



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES FOR JANUARY 12, 2021 - 7:00 PM**

The written minutes are a summary of the January 12, 2021 Board of Supervisors meeting. For a complete dialog visit the Township's website, www.warringtontownship.org.

Due to the increase in COVID-19 cases, this meeting and all future meetings will only be available to the public by video conferencing (Zoom). The recorded meeting can be viewed the day after through the Township's website, www.warringtontownship.org

ATTENDANCE VIA VIDEO CONFERENCING (ZOOM)

Supervisors Chair Fred R. Gaines; Vice Chair Ruth Schemm; Eileen Albillar, Member; and Mark E. Lomax. William M. Connolly became a member of the Board, after being sworn in.

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

CALL TO ORDER: Mr. Gaines called the meeting to order at 7:03 P.M.

PLEDGE OF ALLEGIANCE

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

Following is a listing of people who attended the January 12, 2021 Board of Supervisors meeting via Zoom:

- District Judge Jean Seaman
- Carol Baker
- Shirley Yannich
- Renee Scally
- Charlie Winslow
- Chris Anderson
- Bruce Goodman
- Christen Pionzio
- Karen Lynch
- Mike Kelly
- Christin Giampolo
- John Hornick
- Matt Hammond
- Rich Rycharski
- Kristen Donohue
- James Duffy
- Kris McCann
- Steve Palmieri
- Kayma Sherman Knuckles

PUBLIC COMMENT: There was no public comment.

EXECUTIVE SESSION REPORT: There was no executive session.

SWEARING IN OF NEW SUPERVISOR: (District Judge Jean Seaman officiating)

District Judge Seaman read the Oath of Office and swore in William M. Connolly to discharge the duties of Supervisor for Warrington Township, Bucks County, PA. Mr. Connolly was welcomed by the Board of Supervisors. Mr. Connolly will complete a one year term left by Carol T. Baker which expires 12.31.21.

PRESENTATION OF 2020 EMPLOYEE OF THE YEAR AND TWO RUNNER-UPS

Mr. Luber read comments from the nominators for each of the three selected employees. The two runner-ups nominated were Kevin Craig, Firefighter and Charlie Winslow, Public Works. Renee Scally, Finance Department was selected as Employee of the Year for her outstanding duties performed during 2020.

PUBLIC HEARING: None.

1. APPROVAL OF BILL LIST:

- a. **2020 Invoices for the Period December 31, 2020 to January 12, 2021 in the amount of \$427,135.62.**

Mr. Lomax motioned, seconded by Ms. Schemm to approve the 2020 invoices paid for the period December 31, 2020 to January 12, 2021 in the amount of \$427,135.62. All were in favor and the motion passed 5-0.

- a. **2021 Invoices for the Period January 1, 2021 to January 12, 2021 in the amount of \$445,181.69.**

Ms. Schemm motioned, seconded by Mr. Lomax to approve the 2021 invoices paid for the period January 1, 2021 to January 12, 2021 in the amount of \$445,181.69. 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 motioned, seconded by Ms. Albillar to approve Consent Items A through J. All were in favor and the motion passed 5-0. (Attachment "A")

- a. November 24, 2020 to Approve Minutes for Board of Supervisors meeting.
- b. December 8, 2020 to Post Minutes for Board of Supervisors meeting.
- c. January 4, 2021 to Post Minutes for Board of Supervisors meeting.
- d. Consider appointment of Aaron Attermann as a volunteer member to the Veteran Affairs Committee.
- e. Consider appointment of John Scala as a volunteer member to the Veteran Affairs Committee.
- f. Consider appointment of Steve Palmieri as a volunteer member to the Environmental Advisory Council.
- g. Consider Certificate of Completion # 1 for Sandstone – The Enclave at Warrington in the amount of \$80,045.30.
- h. Consider Certificate of Completion # 2 for The Enclave at Warrington in the amount of \$59,743.25.
- i. Consider Certificate of Completion # 3 for Grove Valley Farm in the amount of \$87,035.00.
- j. Consider change to 2021 Fee Schedule (addition of Land Development Waiver Fee).

