



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS  
MINUTES FOR APRIL 13, 2021 - 7:00 PM**

The written minutes are a summary of the April 13, 2021 Board of Supervisors meeting. For a complete dialog visit the Township's website, [www.warringtontownship.org](http://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](http://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.

Staff present: 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; Chief Daniel J. Friel; Andy Oles, Parks and Recreation Director; Ivy Ross, Grant Writer and Administrator; Leslie Frescatore, Human Resources Manager; Jen Fielding, Executive Assistant to the Township Manager/Board Secretary.

Also present for the Presentation of 2020 Annual Reports: Fred Suffian, Chair, Environmental Advisory Council; Dr. Michael Diorka, Parks Board Liaison to the Mary Barness Community Swim Club

**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 22 people who attended the April 13, 2021 Board of Supervisors meeting via Zoom.

**PUBLIC COMMENT:**

Mr. Robert Schneider, 3390 Pin Oak Lane, asked whether or not the updated zoning changes being considered by the Planning Commission have been approved yet by the Board of Supervisors. In particular, he is waiting to hear about the change to build a screened-in porch on his property. Mr. Connolly informed him that the Planning Commission is reviewing all the proposed changes at its May meeting, and once finalized, these will be sent to the Board of Supervisors at a future meeting for a vote.

Mr. David Gibson, 259 Folly Road, asked about the update regarding the variance requested by the owners at 279 Folly Road before the upcoming Zoning Hearing Board meeting on April 26, 2021. He expressed concerns about the stop work order, the variance being sought by the owners, and next steps after the Zoning Hearing Board decision. Ms. Kushto replied that the Solicitor is representing the Board of Supervisors at the Zoning Hearing Board meeting opposing the variance. She further stated that there is an appeal process, but that the Board of Supervisors must allow the process to play out through the Zoning Hearing Board. Ms. Kushto encouraged Mr. Gibson to continue to attend the Zoning Hearing Board meetings. Mr. Gaines indicated that any decision regarding 279 Folly Road related to the zoning code stays with the property regardless of change in ownership. Mr. Gibson thanked the Board of Supervisors.

**EXECUTIVE SESSION REPORT:** Mr. Gaines reported that there was no Executive Session.

## **PRESENTATION OF 2020 ANNUAL REPORTS**

### **a. Mary Barness Community Swim Club.**

Dr. Diorka shared highlights of the 2020 Annual Report -

With pandemic issues facing the country, uncertainty surrounding any opening of the pool for the 2020 season, Dr. Diorka thanked the Board of Supervisors, the Parks and Recreation Director, Township Manager and Public Works Director for opening the pool. He cited many examples of the community's appreciation to have a recreational opportunity after a very difficult time. Dr. Diorka highlighted the additional FFE-picnic tables, chairs, umbrellas, AED and clocks being installed, as well as a new swim team sign.

Mr. Luber added that while membership numbers were down in 2020, daily attendance was up. He also mentioned that the 2021 Early Registration drive has gone well.

Ms. Albillar and Mr. Lomax thanked Dr. Diorka and the Steering Committee for its hard work for a successful year.

*The complete Annual Report is available on the Warrington Township website at [www.warringtontownship.org](http://www.warringtontownship.org)*

### **b. Environmental Advisory Council**

Mr. Suffian, shared highlights of the 2020 Annual Report –

Pickertown and Folly Road Basin, Monarch Way Station at Lower Nike, Bird Blind at Lower Nike, which was restored by Jane Macaulay, a Junior at Central Bucks South High School and active participant with the EAC; nesting boxes and nest platforms, Rain Garden and Butterfly Garden maintenance; Forest Trail Enhancement; Information Campaign for the Spotted Lanternfly; and updated EAC brochure. Mr. Suffian thanked Mr. Joe Knox, Public Works Director, as well as Mr. Todd Baratz and Ms. Ivy Ross.

Mr. Gaines reported that the volunteer hours provided by the EAC are in the hundreds and that this provides a vital portion of the MS4 storm water control, saving money for the Township. He thanked the entire committee for their work.

Mr. Lomax asked Mr. