



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES FOR FEBRUARY 11, 2020 - 7:00 PM**

The written minutes are a summary of the February 11, 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 7:02 P.M.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT:

There was no public comment.

EXECUTIVE SESSION REPORT

Mr. Gaines stated an executive session was not held.

ANNOUNCEMENTS:

- **April 28, 2020 Primary Election Day:** Mr. Gaines announced Primary Election Day is being held on Tuesday, April 28th. New voting machines will be in place for this election and future elections.
- **Moody's Bond Rating to Aa1:** Christopher Gibbons, Principal, Concord Public Financial Advisors, Inc., reported Warrington Township received an Aa1 Moody's credit rating from Aa2. This will save the township money on the upcoming bond issue but recognizes the Township's fiscal policies, management and conservative budgeting which led to a healthy fund balance.

PRESENTATION OF TOWNSHIP BONDS

- Consider adoption of an Ordinance to approve the sale of Township Bonds (advertised February 4, 2020)

Christopher Gibbons, Principal, Concord Public Financial Advisors reported that interest rates have fallen and the credit rating for the township has increased. The Series of 2020 General Obligation Bonds were bided out and awarded to Janney Montgomery Scott. The February 11, 2020 bid for the Series of 2013 bonds being refunded, at a principal amount of \$7,265,000, over a 12-1/2 year issuance will save the township \$402,772.82. The savings increased substantially from the January 28, 2020 presentation.

Mr. Lomax motioned, seconded by Ms. Albillar to adopt the Ordinance to approve the sale of Township Bonds. By roll call vote, the motion passed 5-0.

PRESENTATION OF OD BOX:

Mr. Gaines introduced Kanishk Nazareth, a Warrington resident and student at Central Bucks High School West. Mr. Nazareth invented an OD box that is equipped with Narcon. He demonstrated its use and the Supervisors thanked him for his presentation.

PUBLIC HEARING:

Continued 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 reported that the Conditional Use Hearing for the Cardamone tract was being postponed to March 10 due to a letter received by the applicant's attorney requesting the continuance.

Consider Conditional Use Hearing for Innovation and Exploration LLC for approval of an early childhood development and education center at Valley Road Church of Christ, 970 Valley Road, TMP # 50-052-055 (advertised January 27 & February 3, 2020).

Mr. Gaines adjourned the Board of Supervisors meeting at 7:27 PM to proceed with the Conditional Use Hearing for Innovation and Exploration LLC. A court stenographer was present to record the proceedings and the hearing was live-streamed.

Representing the applicant was Justin Moriconi, Esquire. The applicant's owner Norda Lewis and the treasurer of the church, William A. Holt was present for the hearing.

Mr. Clemons formally announced the hearing and listed the exhibits. The conditional use hearing is to establish a school use for pre-school children.

- T1: letter forwarding the conditional use application from Mr. Moriconi
- T1A: letter to continue the hearing until February 11th.
- T2: Copy of legal notice and proof of publication that was advertised on January 27 & February 3.
- T3: Letter confirming February 11th hearing date.
- T4: Affidavit of Mailing to the residents
- T5: Affidavit of Posting
- T6: CKS review letter dated November 11, 2019.

Mr. Clemons asked for parties of record. There were none.

Mr. Moriconi submitted exhibits A1 and A2.

- A1 described the circumstances of the educational program, STEM.
- A2 demonstrated the facility was a prior use.

Mr. Moriconi will comply with CKS letter dated November 11, 2019. Buffering and screening along the residential area will be provided.

The first witness, Norda Lewis, gave background information on the school. The school specializes in special needs and provides STEM education to pre-school children, ages 2-1/2 to 5. There will be 25 students. She is working with the fire marshal on the fire alarm system.

The second witness, David Snyder, architect described the floor plan and traffic parking plan. The following exhibits were presented:

- A3: Goggle Aerial Map
- A4: Floor Plan
- A5: Fencing
- A6: Quote for Fence
- A7: Aerial map

Mr. Gaines requested that the applicant contact Ms. Ivy Ross, Vice Chair of the Environmental Advisory Council for plantings and use of native species.

Mr. Moriconi requested the following waivers:

- Economic cost and analysis
- Environmental Impact Assessment
- Transportation Impact Study (no increase in traffic)
- Land development approval (no new construction)
- Sewage Planning Module (no additional EDU's are required from Bucks County Water & Sewer Authority)

Comments were made by the Board of Supervisors.

