



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES FOR MARCH 9, 2021 - 7:00 PM**

The written minutes are a summary of the March 9, 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; Terry W. Clemons, 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; Lee Greenberg, Director of Emergency Services; Barbara J. Livrone, Executive Assistant to the Township Manager/Board Secretary and Jen Fielding, Executive Assistant-to-be to the Township Manager/Board Secretary.

CALL TO ORDER: Mr. Gaines called the meeting to order at 7:01 P.M.

PLEDGE OF ALLEGIANCE

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

There were a total of 24 people who attended the March 9, 2021 Board of Supervisors meeting virtually by Zoom.

PUBLIC COMMENT: None.

EXECUTIVE SESSION REPORT: Mr. Gaines reported there was an executive session prior to the meeting to discuss personnel matters. When the matter has been resolved, it will be made available to the public.

INTRODUCTION OF JEN FIELDING, EXECUTIVE ASSISTANT TO THE TOWNSHIP MANAGER/BOARD SECRETARY.

Mr. Luber introduced Jen Fielding, who will be replacing Barbara Livrone as Executive Assistant to the Township Manager/Board Secretary starting in April 2021. Mr. Luber thanked Ms. Livrone for her 27+ years of service to the Township. Ms. Fielding thanked Mr. Luber for the introduction and the opportunity to join Warrington Township.

PRESENTATION OF 2020 ZONING HEARING BOARD ANNUAL REPORT.

Frank Shelly, Chair of the Zoning Hearing Board presented the 2020 Annual Report. Mr. Shelly reviewed the number of hearings for 2020 noting there were 26 residential and 20 non-residential. Impervious surface and accessory apartment hearings were the most common.

Mr. Connolly stated the newly updated Zoning Ordinance should reduce hearing applications.

PUBLIC HEARING: None.

1. APPROVAL OF BILL LIST:

- a. **2021 Invoices for the Period February 24, 2021 to March 9, 2021 in the amount of \$635,095.67.**

Mr. Lomax motioned, seconded by Ms. Schemm to approve the 2021 invoices paid for the period February 24, 2021 to March 9, 2021 in the amount of \$635,095.67. 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 F which includes a revision to the February 23, 2021 minutes. All were in favor and the motion passed 5-0. (Attachment "A")

- a. February 9, 2021 to approve Minutes for Board of Supervisors meeting.
b. February 23, 2021 to post Minutes for Board of Supervisors meeting.

Ms. Schemm noted a change in the minutes to page 4.

- c. March 2, 2021 to post Minutes for Board of Supervisors meeting.
d. Consider Certificate of Completion #5 in the amount of \$101,166.00 for Grove Valley Farm.
e. Consider Certificate of Completion #2 – Final in the amount of \$833,202.05 for Gloria Dei-Pathways at Warrington.
f. Consider purchase of two (2) Ford Hybrid cars for Police Department.

Mr. Gaines stated the Police Department will be purchasing two (2) Ford hybrid SUVs for the fleet. This is the first time Warrington will be driving hybrid vehicles. This move will lower our carbon footprint in Warrington.

3. CORRESPONDENCE: None.**4. OLD BUSINESS:**

- a. **Discuss Fire Services Study Review from Fire Services Ad Hoc Committee.**

Mr. Luber reported that the Fire services study included thirteen (13) recommendations. The Ad Hoc Committee has reviewed these recommendations and reported that Warrington Township is already following many of them. Therefore, the Township will not be creating a combination department between paid and volunteer firefighters nor hire a Fire Administrator at this time, but instead will work within the structure we already have, which is already collaborative. Mr. Gaines indicated that overall across Pennsylvania volunteer firefighter percentages are down by 90% over the past 10 years. However, in Warrington Township, we are growing. Mr. Luber explained that there will be a joint training where the paid firefighters and volunteer firefighters will get a chance to know each other and begin to work even more as a team.

