JANUARY 28, 2020 - 7:00 PM**

The written minutes are a summary of the January 28, 2020 Board of Supervisors meeting. For a complete dialog visit the Township's website, www.warringtontownship.org.

ATTENDANCE

Fred R. Gaines, Chair; Ruth L. Schemm, Vice Chair; Carol T. Baker, member; Eileen Albillar, member and Mark E. Lomax.

Staff present was Barry P. Luber, Township Manager; Terry Clemons, Esq., Clemons Richter and Reiss, Township Solicitor; Thomas Zarko, P.E., CKS Engineers, Township Engineer; Barbara J. Livrone, Executive Assistant to the Township Manager/Board Secretary.

CALL TO ORDER: Mr. Gaines called the meeting to order at 7:05 P.M.

PLEDGE OF ALLEGIANCE

Mr. Gaines followed the Call to Order with a pledge to the flag.

PUBLIC COMMENT:

Jerry Eberz (950 Folly Road) concerned about road improvement to alleviate water issues. Mr. Zarko said the contractor has not completed the restoration due to weather.

Ted Cicci (President of Lamplighter Village) asked when the generators at the grinder pump stations will be installed. Mr. Luber will contact Bucks County Water and Sewer Authority for a schedule.

EXECUTIVE SESSION REPORT

Mr. Gaines stated an executive session was not held.

Mr. Gaines reported that a work session was held at 6:00 p.m. to discuss short and long term goals for Warrington Township. The work session was advertised. The report will be presented during the February 11th Board of Supervisors meeting.

ANNOUNCEMENTS: None.

SWEARING IN OF WARRINGTON FIRE COMPANY #1 OFFICERS (District Judge Jean Seaman)

District Judge Jean Seaman administered the oath of office to the officers of Warrington Fire Company #1. The Board of Supervisors thanked Fire Company # 1 for their service to the township.

PRESENTATION OF CONCORD PUBLIC FINANCING (Christopher M. Gibbons, Principal).

Refinance 2013 Bond Issue:

Chris Gibbons, representing Concord Public Financial Advisors, Inc., presented the refinance of the General Obligation Bonds, Series 2013. The current principal amount of bonds to be refunded at \$7,265,000 over a 12-1/2 year issuance will save \$237,190.

Mr. Gibbons explained Moody Investment Services regarding the investment rating the township has currently at AA2.

Ms. Baker motioned, seconded by Ms. Schemm to conduct a bond auction on February 11, 2020. By roll call vote, the motion passed 5-0.

PUBLIC HEARING:

Conditional Use Hearing for Joseph and Rosemarie Cardamone and Michael Wade for the Cardamone tract located at the intersection of Stump and Pickertown Roads, TMP # 50-004-071, 50-004-071-001 and 50-004-071-002.

Mr. Gaines adjourned the Board of Supervisors meeting at 8:01 to proceed with the Conditional Use Hearing for Cardamone and Wade. A court stenographer was present to record the proceedings and the hearing is being live-streamed.

Attorney for the applicant was Robert Gundlach, Fox Rothschild.

Mr. Clemons explained the background of the proposed development. Mr. Clemons read the exhibits and they were admitted into the record. Proof of publication was on May 27, 2019 and June 7, 2019. Notification letters were mailed to the residents and the property was posted.

Mr. Clemons asked for party status.

The hearing recessed at 8:15 pm for the attorneys to review the parties of record.

The hearing reconvened at 8:27 pm.

Mr. Clemons read the following parties of record:

- Ken Gorman (917 Longwood Court)
- Frank Wellock (915 Longwood Court)
- Reed Nicholas (3546 Pickertown Road)
- Glenn Dracopoulos (3557 Pickertown Road)
- Sam Grundy (3630 Pickertown Road)
- Kelly Stegman (901 Stump Road)
- Pete DiPalma (3546 High Gate Ave)
- Louise Davidson (159 Stump Road)
- Keith Burrage (3441 Pickertown Road)
- Jim Daymon (124 Kings Court)

Mr. Gundlach explained the residential project. There are 20 gross acres, 18.8 net acres zoned in the RA (Residential Agricultural) district. One of the existing dwellings will remain and 17 new homes will be built. The landscape business will be removed. Mr. Gundlach presented Exhibits A1 through A12.

Mr. Gundlach proceeded to present witnesses:

- Traffic Engineer, David Horner, P.E., Horner and Cantor Associates.

The following parties of record asked questions to Mr. Horner:

- Ken Gorman; Frank Wellock; Kelly Stegman; Louise Davidson; Keith Burrage and Jim Daymon.

It was noted by the traffic engineer that traffic studies were collected on two days – June 20th and June 28, 2018.

Mr. Clemons summarized Mr. Horner's testimony.

- Applicant's engineer, R.L. Showalter, P.E.

Mr. Clemons questioned Mr. Showalter as an expert witness as a land planner.

