



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES FOR AUGUST 14, 2018**

The written minutes are a summary of the August 14, 2018 Board of Supervisors meeting. For a complete dialog visit the Township's website, www.warringtontownship.org.

ATTENDANCE

Shirley A. Yannich, Chair; Fred R. Gaines, Vice Chair; Carol T. Baker, Member; Eileen Albillar, Member and Ruth L. Schemm, Member. Staff present was Barry P. Lubber, Township Manager; Terry W. Clemons, Esq., Clemons Richter and Reiss, Township Solicitor; Thomas Zarko, P.E., CKS Engineers, Township Engineer and Barbara J. Livrone, Executive Assistant to the Township Manager/Board Secretary.

CALL TO ORDER: Ms. Yannich called the meeting to order at 7:00 P.M. Ms. Yannich welcomed the residents who came to the meeting and also the people watching the meeting live.

PLEDGE OF ALLEGIANCE

Ms. Yannich followed the Call to Order with a pledge to the flag.

EXECUTIVE SESSION REPORT

Ms. Yannich stated there was no executive session held.

RECOGNITION OF GATEWAY KIA'S DONATIONS TO WARRINGTON POLICE, FIRE COMPANY # 1 & AMBULANCE CORPS.

Ms. Schemm read Resolution No. 2018-R-58 acknowledging Gateway Kia's generous donation of \$5,000 each to the Warrington Police Department, Warrington Fire Company #1 and Warrington Ambulance Corps. Ed Bussinger from Gateway Kia accepted the Resolution. Ms. Yannich requested purchasing a plaque acknowledging their donation and given to Gateway Kia on behalf of the Board of Supervisors.

UPDATE AND DISCUSSION OF THE PROPOSED POLICE/MUNICIPAL BUILDINGS.

Mr. Zarko, Chair of the Ad Hoc Police Building Design Committee gave an update from their third committee meeting of July 26th. Mr. Zarko summarized the direction from the Board of Supervisors July 24th meeting by modifying the site layout to the east; modify the parking lot layout; start the vetting process for a construction management firm; evaluate the Easton Road access; and resume the architect to work on the project.

Mr. Zarko reviewed the scope of work changes by stating the township building renovations has been removed from the police building project; the community room has been removed, develop a new lobby area, discuss roof design and exterior façade concept for new police building.

The next Ad Hoc Police Building Design Committee meeting is scheduled for August 23rd.

PUBLIC COMMENT:

John Doner (2408 Greensward North) requested a parking restriction Ordinance for the northside of Greensward. Ms. Yannich asked the township manager to check with the police chief for issues and for the township engineer to research parking on the northside of Greensward.

PUBLIC HEARING: None.

1. APPROVAL OF BILL LIST:

a. **Invoices for the Period July 25, 2018 to August 14, 2018 in the amount of \$1,642,827.19.**

Ms. Albillar moved, seconded by Mr. Gaines to approve the invoices paid for the period July 25, 2018 to August 14, 2018 in the amount of \$1,642,827.19. All were in favor 5-0.

2. CONSENT ITEMS:

Ms. Yannich read each consent item and asked if any clarification was needed for the consent items as presented. (Attachment "A")

- Ms. Schemm noted a correction to the July 12th meeting minutes.
- Ms. Albillar noted a correction to the July 24th meeting minutes.

Mr. Gaines moved, seconded by Ms. Baker to approve Consent Items A through H. All were in favor 5-0.

- a. July 10, 2018 to Approve Minutes for Board meeting.
- b. July 12, 2018 to Post Minutes for Ad Hoc Police Building Design Committee meeting.
- c. July 24, 2018 to Post Minutes for Board meeting.
- d. July 26, 2018 to Post Minutes for Ad Hoc Police Building Design Committee meeting.
- e. Consider Change Order #2 as a credit in the amount of (\$488.00) for the General Construction to the lobby renovations at the Community Building located at 3400 Pickertown Road.
- f. Consider appointment of Dr. Michael Diorka to the Park and Recreation Board.
- g. Consider approval to release 18-month Maintenance Security for Public Improvements within Warrington Springs, Phases 1 & 2.
- h. Consider approval to release 18-month Maintenance Security for Public Improvements within Warrington Springs, Phases 3.