The Ad Hoc Committee will continue to meet Quarterly to discuss any future issues. Mr. Lomax and Ms. Albillar thanked Mr. Luber and the Ad Hoc Committee for its work and leadership. The Ad Hoc Committee is comprised of Lee Greenberg, Director of Emergency Services, Chief Mike Bean, Steve Illg, President of Warrington Fire Co # 1.

Mr. Illg thanked the Board for its support.

Mr. Connelly thanked Mr. Greenberg and the team for its efforts at Victory Garden.

b. Consider O.P. Schuman Preliminary Plan Submission

Bill Benner, Esquire spoke on behalf of the applicant, Mr. Doug Taylor. Mr. Benner suggested for the Board to consider a Resolution for Final Land Development for the Earthborne property.

Mr. Zarko indicated that the engineers did not think this was the Final Plan, but would consider this as a submission for Preliminary Plan.

Discussion ensued regarding extensive waivers for this project due to it being a renovation and not new construction.

Mr. Zarko would like to recommend two additional landscaping requests to add trees along Titus Road and the basin. Mr. Taylor agreed to those changes. Ms. Albillar asked for further clarification regarding the trees along County Line Road. Mr. Zarko indicated that those trees were sufficient. Mr. Clemons recommended a Resolution for Preliminary Plan approval to be considered at the March 23, 2021 meeting to include the conditional language added tonight. Mr. Benner indicated he would like to consider a combination of the Preliminary and Final Plan. Mr. Connelly asked for clarification regarding what this Preliminary Plan request was for.

Mr. Gaines, motioned, seconded by Ms. Schemm to authorize the Solicitor to prepare a Preliminary/Final Resolution for completion at the March 23, 2021 meeting. All were in favor and the motion passed 5-0.

Ms. Schemm thanked Mr. Taylor and Mr. Benner for their work on this project.

c. Discuss Conceptual Improvements to Easton Road/Bristol Road intersection and potential funding alternatives.

Mr. Gaines opened by explaining that this is one of the worst intersections in the Township with numerous accidents and extreme congestion.

Mr. Clemons introduced Mr. Dixon from McMahon to summarize the Concept Plan.

Mr. Dixon presented the Concept Plan, explaining the rationale for the proposed items is primarily due to reasonable and feasible options for receiving funding from grants for this project. Due to the historic structures (bank and restaurant) on two corners, the Concept Plan is more conservative because whenever historic structures are included in a plan, this can often take much longer and limit grant opportunities.

Discussion and questions regarding the Concept Plan, including Right of Way acquisition ensued.

The approximate cost would be \$1,614,290.00. A 20% contingency factor is built into this Plan.

Next steps would be to submit the Concept Plan to the Bucks County Planning Commission and PENNDOT District 6 for review. Once the Township receives feedback, we would begin to monitor funding opportunities for "multi-modal" plans.

Discussion ensued regarding whether or not PENNDOT would supply funds to improve these two state roads. Mr. Dixon explained that PENNDOT is focused on larger capital projects, such as the I-95 corridor through Philadelphia and the Route 202 upgrades. They would like municipalities to work with grants to improve their own road projects.

Mr. Dixon also indicated that PENNDOT would expect Municipality matching, often up to 30% of the cost of the project for pre-construction costs, in order to receive grant funding.

Mr. Luber requested a rough timeline. Mr. Dixon indicated that the project could take up to two years. Warrington Place apartment complex already contributed \$100,000 towards the project.

Mr. Connelly motioned, seconded by Ms. Schemm for the Township to submit this Concept Plan to the Bucks County Planning Commission and PENNDOT District 6. All were in favor and the motion passed 5-0.

5. NEW BUSINESS (ACTION/DISCUSSION ITEMS):

a. Consider Resolution to support the Bike Trails Coalition.

Ms. Schemm reported that this Coalition is working closely with both Bucks County and Doylestown Township to connect as many trails as possible.

