



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS  
MINUTES FOR NOVEMBER 13, 2018**

**The written minutes are a summary of the November 13, 2018 Board of Supervisors meeting. For a complete dialog visit the Township's website, [www.warringtontownship.org](http://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. Luber, Township Manager; Vicki Kushto, 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 7:25 P.M. Ms. Yannich welcomed the residents who came to the meeting and also the people watching the meeting live. Ms. Yannich stated the meeting followed a budget work session and no actions or decisions were made during the work session.

**PLEDGE OF ALLEGIANCE**

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

**EXECUTIVE SESSION REPORT**

Ms. Yannich stated an executive session was held prior to the budget work session to discuss possible litigation.

**UPDATE AND DISCUSSION OF THE PROPOSED POLICE BUILDING.**

Mr. Zarko, Chair of the Ad Hoc Police Building Design Committee stated a joint meeting with the Ad Hoc Police Building Design Committee and the Board of Supervisors was held on November 8, 2018.

Five construction management firms were interviewed for the new police building project. The five firms interviewed were: Boyle Construction Management; Fidevia Construction; JMT; JINGOLI and Skanska USA.

Based upon the interviews conducted and a review of associated cost proposals, the Committee recommended Boyle Construction to provide construction management services.

Mr. Gaines motioned, seconded by Ms. Albillar to enter into an Engagement Agreement to hire Boyle Construction to provide construction management services for the new police building. By roll call vote, the motion was unanimous 5-0.

Mr. Zarko stated the Ad Hoc Committee is short one member and needs a Planning Commission member to replace Rich Rycharski.

Mr. Gaines motioned, seconded by Ms. Albillar to appoint Ted Cicci to the Ad Hoc Police Building Design Committee. All were in favor 5-0.

Mr. Zarko recommended to the Board of Supervisors for the Ad Hoc committee to meet on as "needed" basis. The Resolution will have to be amended for the committee to meet on as "needed basis."

Mr. Gaines motioned, seconded by Ms. Baker to amend the Resolution for the Ad Hoc Police Building Committee. All were in favor 5-0.

## Public Comment:

Dr. Connie Ace (1067 Folly Road) asked how these meetings would be advertised.

Mr. Luber stated any future meeting will be advertised in the newspaper, website and also at a Board of Supervisors meeting.

Mr. Gaines stated the committee is represented by a member of the Planning Commission, Board of Supervisors, Township Manager, Police Department and general public. The meetings are public meetings.

**PUBLIC COMMENT:**

Dr. Connie Ace (1067 Folly Road) asked if the company who is causing repairs to the storm drain at Pickertown and Folly Roads is financial responsible to pay for these repairs.

**PUBLIC HEARING:** None.**1. APPROVAL OF BILL LIST:**

- a. **Invoices for the Period October 24, 2018 to November 13, 2018 in the amount of \$2,633,830.60.**

Ms. Baker moved, seconded by Ms. Albillar to approve the invoices paid for the period October 24, 2018 to November 13, 2018 in the amount of \$2,633,830.60. All were in favor 5-0.

Ms. Yannich noted that the pension fund was a large expenditure.

Ms. Albillar questioned the separation of the MMO. Mr. Luber explained the MMO.

**2. CONSENT ITEMS:**

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

Mr. Gaines moved, seconded by Ms. Baker to approve Consent Items A through N. All were in favor 5-0. Consent Item "N" was added at the meeting to approve advertising a conditional use hearing for three directional signs for 1800 Street Road.

- a. **September 25, 2018 to Approve Minutes for Board of Supervisors meeting.**
- b. **October 9, 2018 to Approve Minutes for Board of Supervisors meeting.**
- c. **October 16, 2018 to Approve Minutes from Budget Work Session meeting.**
- d. **October 23, 2018 to Post Minutes from Budget Work Session meeting.**
- e. **October 23, 2018 to Post Minutes from Board of Supervisors meeting.**
- f. **Consider bid award for Upper Area Booster Station Improvements.**
- g. **Consider authorization to advertise a liquor license transfer to 865 Easton Road (former Bertucci's) TMP # 50-010-125.**

- h. Consider authorization to advertise for bids for the Tradesville WWTP Sludge Hauling & Disposal Contract.
- i. Consider authorization to advertise revised Fireworks Ordinance to amend Zoning Ordinance No. 85-2 to add Section 2327.
- j. Consider authorization to advertise amending Chapter 6 Conduct Regulations by adding Part 5-Regulation of Fireworks.
- k. Consider authorization to advertise amending Chapter 13 License, Permits and General Business Regulations by adding Part 6 – Permits for Consumer Fireworks Sold in Temporary Structures and for Display Fireworks.
- l. Consider authorization to advertise a conditional use hearing for the Morrissey property, Street, Lower State and Pickertown Roads, TMP # 50-004-138; 50-004-139; 50-004-140 and 50-004-141.
- m. Consider agreement with Hometown Press to produce the 2019 Link.
- n. Consider authorization to advertise a Conditional Use hearing for (3) directional signs for 1800 Street Road.