3. CORRESPONDENCE: None.

4. OLD BUSINESS:

a. **Consider approval of Ordinance establishing parking restrictions on the Southside of Greensward North between Freedoms Way and Wedge Way (advertised August 6, 2018).**

Mr. Zarko stated this Ordinance amends Section 402 to prohibit parking at all times on the southside of Greensward North between Freedoms Way and Wedge Way. The Ordinance was advertised on August 6, 2018.

Mr. Gaines moved, seconded by Ms. Baker to approve the Ordinance establishing parking restrictions on the southside of Greensward North and Freedoms Way and Wedge Way. All were in favor 5-0.

b. **Consider authorization to prepare Resolution for Preliminary/Final plan approval Murphy Tract, 2934 Bristol Road, TMP # 50-026-002.**

Giovanna Raffaelli, Attorney for the applicant, Metropolitan Development Group (MDG 4, LLC) and Scott Mill, P.E., Van Cleef Engineering Associates reviewed the comments stated in CKS review letter dated July 27, 2018. The proposal is to subdivide a 10.0+ acre parcel on Bristol Road into 5 single family detached lots. An existing single family dwelling with an accessory garage will remain on Lot #1. A total of 2.64 acres of open space will remain within conservation easements located on Lots 2 through 5.

Ms. Schemm stated the homeowner needs to be aware that open space is actually open space.

Ms. Raffaelli stated that open space markers will be placed at each lot and will be noted on the record plan. The open space will also be part of the homeowners' association documents which will be recorded.

Mr. Clemons noted that conservation easements provide for natural protection.

Ms. Schemm requested that the new owners receive information explaining a wetland basin.

Ms. Raffaelli said wetland basin will be mentioned in the homeowners' association documents and maintained by the homeowner. Wetland basin will be added to the disclosure statement.

Mr. Gaines questioned if the basin will be naturalized or conventional.

Mr. Mill stated the basin will be naturalized with native plants which are required by the MS4 program.

Mr. Zarko pointed out a zoning issue #3. He also suggested not using Magnolia Lane as part of the subdivision but to change the name to Murphy Lane.

Ms. Yannich was concerned about the size of the outlet pipe from the basin. She suggested something be placed on the opening so that a child could not enter.

Ms. Raffaelli stated the developer will provide a child protection grate.

Ms. Yannich requested the applicant to comply with the July 27th CKS review letter and also the review letter from the Bucks County Planning Commission dated July 24th. Ms. Yannich also asked why there was no open space on Lot #1.

Mr. Mills stated Lot #1 has large trees that are being preserved and the existing home is being preserved.

Public Comment:

Connie Ace (Chair of Historic Commission) asked what the plan will be for the historic home.

Ms. Raffaelli said this home is on Lot #1 and is part of the Homeowners Association.

Donna Sempowski (2841 Bristol Road) asked if the barn is being demolished, can the Historic Society use the wood for 10 Folly Road.

Ms. Raffaelli stated this is already part of the condition and also in the stipulation to save the barn material.

Mr. Clemons will prepare a Resolution noting that the applicant address all comments made in the July 27, 2018 review letter by CKS. Mr. Clemons also noted all the conditions that will be listed in the Resolution and presented at the August 28, 2018 Board of Supervisors meeting.

Ms. Yannich requested a listing of new developments be forwarded to the Environmental Advisory Council and have them speak to the new homeowners to see if there was anything a new homeowner wanted to know about environmental matters.

Ms. Baker moved, seconded by Mr. Gaines to authorize the Township Solicitor to prepare a Resolution for the Preliminary/Final plan approval with conditions for the Murphy Tract located at 2934 Bristol Road, TMP # 50-026-002. All were in favor 5-0.

c. **Consider authorization to prepare Resolution for Preliminary/Final plan approval for 2196 Longview Minor Subdivision, TMP # 50-029-077.**

Jason Smeland, P.E., Lenape Valley Engineering and Brian Webb, WBG Properties, LP gave background on the proposed minor subdivision plan for 2196 Longview Road.