Based on Mr. Showalter's fifty years of experience as an engineer and planner, the Board accepted Mr. Showalter as an expert witness.

Mr. Gundlach stated that land planner; Kenneth Amey will be brought back at a future meeting to give testimony.

Mr. Showalter described the proposed development for 18 single-family homes with access to Pickertown Road.

Mr. Gundlach submitted a report to the Board of Supervisors as presented by R.L. Showalter and Associates. (The report will be posted to the website for public viewing.)

Mr. Gundlach said the applicant will comply with CKS review letter dated December 13, 2019. Mr. Gundlach stated the development meets the density requirements of 70% for conservation residential subdivision. A trail will tie into the township's existing master trail plan. The development also meets the fire marshal's requirements. A stormwater plan will address existing stormwater issues along Pickertown Road.

Mr. Gaines ended the hearing at 10:30 pm stating the hearing will continue February 11, 2020.

Mr. Clemons stated the parties of record will be able to ask Mr. Showalter questions during the February 11, 2020 Board of Supervisors meeting.

The regular meeting of the Board of Supervisors reconvened at 10:35 PM.

1. APPROVAL OF BILL LIST:

- a. **2019 Invoices received January 15, 2020 to January 28, 2020 in the amount of \$372,874.54.**

Ms. Schemm motioned, seconded by Ms. Baker to approve the 2019 invoices paid for the period January 15, 2020 to January 28, 2020 in the amount of \$372,874.54. All were in favor and the motion passed 5-0.

- b. **2020 Invoices for the Period January 15, 2020 to January 28, 2020 in the amount of \$492,562.83.**

Ms. Schemm motioned, seconded by Ms. Baker to approve the 2020 invoices paid for the period January 15, 2020 to January 28, 2020 in the amount of \$492,562.83. All were in favor and the motion passed 5-0.

2. CONSENT ITEMS:

Mr. Gaines asked if any clarification was needed for the consent items as presented. Mr. Lomax asked for an explanation of Item J. Ms. Albillar asked for an explanation of Item F. Mr. Gaines asked for an explanation of Item E.

Ms. Albillar motioned, seconded by Mr. Lomax to approve Consent Items A through J. All were in favor and the motion passed 5-0. (Attachment "A")

- a. December 10, 2019 to Approve Minutes for Board of Supervisors meeting.
- b. December 27, 2019 to Approve Minutes for Board of Supervisors meeting.
- c. January 6, 2019 to Approve Minutes for Board of Supervisors Organization meeting.
- d. January 14, 2020 to Post Minutes from Board of Supervisors.
- e. Consider quotation with Corbett and Diversified for design of furniture and equipment for new Police Station.

Mr. Luber explained the quote through the Co-Stars program. The purchase will not be made until the new police station is completed.

Mr. Lomax motioned, seconded by Ms. Albillar to approve the quote with Corbett and Diversified for the design of furniture and equipment for the new police station. All were in favor and the motion passed 5-0.

- f. Consider request to extend the time of completion of public/site improvements for GDL Farms Corporation; Pathways @ Warrington Development.

Ms. Albillar questioned the request for a six month extension.

Mr. Zarko stated the developer needs time to complete the improvements and this is a reasonable amount of time.

- g. Consider authorization to advertise for bids; Route 202 to Bradford Dam Walking Trail Project, Phase I
- h. Consider for appointment, Joanne Mancini, to the Park and Recreation Board.
- i. Consider authorization to advertise an amendment to the Zoning Ordinance for the CBD Zoning District.
- j. Approve "Volunteer of the Year Program."

Mr. Luber stated this is a new program to recognize a resident(s) who volunteer their time to the township that go above and beyond. These are unpaid volunteers. The "Volunteer of the Year" will be recognized at the Volunteer Appreciation picnic.

3. CORRESPONDENCE: None.

4. OLD BUSINESS:

- a. **Consider authorization for Solicitor to prepare a Resolution for the Preliminary/Final plans for PF Warrington, Easton Road, Georges Lane, Crestwald Terrace, Roland Avenue and Valley Square Blvd, TMP # 50-024-048 and 50-033-011.**

The attorney for the applicant, Debra Shulski, Riley, Riper, Hollin & Colagreco stated the Planning Commission, at their January 16, 2020 meeting gave a favorable recommendation subject to the January 9, 2020 CKS review letter. Also present was the engineer for the applicant, Gregory Newell, P.E.

Mr. Gaines questioned the left turn lane off of Easton Road.

Mr. Zarko said PennDOT was acceptable to an access from Georges Lane.

Mr. Newell will meet with the traffic consultant regarding the Georges Lane access.

Also present was Bill Rountree representing PF Warrington, LLC.

Mr. Gaines stated that Georges Lane will not be widened.

Mr. Clemons recommended extending the time for action until the end of February in order to re-examine the left hand turn lane, consult with PennDOT and the township manager to remove the left hand turn lane.