Mr. Oles shared that there is a state-wide effort to create 500 miles of circuit trails and over 800 miles of trails across 9 counties by 2040. Warrington Township is working to participate as much as possible. Mr. Gaines asked if we could submit joint applications for grants with our neighbors.

Ms. Schemm motioned, seconded by Ms. Albillar to approve the Resolution supporting the Bike Trails Coalition. All were in favor and the motion passed 5-0.

6. MANAGER'S REPORT:

Mr. Luber reported that the updates to the Township building are 96% complete; next week will be 100% complete. He thanked the Public Works Department for the excellent job and ability to save money doing the work in-house.

Ms. Schemm noted that she had visited the building this week and was very impressed.

7. DEDICATION REQUEST: None.

8. ENGINEER'S REPORT:

a. General Update

Mr. Zarko gave an update for the Folly Road Pedestrian Crossing Signal. The flashing warning device has been installed.

Mr. Zarko stated the paving has been completed and building permits can be issued for the Sandstone Development (Enclave of Warrington). Mr. Gaines asked Mr. Zarko to review the escrow account for this development. Mr. Zarko stated sufficient funds remain.

Mr. Lomax questioned the vacancy of Burger King. Mr. Connolly said a chain deli and Cinnabon will occupy the premises.

Public Comment:

Dr. Connie Ace (1067 Folly Road) questioned the crossing signal on Folly Road between the two parks and at CBHS South. Mr. Zarko said that the false signals have stopped. This will remain a push-button signal.

9. SOLICITOR'S REPORT:

- a. WT ZHB # 21-05 Viola, 5006 Kelly Road, TMP # 50-026-278.

Mr. Clemons recommended two conditions:

- Design and construction of a structural stormwater best management practice subject to the review, inspection and approval of the township engineer, and
- Preparation of a stormwater maintenance agreement by the township solicitor at the applicant's expense and recording the agreement at the Bucks County Recorder of Deeds Office.

Mr. Connolly motioned, seconded by Ms. Albillar to advise the Zoning Hearing Board based on Mr. Clemons' recommendations. All were in favor and the motion passed 5-0.

Ms. Albillar questioned the ZHB application of Rodgers (279 Folly Road). They will be presented to the ZHB on March 22, 2021.

SUPERVISOR COMMENTS:

Ms. Schemm had three items to report: 1) EAC planting of trees has saved the Township \$39,000; 2) There will be Trail aides coming soon to the trails in the Township, such as how far you've gone and environmental inventory; 3) Deer management will need to be discussed at some point.

Mr. Lomax highlighted the Police Department's recent Accreditation and thanked them for their efforts. The Police Department will be recognized in a Presentation at the March 23, 2021 meeting.

ADJOURNMENT

There being no further business, Mr. Lomax motioned, seconded by Ms. Albillar to adjourn the meeting at 8:46 PM.

Respectfully Submitted By:



Barbara Livrone, Board Secretary and
Jen Fielding, to-be Board Secretary

Attachment "A"

Consent Agenda – March 9, 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 F** on the Consent agenda.

- a. **February 9, 2021 to approve Minutes for Board of Supervisors meeting.**
- b. **February 23, 2021 to post Minutes for Board of Supervisors meeting.**
- c. **March 4, 2021 to post Minutes for Board of Supervisors meeting.**
- d. **Consider Certificate of Completion # 5 in the amount of \$101,166.00 for Grove Valley Farm.**

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.

- e. **Consider Certificate of Completion # 2 – FINAL in the amount of \$833,202.05 for Gloria Dei – Pathways at Warrington.**

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.

- f. **Consider purchase of two (2) Ford Hybrid cars for Police Department.**

The Police Department is replacing a 2015 vehicle with a proposed 2021 Hybrid Ford Interceptor Utility SUV. The Police Department is also replacing a 2016 vehicle with a proposed 2021 Hybrid Ford Interceptor utility SUV.