3. **CORRESPONDENCE:** None.

4. **OLD BUSINESS:**

- a. Consider adoption of Ordinance amending Chapter 5, Part 3 Construction Code Amendments of the Township's Code of Ordinances to adopt the 2015 Editions of the International Building Code Series (advertised November 5, 2018).

This Ordinance will bring the current township ordinance up-to-date and preserves existing conditions by following State Statute.

Mr. Gaines motioned, seconded by Ms. Albillar to adopt an Ordinance amending Chapter 5, Part 3 Construction Code Amendments of the Township's Code of Ordinances to adopt the 2015 editions of the International Code Series. All were in favor 5-0.

- b. Consider adoption of Ordinance to establish stop signs at intersections; no parking and speed limit signs on Anderson Way (advertised November 5, 2018).

Mr. Zarko stated this Ordinance prohibits parking on either side of Anderson Way; establishes the parking signs and yield sign.

Mr. Gaines stated Anderson Way bypasses the intersection at Bristol and 611. Mr. Gaines questioned the stop sign on Anderson Way. Mr. Zarko stated a 3-way stop sign was warranted due to the pedestrian walkway and tot lot.

Ms. Baker motioned, seconded by Ms. Schemm to adopt an Ordinance establishing stop signs at intersections, no parking and speed limit signs on Anderson Way. All were in favor 4-1 with Mr. Gaines voting no.

- c. Consider action for Cutler Group to complete public improvements at Oak Creek development.

Public Comment:

Shahid Baluch (2919 Maggie Way) and Brian Pohlman (2910 Maggie Way) were seeking comments from the Cutler Group and the progress on completing the work at the Oak Creek development.

Ms. Kushto said the punch list has not been addressed as per Cutler's attorney. Ms. Kushto is recommending to the Board of Supervisors to draw down the financial security at the next Board meeting.

Mr. Zarko stated due to the weather, paving will not be able to get started until the spring of 2019.

Ms. Yannich explained that a Resolution will be prepared by the Solicitor and presented at the November 27<sup>th</sup> Board meeting. Ms. Kushto stated the Resolution will be forwarded to the Bank demanding funds be released.

Mr. Gaines motioned, seconded by Ms. Baker to authorize the Solicitor to prepare a Resolution to draw down funds from the Bond so that public improvements can be completed at the Oak Creek Development. All were in favor 5-0.

d. **Update on Willow Knoll parking.**

Ms. Kushto explained parking spaces for the back parking area. Originally, the parking space issue was just for Lisa Drive but now it has been expanded to the back of the development. The residents will be forming an association and an Articles of Incorporation is in draft form.

Public Comment:

Keith Madara (1226 Suzann Drive) commented on three issues:

- Requested a no parking sign for a truck that is parked on Oxford Drive, located near the tot line, which is obstructing driving view.
- Update on Waste Management getting the bulk pick-up date changed from Friday to Monday or Tuesday.
- PECO right-of-way

Joyce Austin (1255 Lisa Drive) stated the center line needs to be moved on Oxford Drive. Samir Fetouaki (1233 Suzann Drive) says he has a hard time finding a parking spot.

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

a. **Consider authorizing the Solicitor to prepare a Resolution for Preliminary/Final Land Development approval for Pathways at Warrington, TMP # 50-010-014-001, located on Street Road.**

Representatives of Pathways at Warrington included Kim Freimuth, Esquire; Ken Bissinger, P.E., Renew Design Group; Vince Dattilo, CEO, GDL, The Pathways at Warrington and Susan Wright, President of Gloria Dei Board.

Ms. Freimuth stated a sketch plan of this development was approved in 2017. Ms. Freimuth gave a brief presentation and overview of the proposed development. The property is approximately 3 acres. This will be a memory care and personal care facility which will include 82 beds.

The applicant is working with Lamplighter Village to buffer and access the parcel. Conditional approval was obtained by the Warrington Township Planning Commission.

Ms. Freimuth addressed zoning comments for parking that were noted in CKS October 24, 2018 review letter. Additional parking is provided for 15 spaces.

A resident asked how many handicapped spaces are included.

Mr. Bissinger stated there are 4 handicapped spaces at the facility.

Mrs. Kurik (1104 Manchester Ct) questioned the visitor status report that was taken in February. She stated there should be more visitors visiting in better weather. Ms. Freimuth stated the people visiting are consistent visitors anytime during the year.

Mr. Zarko stated the Gloria Dei application meets the Ordinance for parking with some extra provided spaces.

Ms. Yannich read item #10 on the plan and questioned the wall and drainage.