The site is approximately 1.375 acres and the applicant proposed to subdivide the site into two lots. There is an existing dwelling on Lot #1.

Ms. Yannich asked the applicant to comply with CKS review letter dated August 9, 2018.

Mr. Zarko stated the stormwater management design needs to be resolved before the plan is approved.

Mr. Smeland stated a rain garden or in infiltration bed will be installed.

Mr. Clemons asked the applicant to withdraw wavier #1. Mr. Webb stated he would withdraw the waiver.

Ms. Albillar questioned the curbs and sidewalks for the subdivision.

Mr. Zarko stated the curbs and sidewalks can be added to the plan for future use.

Ms. Yannich questioned the open space as per the June 1st Bucks County Planning Commission letter, tree protection and the May 16th letter from Suburban Lighting.

Mr. Clemons stated the applicant will comply with the CKS review letter dated August 9th, approve Waivers 3, 4 and 5. Waiver #2 will be deferred until the Board of Supervisors determines the need.

Mr. Gaines moved, seconded by Ms. Albillar to authorize the Township Solicitor to prepare a Resolution for the Preliminary/Final plan approval for 2196 Longview Minor Subdivision, TMP # 50-029-077. All were in favor 5-0.

d. **Consider Bucks County Tour of Honor request for donation to honor our Veterans.**

Ms. Yannich stated each year Warrington Township Police Department provides a police escort for our veterans to visit Washington DC. Ms. Yannich suggested a donation of \$100 to Bucks County Tour of Honor.

Ms. Baker motioned, seconded by Mr. Gaines to donate \$100 to the Bucks County Tour of Honor. All were in favor 5-0.

e. **Consider authorization for “Coffee with a Supervisor”.**

Ms. Yannich, along with Mr. Gaines suggested starting a pilot program for the month of September for the residents to have coffee with a supervisor on a Saturday from 9:00 to 10:30 am. The dates will be September 8, 15, 22 and 29th. The first venue will be Village Bagel. These events will be advertised in the newspaper, website and social media.

Public Comment:

Donna Sempowski (2841 Bristol Road) suggested using a digital sign to advertise “Coffee with a Supervisor”.

The Board of Supervisors was in agreement to host the pilot program “Coffee with a Supervisor” during the month of September.

5. NEW BUSINESS (ACTION/DISCUSSION ITEMS):

a. **Consider extending State Ethics Policy to all Volunteers.**

Mr. Clemons stated a Township Conflict of Interest Policy was adopted by the Board in March 2018. Mr. Clemons submitted the Ethics Standards and Financial Disclosure and summarized Chapter 11. Mr. Clemons will prepare a Resolution to amend the current township policy and present the Resolution to the Board at their August 28th meeting.

Mr. Gaines motioned, seconded by Ms. Baker to authorize the solicitor to prepare a Resolution amending the current Township Conflict of Interest Policy. All were in favor 5-0.

b. **Consider approval of Zelenkofske Axelrod LLC auditing firm for 2018-2020 for a contracted price of \$100,500.**

Ms. Yannich stated five firms responded out of ten. A Committee was formed and recommended Zelenkofske Axelrod LLC to be the Township’s auditors for 2018-2020.

Ms. Albillar questioned what the key factor was to selecting the second lowest bidder.

Mr. Lubber stated references, larger staff and Zelenkofske Axelrod LLC has more municipal clients.

Mr. Gaines requested a copy of the Warrington Ambulance Corps audit.

Mr. Gaines motioned, seconded by Mr. Schemm to approve Zelenkofske Axelrod LLC auditing firm to be the Township’s auditing firm for 2018-2020 for a contracted price of \$100,500. All were in favor 5-0.

6. MANAGER’S REPORT:

a. **Consider Solicitor to review and revise the Pension Board Ordinance.**

Mr. Lubber stated that the current Ordinance is based on a non-uniform employee’s final sixty months of compensation. The Pension Board is requesting changing the monthly retirement pension based on the employees last thirty six months of final compensation.