There were no comments from the public.

Ms. Baker motioned, seconded by Ms. Schemm to approve the conditional use application for Innovation and Exploration LLC based on the requirements of the building code, fire marshal's fire alarm system; agreement with EAC for plantings and buffering; comply with CKS review letter dated November 11, 2019 and obtain a letter from Bucks County Water and Sewer Authority. All were in favor and the motion passed 5-0.

Mr. Clemons stated he will prepare a written decision based on these conditions and this decision will be added to the February 25, 2020 Board of Supervisors agenda.

Mr. Gaines reconvened the regular Board of Supervisors meeting at 8:20 PM.

1. APPROVAL OF BILL LIST:

- a. **2019 Invoices received January 29, 2020 to February 11, 2020 in the amount of \$78,420.85.**

Ms. Schemm motioned, seconded by Mr. Lomax to approve the 2019 invoices paid for the period January 29, 2020 to February 11, 2020 in the amount of \$78,420.85. All were in favor and the motion passed 5-0.

- b. **2020 Invoices for the Period January 29, 2020 to February 11, 2020 in the amount of \$1,086,495.98.**

Ms. Schemm motioned, seconded by Mr. Lomax to approve the 2020 invoices paid for the period January 29, 2020 to February 11, 2020 in the amount of \$1,086,495.98. 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.

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

- a. January 14, 2020 to Approve Minutes for Board of Supervisors meeting.
- b. January 28, 2020 to Post Minutes for Board of Supervisors Work Session meeting.
- c. January 28, 2020 to Post Minutes for Board of Supervisors meeting.
- d. Consider appointment of Amy Crasto as a volunteer to the Environmental Advisory Council.
- e. Consider appointment of Kathy Newcomb as a volunteer to the Historic Commission.
- f. Consider appointment of Michael Simone as a volunteer to the Pension Advisory Board.
- g. Consider appointment of Barbara Brown as a volunteer to the Open Space & Land Preservation Committee.
- h. Consider Assignment of the Easement for the Home Depot property to NWWA.
- i. Consider authorization to advertise bid for Folly Road Culvert Road Replacement project.
- j. Consider Resolution to apply for a Police Grant.
- k. Consider adoption of Township Goals.

3. **CORRESPONDENCE:** None.

4. **OLD BUSINESS:**

- a. **Consider approval of 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; Nicholas Rakowski, P.E. and applicant Bill Roundtree were present. Several revisions were made to the plan to revisit the turning lane onto Georges Lane.

Public Comment:

Ms. Lewis (2129 Georges Lane) concerned about making a left onto Georges Lane.

Ernest Montella, Jr. (2117 Georges Lane) questioned water service, sidewalks and runoff. Mr. Zarko stated water will be served from Easton Road. There are no plans to extend the water line down Georges Lane. The stormwater will be captured underground and discharged to an existing stormwater system.

Ms. Christine Kilcoyne (2143 Georges Lane) does not approve of entrance to new facility on Georges Lane.

A resident suggested a "No Right Turn" on red light at intersection of Valley Square Blvd and 611. This would allow extra time for the residents on Georges Lane to exit onto 611. Mr. Lubber said the township would need PennDOT approval. CKS will contact PennDOT.

Rachel Cleary (2104 Georges Lane) expressed concerned about additional traffic coming into Georges Lane; concerned about existing contaminated wells and suggested for Patient First to find an existing vacant building instead of building a new one.

Mr. Clemons stated all conditions have been adhered to and approved by the Planning Commission. Mr. Clemons reported if a decision was not made during this meeting, the plans will be deemed approved.

Mr. Clemons summarized the motion for the preliminary/final plans of subdivision/land development of PF Warrington LLC.

Mr. Gaines motioned, seconded by Ms. Schemm to approve the Resolution in accordance with the waivers for the preliminary/final plans of subdivision/land development of PF Warrington, LLC. All were in favor and the motion passed 5-0.

Discussion ended at 9:15 pm.

b. **Discuss Slot Machine Nuisance Ordinance.**

Mr. Gaines stated currently there are no slot machines in Warrington Township.

Mr. Clemons stated Statute 5313 of the Crimes Code prohibits slot machines and is enforced by the State Police. The State Gaming Law deals with illegal slot machines.

No further action was taken by the Board of Supervisors.

