



WARRINGTON TOWNSHIP BOARD OF SUPERVISORS MINUTES FOR FEBRUARY 23, 2021 - 7:00 PM

The written minutes are a summary of the February 23, 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; Mark E. Lomax Member and William M. Connolly, Member.

Staff present was Barry P. Luber, Township Manager; Vicki Kushto, Esquire, Clemons Richter Reiss, Township Solicitor; Tom Zarko, P.E., CKS Engineers, Township Engineer; Christian Jones, Assistant Township Manager; Andy Oles, Director of Parks and Recreation 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.

There were a total of 17 people who attended the February 23, 2021 Board of Supervisors meeting virtually by Zoom.

PUBLIC COMMENT: None.

PRESENTATION OF FIREWORKS POSTER CONTEST WINNERS

Mr. Luber explained the poster contest to display fireworks and the harmful effects of fireworks. A campaign was started and six banners, placed within the township, are promoting the dangers of fireworks. An Ordinance was passed during the December 8, 2020 Board of Supervisors meeting designating times and dates that fireworks are permitted.

Ms. Schemm thanked the winners of the poster contest. Grand prize was awarded to Keshav Bhoovargan. There were three runner ups: Beth Illg; Anna Fox and Zoe Dominek.

PRESENTATION OF THE DRAFT FOR THE NEW ZONING ORDINANCE (SUPERVISOR WILLIAM M. CONNOLLY)

Mr. Gaines stated an Ad Hoc SALDO/Zoning Committee was formed, which included the Bucks County Planning Commission to revise the current Zoning Ordinance. The draft document will be presented to the Planning Commission and will be made available to the public. The draft document will be discussed during advertised public meetings.

Supervisor and Chair of the Ad Hoc SALDO/Zoning Committee, William M. Connolly gave an overview of the proposed draft for the new Zoning Ordinance. The committee met every two weeks consisting of former Supervisor, Carol T. Baker; Planning Commission member, Herb Rubenstein; Zoning Hearing Board members,

Chair Frank Shelly and Dennis Gordon; Solicitor, Vicki Kushto; Bucks County Planning Commission staff Luke Rosanova and Dave Zipf; and township staff Roy Rieder.

The new Zoning Ordinance is clear, concise and formatted as an expanded zoning ordinance. Mr. Connolly said the draft document will be posted to the township's website for public review.

EXECUTIVE SESSION REPORT: Mr. Gaines reported there were two (2) executive sessions to discuss a personnel matter and a potential litigation. When the matters are resolved, both will be made public.

PUBLIC HEARING: None.

Ms. Kushto announced a Conditional Use Hearing of Walnut Creek Acquisitions, LP for property known as Laurel Crossing, 3501 County Line Road, Warrington, TMP 50-004-067 originally scheduled for February 23, 2021 has been postponed until April 27, 2021.

1. APPROVAL OF BILL LIST:

- a. **2020 Invoices for the Period February 10, 2021 to February 23, 2021 in the amount of \$383,260.80.**

Mr. Lomax motioned, seconded by Ms. Albillar to approve the 2020 invoices paid for the period February 10, 2021 to February 23, 2021 in the amount of \$383,260.80. All were in favor and the motion passed 5-0.

- b. **2021 Invoices for the Period February 10, 2021 to February 23, 2021 in the amount of \$639,573.34.**

Ms. Schemm motioned, seconded by Ms. Albillar to approve the 2021 invoices paid for the period February 10, 2021 to February 23, 2021 in the amount of \$639,573.34. 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 B through D. All were in favor and the motion passed 5-0. (Attachment "A")

- a. January 26, 2021 to approve Minutes for Board of Supervisors meeting.

Ms. Schemm requested the addition of Operation Warp Speed added to the section relating to New Age Industries, 364 Valley Road.

Mr. Lomax motioned, seconded by Ms. Albillar to approve the January 26, 2021 minutes, as amended. All were in favor and the motion passed 5-0.

- b. February 9, 2021 to post Minutes for Board of Supervisors meeting.
- c. Consider appointment of Frank Peranteau as a volunteer member to the Historic Commission.
- d. Consider Certificate of Completion #2 for Warrington Place in the amount of \$37,897.81.

3. CORRESPONDENCE:

- a. United States Census 2020 Thank you Certificate.

Mr. Gaines commented on the importance of the census and how it relates to receiving grants from the federal government.

4. OLD BUSINESS:

a. Discuss Hedenus Common Please appeal of Zoning Hearing Board (ZHB) Decision.

Todd Savarese, attorney for the applicant, Stephen Hedenus, 3641 Detweiler Road, TMP # 50-004-008-003 presented the efforts to secure permitting for an accessory residential detached garage. A land use appeal was filed on September 4, 2020 from the ZHB's August 6, 2020 denial of a variance from the zoning ordinance.