3. CORRESPONDENCE: None.

4. OLD BUSINESS:**a. Consider the addition of two speed humps for Bradley Road.**

Mr. Luber reported on the background of Bradley Road. Bradley Road was a gravel surface changed over to oil and chip with the help of a grant. The speed limit on Bradley Road is 15 mph. However, traffic problems are getting worse due to detours. Concerns have been expressed from the residents to install speed humps to help deter speeding.

Public Comment

James Duffy (3144 Fox Drive) stated enforcement is needed for cars and trucks that speed on Bradley Road. Also, Mr. Duffy stated the current speed humps are too far apart to slow traffic down. Mr. Duffy requested more speed humps and adding a stop sign.

Kris McCann (3148 Fox Drive) agreed with Mr. Duffy's comments and is requesting help.

Kristen Donahue (605 Musket Court) stated truck restrictions are needed.

Mr. Zarko stated the current speed humps that were installed are in accordance with the PennDOT manual. CKS is recommending installing two more speed humps at a cost of \$6,000 per speed hump.

CKS can perform a traffic study to warrant a stop sign and work with the Public Works Department.

b. Consider appointment of Board of Supervisors member to be liaison to the Planning Commission and Veteran Affairs Committee.

Mr. Lomax motioned, seconded by Ms. Schemm to appoint William M. Connolly as liaison to the Planning Commission and Veteran Affairs Committee. All were in favor and the motion passed 5-0.

5. NEW BUSINESS (ACTION/DISCUSSION ITEMS):**a. Consider BCWSA/Warrington – Tradesville Easement Agreement.**

Mr. Clemons reported on a Special Warranty Deed transferring eight parcels from Warrington Township to Bucks County Water and Sewer Authority which contains sewer facilities.

Ms. Albillar motioned, seconded by Mr. Lomax to approve the Special Warranty Deed between Warrington Township and BCWSA Tradesville Easement Agreement. All were in favor and the motion passed 5-0.

b. Consider Land Development Application/Process Waiver Request for Warrington Crossing Shopping Center – Proposed Bank.

Christen Pionzio, Esq., Hamburg, Rubin, Mullin, Maxwell & Lupin; PC reported the site for constructing the proposed bank is the former Ruby Tuesdays on 611. This building will be demolished to construct a Chase Bank located at 140 Easton Road (TMP Nos. 50-031-022 & 50-031-022-C).

Representing the developer, Goodman Properties, were Bruce Goodman and Chris Anderson. Also present was John Hornick, P.E., Bohler Engineering, the applicant's engineer and Matt Hammond, P.E., Traffic Planning and Design, Inc., the applicant's traffic engineer.

Mr. Goodman presented slides of the shopping center and proposed bank building.

Discussed with the proposal was the addition of a bus shelter, sidewalk and the color of the exterior of the building in accordance with the overlay district. The Board of Supervisors agreed that the revised building is acceptable.

Also discussed was landscaping and for the shopping center to provide a pedestrian crossing from the center to the bus shelter, as approved by the township engineer.

Mr. Connolly motioned, seconded by Ms. Albillar to approve a waiver of land development application subject to compliance with CKS letter dated December 24, 2020 and conditions; landscape installed around bank, as approved by CKS; design of building with approved flat roof; adequate sidewalk connection from bank to shopping center, as approved by CKS and defer sidewalk along Easton Road to a future date from Bus Shelter to IHOP; install additional light, as approved by CKS, provide bus shelter as approved by SEPTA and be in full compliance with the subdivision and land development Ordinance. All were in favor and the motion passed 5-0.

c. Discuss Resolutions submitted to Bucks County Association of Township Officials to be forwarded to PSATS (Pennsylvania State Association of Township Supervisors).

Mr. Lomax motioned, seconded by Ms. Albillar to co-sponsor Resolutions that BCATO is submitting to their conference. The resolutions are on four topics: Marijuana Legalization, Global Climate Change, LGBTQ+Rights and increasing the Minimum Wage. All were in favor and the motion passed 5-0.

d. Consider approval of speed humps for Bradley Road.