Ms. Baker motioned, seconded by Ms. Schemm to table the Preliminary/Final plans for PF Warrington, LLC and to authorize the Solicitor to prepare a Resolution. All were in favor and the motion passed 5-0.

b. **Discuss an appointment of Solicitor for Building Codes Appeal Board.**

Mr. Gaines motioned, seconded by Ms. Schemm to appoint Mark L. Freed, Esquire of Curtin and Heefner. All were in favor and the motion passed 5-0.

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

a. **Consider adoption of Collective Bargaining Agreement with Warrington Police Benevolent Association.**

Ms. Schemm motioned, seconded by Ms. Albillar to table this item because the agreement has not been finalized. All were in favor and the motion passed 5-0.

b. **Consider for approval Warrington Township Sewage Facilities Management Act 537 Plan Special Study (advertised October 27, 2019).**

Mr. Zarko gave a brief summary of the 537 Plan for this special study to address the sale of the sewer system to Bucks County Water and Sewer Authority. The study will be submitted to PADEP.

Ms. Baker motioned, seconded by Ms. Schemm approve Warrington Township Sewage Facilities Management Act 537 Plan Special Study. All were in favor and the motion passed 5-0.

c. **Consider authorization advertisement to a borrowing ordinance to re-finance the 2013 bond issue.**

Part of Presentation of Concord Public Financing refinance 2013 bond issue.

d. **Consider approval of Mary Barness Community Pool Steering Committee plan.**

Mr. Luber reported the Mary Barness Community Pool Steering Committee is creating a workable timeline based on their report enabling the swim club to become an enterprise fund and premier facility. Their report was amended and approved by the Parks and Recreation Board at their December 12, 2019 meeting.

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

7. **DEDICATION REQUEST:** None.

8. ENGINEER'S REPORT:

a. **General Update:**

Mr. Zarko gave a report on the Warrington Pointe remediation project and is working on the final details of an access easement.

9. SOLICITOR'S REPORT:

a. **Victory Gardens Report.**

Mr. Clemons reported a Petition to the Supreme Court will be filed for Victory Gardens.

SUPERVISOR COMMENTS:

Mr. Lomax reported the Historic Commission meets the second Monday of each month.

Mr. Lomax stated the Volunteer Appreciation Picnic will be held on Saturday, July 18 with a rain date of July 25th.

Ms. Baker stated the Swim Club Advisory Committee will meet February 27th at 6:30 PM.

Ms. Albillar stated that two Warrington Police Officers participated in a Kindness Assembly at Millcreek Elementary. The Police Department is working on accreditation.

Ms. Albillar announced the Pension Advisory Board will meet on February 5th.

Mr. Gaines reported that the Environmental Advisory Council will host the 50th Anniversary of Earth Day.

Mr. Gaines announced on March 5th, there will be a check presentation for the RACP Grant.

ADJOURNMENT

There being no further business, Mr. Lomax motioned, seconded by Ms. Baker to adjourn the meeting at 10:45 PM.

Respectfully Submitted By:



Barbara J. Livrone, Board Secretary

Attachment "A"

Consent Agenda – January 28, 2020

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. **December 10, 2019 to Approve Minutes for Board of Supervisors meeting.**
- b. **December 27, 2019 to Approve Minutes for Board of Supervisors meeting.**
- c. **January 6, 2019 to Approve Minutes for Board of Supervisors Organization meeting.**
- d. **January 14, 2020 to Post Minutes from Board of Supervisors.**
- e. **Consider agreement with Corbett and Diversified for design of furniture and equipment for new Police Station.**

This is to award a contract to Corbett and Diversified for furniture and fixtures for the new Police Station.

- f. **Consider request to extend the time of completion of public/site improvements for GDL Farms Corporation; Pathways @ Warrington Development.**

The applicant's attorney requested a time extension to complete public improvements to June 30, 2020.

- g. **Consider authorization to advertise for bids; Route 202 to Bradford Dam Walking Trail Project, Phase I.**

The project involves the construction of approximately 4,000 linear feet of a 10-foot wide porous pavement trail, a 65-foot long pedestrian bridge, 200 linear feet of concrete sidewalk and a pedestrian crossing flashing warning device.

- h. **Consider for appointment, Joanne Mancini, to the Park and Recreation Board.**

The Park and Recreation Board during their meeting of January 23, 2020 approved the appointment of Joanne Mancini to become a volunteer member to their Board.

- i. **Consider authorization to advertise an amendment to the Zoning Ordinance for the CBD Zoning District.**

Ordinance No. 85-2, Chapter 27 of the codified ordinances is being amended to add Dwelling types for Town Center Apartments; replace Mixed-Use development; and add area requirements.

j. Approve "Volunteer of the Year Program."

A policy has been created to recognize two (2) "Outstanding Volunteers" on an annual basis. These individuals volunteer an extraordinary amount of time in service to the Township.

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