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

a. **Discuss EIT increase to fund Open Space.**

Mr. Lubber reported the township can impose up to .25% Earned Income Tax (EIT) to be used for Open Space. Mr. Lubber referenced Act 153.

An increase in the EIT would have to be placed on the ballot as a referendum.

Public Comment:

Dr. Connie Ace, Chair of the Historic Commission asked if the additional tax be used to restore historic sites.

Ms. Schemm requested more information.

This item will be brought up at a future meeting.

b. **Approval of EAW to provide camera system for Lions Pride Park.**

Mr. Lubber gave a brief overview for the township to provide a camera system at Lions Pride Park. The park stewards, along with Mr. Oles and the police department will be able to monitor the park. The information can be stored for thirty days and is web-based. Two COSTARS vendors presented proposals. EAW was recommended by staff.

Ms. Schemm motioned, seconded by Mr. Lomax to approve EAW to provide a camera system for Lions Pride Park in the amount of \$17,959.55. All were in favor and the motion passed 5-0.

c. **Consider preliminary design scope proposal for Easton/Bristol Roads intersection improvements.**

Mr. Zarko described the improvements to the intersection of 611 and Bristol Road. A proposal was submitted by McMahon Transportation Engineers and Planners for professional service.

\$100,000 was allocated from future development for this project.

Ms. Schemm motioned, seconded by Mr. Lomax to approve the preliminary design scope proposed by McMahon Transportation Engineers and Planners for the Easton/Bristol Roads intersection improvements. All were in favor and the motion passed 5-0.

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

7. **DEDICATION REQUEST:** None.

8. **ENGINEER'S REPORT:**

a. **General Update:** None.

9. **SOLICITOR'S REPORT:**

a. **Upcoming ZHB Application 2020 02 24: WT ZHB 20-03, Chyko, 1020 Lower State Road. Special exception to erect a building on a non-conforming lot; dimensional variance for side yard setback, dimensional variance for impervious area.**

Mr. Clemons described the application and recommended that the Board of Supervisors do not need to take action.

b. **Petition for allowance of Appeal of Warrington Township vs. Victory Gardens, Inc.**

Mr. Clemons stated an appeal was filed with the PA Supreme Court. The PA Supreme Court has to consider the petition.

SUPERVISOR COMMENTS:

Mr. Lomax reported on the 2020 Census.

Mr. Lomax stated the first edition of the E-Link will be published the end of February.

Ms. Baker stated the Veteran Affairs Committee sent out letters to veterans offering assistance, if needed.

Ms. Schemm stated the police contract is still on-going.

Ms. Albillar stated that Emergency Services launched a life support unit.

Ms. Albillar announced that Bucks County residents who make less than \$56,000 can get their income taxes done for free. Residents can contact the Bucks County Opportunity Council VITA Program.

ADJOURNMENT

There being no further business, Ms. Albillar motioned, seconded by Ms. Schemm to adjourn the meeting at 9:53 PM.

Respectfully Submitted By:



Barbara J. Livrone, Board Secretary

Attachment "A"

Consent Agenda – February 11, 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.

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

- A. January 14, 2020 to Approve Minutes for Board of Supervisors meeting.**
- B. January 28, 2020 to Post Minutes for Board of Supervisors Work Session meeting.**
- C. January 28, 2020 to Post Minutes for Board of Supervisors meeting.**
- D. Consider appointment of Amy Crasto as a volunteer to the Environmental Advisory Council.**
- E. Consider appointment of Kathy Newcomb as a volunteer to the Historic Commission.**
- F. Consider appointment of Michael Simone as a volunteer to the Pension Advisory Board.**
- G. Consider appointment of Barbara Brown as a volunteer to the Open Space & Land Preservation Committee.**
- H. Consider Assignment of the Easement for the Home Depot property to NWWA.**

This is to assign the Easement Agreement between the Township and Home Depot to NWWA so that they can construct the filtration system on the well located nearby their property off of Easton Road.

- I. Consider authorization to advertise bid for Folly Road Culvert Road Replacement project.**

This is to advertise a bid for the Culvert Replacement at Folly Road.

- J. Consider Resolution to apply for a Police Grant.**

This is to adopt a Resolution as required in conjunction with the application to the Edward Byrne Memorial Justice Assistance Grant Program for Police Department-related funding.

K. Consider adoption of Township Goals.

This is to adopt goals for the Township that has been prepared by Township staff in coordination with the Board of Supervisors.