Ms. Kushto stated there is a special provision of the Ordinance that gives the Board of Supervisors the power to grant relief and relief will not be needed by the ZHB. One of the conditions of the revised plan is to reduce additional impervious coverage so that a building permit can be granted.

After discussion of the impervious coverage and the transition area, Mr. Connolly motioned, seconded by Ms. Schemm to approve the plan as submitted as consistent with the Ordinance with the following modifications: removal of additional impervious area. All were in favor and the motion passed 5-0.

b. Consider an amended Preliminary/Final Plan for the Eble Subdivision located at the intersection of Stump and Pickertown Roads.

A Resolution was presented approving an amendment to the July 9, 2019 approval of Preliminary/Final Plans of a major subdivision of Melody E. Eble, TMP # 50-004-021. This is a transfer of ownership from Eble to Brian Webb. Mr. Webb is building three homes and retaining the farmhouse.

Ms. Schemm questioned page 5, Item # 13, referring to Warrington Water and Sewer. Ms. Kushto stated the applicant already paid the tapping fees to Warrington Township. The plan will be recorded under WBG Builders.

Mr. Lomax motioned, seconded by Ms. Albillar to approve the amended Preliminary/Final Plan for the Eble Subdivision located at the intersection of Stump and Pickertown Roads. All were in favor and the motion passed 5-0.

5. NEW BUSINESS (ACTION/DISCUSSION ITEMS): None.

6. MANAGER'S REPORT:

a. Pickertown Road Closure

Mr. Luber stated February 23, 2021 was the first day that Pickertown Road was closed between Folly and Lower State Roads.

b. Public Works, Police and Emergency Services

Mr. Luber thanked the Public Works, Police and Emergency Services Departments for their efforts in dealing with snowstorms; house fire and accidents during the month of February.

7. DEDICATION REQUEST: None.

8. ENGINEER'S REPORT:

a. General Update

Mr. Zarko reported on the Easton/Bristol Roads Improvement project. This concept plan will be presented at the March 9, 2021 meeting.

Mr. Zarko also reported on the driveway access to the township's municipal complex and its alignment with Shetland Drive.

Ms. Schemm questioned the basin and restoration at Willow Knoll. Will this be a wet or dry basin? Mr. Zarko stated it will be a dry basin and will not retain water. Ms. Schemm questioned if this basin could be added to the EAC Beautification Project list. Mr. Zarko suggested to wait until the restoration to the basin has been completed.

9. SOLICITOR'S REPORT:

Ms. Kushto summarized the following Zoning Hearing Board applications:

- a. WT ZHB # 21-03 Starkey, 3206 Street Road, request for a variance to increase impervious area on an existing legally non-conforming lot to 25 percent in the RA zoning district where 15 percent is otherwise allowed.

Ms. Kushto stated they are proposing a pool. After discussion, the Board decided to leave the decision up to the Zoning Hearing Board.

- b. WT ZHB # 21-04 Rudnet, 2689 Fawn Lane, request for a variance to increase impervious area to 36.51 percent in an R2 Cluster subdivision where 25 percent is otherwise allowed.

Ms. Kushto stated they are proposing a pool. After discussion, the Board decided to leave the decision up to the Zoning Hearing Board.

SUPERVISOR COMMENTS:

Ms. Schemm, liaison to the Public Works Department, reported the current salt supply is very low.

Ms. Schemm stated at the Bike and Hike Trails Committee, a Boy Scout made a presentation using scans to mark trails.

Mr. Lomax reported that Dr. Ace, Historic Commission, Ken Samen, Historic Society and Jeff Marshall, President of the Bucks County Heritage Conservancy toured the McNaney house. The house and springhouse will be preserved.

Mr. Connolly stated the Veteran Affairs Committee is planning an in-person Memorial Day Ceremony and will take all precautions and abide by the guidelines.

Mr. Gaines reported discussions with the Fire Services Committee have been on-going. A report will be presented at the March 9, 2021 Board of Supervisors meeting.

Mr. Gaines announced on Thursday, February 25, 2021, the Police Department hopes to receive state accreditation. This will give the Police Department access to state and federal funds.

Public Comment:

Mike Kelly (135 Muirfield Lane) stated the Horsham Air Base has changed its name to Biddle National Air Base. Mr. Kelly questioned the vaccine availability in Bucks County. Mr. Luber said three sites are open but one must register through the county website. Mr. Connolly stated there is also registration through the Rite Aid website.

ADJOURNMENT

There being no further business, Mr. Lomax motioned, seconded by Ms. Albillar to adjourn the meeting at 8:30 PM.

Respectfully Submitted By:

Barbara J. Livrone, Board Secretary