Mr. Gaines motioned, seconded by Ms. Baker to advertise an amendment to Chapter 1, Part 7 Article B of the Non-Uniformed Employee Pension Plan effective January 1, 2019. All were in favor, 5-0.

Ms. Yannich requested to consolidate the different pension ordinances.

Ms. Baker motioned, seconded by Mr. Gaines to authorize the Solicitor to consolidate the pension ordinances. All were in favor, 5-0.

7. DEDICATION REQUEST: None

8. ENGINEER'S REPORT:

a. General Update:

Mr. Zarko gave updates on the following items:

- Anderson Way dedication
- Oak Creek Subdivision relating to the PECO right-of-way maintenance.

9. SOLICITOR'S REPORT:

a. Escrow Agreement for Parking Improvements at Warrington Crossing.

Mr. Clemons stated the escrow agreement is to secure twelve additional parking spaces to the existing "Gander Mountain" building and post \$80,000 in an escrow account.

Mr. Gaines motioned, seconded by Ms. Albillar to approve the escrow agreement for parking improvements at Warrington Crossing. All were in favor, 5-0.

- b. WT ZHB 18-18, Pannie, 1823 Fox Run Terrace, variance for impervious area to enable construction of a swimming pool.**
- c. WT ZHB 18-19, Gejer, Cadwallader Drive, variance for impervious area to enable construction of a swimming pool.**
- d. WT ZHB 18-20, Fiore, 1812 Carriage Way, variance for impervious area to enable construction of a swimming pool.**

Mr. Clemons stated that the above three requests to the Zoning Hearing Board are all impervious surface variances. The Board of Supervisors doesn't need to take any action. Mr. Clemons also noted that Best Management Practices address all impervious surfaces.

The Board of Supervisors suggested for Mr. Clemons to provide a letter to the Zoning Hearing Board to require as a condition for on lot stormwater facilities, as established by the Best Management Practices manual and approved by the Township Engineer.

Ms. Baker motioned, seconded by Ms. Albillar for the Township Solicitor to provide a letter to the Zoning Hearing Board relating to Best Management Practices for impervious surfaces.

Public Comment:

Elizabeth Pellicone (152 Morning Walk Drive) asked for an explanation of a rain garden.

Mr. Zarko described the function of a rain garden as controlling stormwater.

Donna Sempowski (2841 Bristol Road) asked if the developer is responsible for stormwater runoff to existing homes that surround the development.

SUPERVISOR COMMENTS:

Ms. Schemm reported during the Open Space and Land Preservation Committee a draft of the Millcreek easement was presented. Ms. Schemm inquired as to whom should be reviewing this easement. Mr. Clemons stated the draft easement will be reviewed by several agencies, i.e., DNR, Bucks County and Warrington Township.

Ms. Schemm noted the Open Space and Land Preservation Committee discussed the Morrissey parcel.

Ms. Schemm reported that the Historic Commission/Historical Society is seeking an architect to deal with the renovations of the museum located at 10 Folly Road.

Ms. Baker stated the Historic Commission/Historical Society will be meeting with the Doylestown Historical Society in the Fall. Also discussed at the Historic Commission/Historical Society meeting was the Murphy Tract development on Bristol Road. Suggested street name within the development is Murphy Court or Murphy Hill Court. The Historic Commission/Historical Society is applying for a grant for the rehabilitation of the museum at 10 Folly Road. A veteran's marker was found and installed by the Public Works Department at Igoe Porter Wellings Memorial Park.

Ms. Albillar suggested formalizing indirect and direct costs relating to the canine fundraising efforts. Mr. Luber stated the Police Department has already raised enough funds to cover the cost of the training for the dogs. Bucks County VETS has offered emergency care at no charge for the police dogs. Mr. Luber also noted that police vehicles will need to be outfitted for the dogs.

Ms. Albillar announced the Bike and Hike Trails Committee is hosting their annual Fishing Derby and Family Walk at Warrington Community Day, September 22nd.

ADJOURNMENT

There being no further business, Mr. Gaines moved, seconded by Ms. Albillar to adjourn the meeting at 9:33 PM.

Respectfully Submitted By:

Barbara J. Livrone, Board Secretary