Mr. Bissinger stated one wall is at the grade in the back of the building and will be well lighted. Security cameras will be installed. A retaining wall will be installed with; a landscape buffer to accommodate the Lamplighter Village residents.

Ms. Yannich expressed concern about trucks creating noise thus disturbing the residents at Lamplighter. Mr. Bissinger stated additional plantings will buffer noise.

Ms. Freimuth addressed the waivers noting that a sidewalk is not being proposed. Ms. Freimuth agreed to comply with Waivers 2, 3 and 4. Waiver # 1 will be deferred. The applicant will comply with CKS review letter dated October 24, 2018; Warrington Township Planning Commission meeting minutes dated April 5, 2018 and the Bucks County Planning Commission letter dated January 30, 2018. There are two punch lists items relating to the connection of the sewer system and the dedication of the sewer system within Lamplighter Village.

Mr. Zarko reviewed the conditions of the Warrington Township Planning Commission April 5, 2018 meeting and noted the generator sound tested to meet Township Ordinance.

#### Public Comment

John Kurik (1104 Manchester Court) questioned the location of the generator and requested that it be moved closer to Street Road.

Ms. Freimuth stated the generator only runs 15 minutes a day. The generator will be in an enclosed structure.

John Trump, Kimball Architect explained the generator.

Mr. Gaines motioned, seconded by Ms. Baker to authorize the Solicitor to prepare a Resolution for Preliminary/Final Plan approval with all conditions for Pathways at Warrington. All were in favor 5-0.

b. **Consider PennDOT's offer for Warrington Township to acquire right-of-way at 2853 County Line Road.**

Mr. Zarko reported the State is offering an abatement to acquire a right-of-way at 2853 County Line Road in the amount of \$27,900 for public improvements.

Mr. Gaines motioned, seconded by Ms. Albillar to accept the offer from PennDOT to acquire right-of-way at 2853 County Line Road. All were in favor 5-0.

c. **Consider PennDOT's offer for Warrington Township to acquire right-of-way at 10 Folly Road.**

Mr. Zarko reported the State is offering an abatement to acquire a right-of-way at 10 Folly Road in the amount of \$27,600 for public improvements.

Mr. Gaines motioned, seconded by Ms. Schemm to accept the offer from PennDOT to acquire right-of-way at 10 Folly Road. All were in favor 5-0.

**6. MANAGER'S REPORT:**

a. **Discussion of Mission Statement for Warrington Township.**

Mr. Luber submitted a draft mission statement for Warrington Township. Ms. Yannich read the proposed draft mission statement and asked for discussion.

Ms. Baker requested the wording of "enhance" be added to the statement.

Ms. Albillar requested the following as the mission statement: To promote (and protect?) the health, safety and welfare of the residents of Warrington Township, in an inclusive, transparent and fiscally responsible manner."

Ms. Schemm motioned, seconded by Mr. Gaines to include a mission statement for Warrington Township to be presented in the 2019 budget. All were in favor 5-0.

b. **Discussion of Status of Township Goals for 2019.**

Mr. Luber presented and read the township goals for 2019. Ms. Albillar inquired about the homestead exemption act. Mr. Luber stated the Solicitor said the township can't raise taxes in 2019 and implement homestead exemption.

c. **Titus Elementary School -2<sup>nd</sup> Grade Classes visit to Township Building.**

On October 24<sup>th</sup> and October 25<sup>th</sup>, the second grade classes from Titus Elementary School visited the township and learned about local government. Each department gave a brief description of their duties. The second grade class sent the township a thank you card. Ms. Albillar thanked Mr. Luber and Ms. Livrone for coordinating the event.

d. **Veteran Affairs Committee (VAC) hosted the 3<sup>rd</sup> annual Veteran Affairs Committee Ceremony**

Mr. Luber reported the VAC held their 3<sup>rd</sup> annual ceremony in recognition of Veterans Day on November 12<sup>th</sup> at the township building. Ollie Groman, Chair of the VAC facilitated the ceremony. Vice Chair Peter Scott spoke and gave statistical information. Larry Bullock read a poem that he wrote. Jeanine Winslow was recognized as the facilitator of the committee. Public Works employee, Chris Roth is one of the committee members.

**7. DEDICATION REQUEST:**

a. **Consider approval of dedication of water and sewer lines at Meridian of Valley Square.**

Mr. Zarko stated all improvements have been completed at Meridian at Valley Square. It is recommended to accept the improvements and for the developer to post security for paving and water and sewer lines.

Mr. Gaines motioned, seconded by Ms. Baker to approve the dedication of the water and sewer lines at Meridian at Valley Square. All were in favor, 5-0.

**8. ENGINEER'S REPORT:**

a. **General Update**

Mr. Zarko gave an update to the Titus Road intersection.