Mr. Gaines motioned, seconded by Ms. Albillar to authorize CKS Engineers to add two (2) additional speed humps on Bradley Road and conduct a traffic study to warrant a stop sign. All were in favor and the motion passed 5-0.

e. Consider appointment of additional liaison to Emergency Services/Codes and Planning Commission.

Mr. Gaines motioned, seconded by Ms. Albillar to appoint Mr. Connolly as a second liaison to the Emergency Services and Codes Department and Ms. Albillar as second liaison to the Planning Commission. All were in favor and the motion passed 5-0.

6. MANAGER'S REPORT:

Mr. Luber gave an update on renovations to the old police station which is being performed by the Public Works Department.

7. DEDICATION REQUEST: None.

8. ENGINEER'S REPORT:

a. General Update

- i) December 18, 2020 Subdivision & Land Development, Public Improvement Projects and General Engineering Activities Status Reports.

Ms. Schemm requested for some items in the report to be updated. Mr. Zarko will provide the updates in the January report.

9. SOLICITOR'S REPORT:

- a. WT ZHB 20-29, Braccia, 941 Bluebell Lane, request for a special exception to construct a building in the RA zoning district on a non-conforming, undersized lot, and a variance to allow an increase in maximum impervious cover.
- b. Cardamone Zoning Hearing Board Application Amendment.

Mr. Clemons reported that the applicant will continue with the landscaping business and will satisfy the buffer requirements. The application has been amended as per the January 4, 2021 letter from Fox Rothschild LLP.

Mr. Connolly requested that the new homeowners receive a disclosure statement that the landscape business will be there for ten years and that the buffer between the business and non-business is less than the zoning ordinance requirement.

- c. Board of Assessment Appeals filed by Thomas Pileggi for Warrington Pavilion.
- d. Petition for Appeal to Bucks County Court of Common Pleas from Shops at Valley Square.
- e. Petition for Appeal to Bucks County Court of Common Pleas from Robert Gundlach, Esquire for 1495 Easton Road.
- f. Petition for Appeal to Bucks County Court of Common Pleas from Stone Manor Corporate Center.

Mr. Clemons will file an Entry of Appearance, representing the Township for Appeals filed relating to Items C through F.

SUPERVISOR COMMENTS:

Ms. Albillar welcomed Mr. Connolly as a member of the Board of Supervisors.

Ms. Albillar welcomed Steve Palmieri as a volunteer member to the Environmental Advisory Council.

Mr. Lomax congratulated Mr. Connolly as a member of the Board of Supervisors.

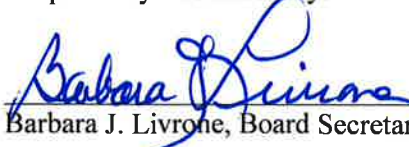
Mr. Lomax also commented on the democratic process as it related to the unfortunate events that occurred at the Capital Building on January 6, 2021.

Mr. Gaines requested everyone to be diligent in getting the COVID-19 vaccine.

ADJOURNMENT

There being no further business, Mr. Lomax motioned, seconded by Ms. Schemm to adjourn the meeting at 8:58 PM.

Respectfully Submitted By:


Barbara J. Livrone, Board Secretary

Attachment "A"

Consent Agenda – January 12, 2021

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 J** on the Consent agenda.

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- g. Consider Certificate of Completion # 1 for Sandstone – The Enclave at Warrington in the amount of \$80,045.30.

CKS has reviewed and confirmed that all items included with the reduction request have been satisfactorily completed by the project developer for public/site improvements.

- h. Consider Certificate of Completion # 2 for The Enclave at Warrington in the amount of \$59,743.25.

CKS has reviewed and confirmed that all items included with the reduction request have been satisfactorily completed by the project developer for public/site improvements.

- i. Consider Certificate of Completion # 3 for Grove Valley Farm in the amount of \$87,035.00.

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- j. Consider change to 2021 Fee Schedule (addition of Land Development Waiver Fee).