**9. SOLICITOR'S REPORT:**

Ms. Kushto reported on three Zoning Hearing Board items and stated no action is required by the Board of Supervisors.

Ms. Kushto stated the contractor was at Warrington Ridge and televised a line. More information will be supplied by Carroll Engineering Corporation.

Mr. Luber reported that a meeting has been scheduled for the residents on Bradley Road to give them update on the DAS material. This meeting has been scheduled for November 27, 2018.

**SUPERVISOR COMMENTS:**

Mr. Gaines reported that a monument "Bradley Field" was located by the Public Works Department. The Historic Commission and the Public Works are working together to install it at the IPW Memorial Field.

Mr. Gaines attended a PSATS webinar regarding the use of conservation easements for land use planning.

Ms. Schemm reported on the number of fire and EMS calls and both have increased in 2018.

Ms. Schemm requested Mike Fehrle from Middletown Township to give a presentation about the Responsible Contractor Ordinance at the next Board meeting.

Ms. Schemm thanked Mr. Luber, Mr. Knox and Ms. Winslow for their intervention with the Soccer Club.

Ms. Baker reported that the water and sewer radio transmitters are not working properly. A new software called Flexnet will eliminate a laborer to read meters and the meters will be read automatically. A report will be generated to notify the customer of a possible leak.

Ms. Baker stated the Historic Commission is in the process of finishing the floor at the 10 Folly Road Schoolhouse. The Historic Commission showed the students at Titus Elementary School artifacts.

Ms. Albillar attended the PSATS Fall Regional Conference.

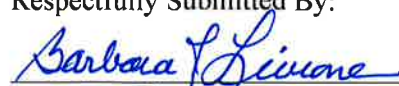
Ms. Albillar reported the Bike and Hike Trails Committee has two vacancies. Gerry Sapers is resigning at the end of the year and Ira Myers moved from the township but will continue to take the lead for the Triathlon to benefit Warrington Cares Employee Charity.

Ms. Yannich stated a Redcoat Drive resident was concerned about a path in their development. Public Works was notified and the path was cleaned.

**ADJOURNMENT**

There being no further business, Ms. Albillar moved, seconded by Ms. Baker to adjourn the meeting at 9:56 PM.

Respectfully Submitted By:



Barbara J. Livrone, Board Secretary

**ATTACHMENT "A"**

**Consent Agenda – November 13, 2018**

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. September 25, 2018 to Approve Minutes for Board of Supervisors meeting.**
- B. October 9, 2018 to Approve Minutes for Board of Supervisors meeting.**
- C. October 16, 2018 to Approve Minutes from Budget Work Session meeting.**
- D. October 23, 2018 to Post Minutes from Budget Work Session meeting.**
- E. October 23, 2018 to Post Minutes for Board of Supervisors meeting.**
- F. Consider bid award for Upper Area Booster Station Improvements.**

Award Booster Station Improvements project contract to low bidder, BSI, in the amount of \$213,054.00. This is an ANG Cooperative Agreement project.

- G. Consider authorization to advertise a liquor license transfer to 865 Easton Road (former Bertucci's) TMP# 50-010-125.**
- H. Consider authorization to advertise for bids for the Tradesville WWTP Sludge Hauling & Disposal Contract.**

Advertisement of bids for Tradesville Wastewater Treatment Plant Sludge Hauling and Disposal.

- I. Consider authorization to advertise revised Fireworks Ordinance to amend Zoning Ordinance No. 85-2 to add Section 2327.**

Amendment to:

- Assure that land uses provided for under the fireworks law are designed and constructed so as to be in harmony with other similar uses and within the locale where they are proposed.
- Assure that any facilities selling fireworks located within the Township obtain the required permits and adhere to the requirements of the Department of Agriculture.



**J. Consider authorization to advertise amending Chapter 6 Conduct Regulations by adding Part 5 – Regulation of Fireworks.**

Addition of a new Part 5 to regulate Use of Consumer Fireworks and Use of Display Fireworks.

**K. Consider authorization to advertise amending Chapter 13 License, Permits and General Business Regulations by adding Part 6 – Permits for Consumer Fireworks Sold in Temporary Structures and for Display Fireworks.**

Addition of Part 6 to provide for:

- Temporary Structure Permits and Fees
- Temporary Structure Regulations
- Display Fireworks Permits
- The Establishment of Penalties

**L. Consider authorization to advertise a conditional use hearing for the Morrissey property, Street, Lower State and Pickertown Roads, TMP # 50-004-138; 50-004-139; 50-004-140; and 50-004-141.**

The applicant, Richard P. McBride for Eureka Stone Quarry Inc., is requesting a conditional use allowed under Section 403A of the Zoning Ordinance for a Conservation Residential Development.

**M. Consider agreement with Hometown Press to produce the 2019 Link (at no cost to the residents).**

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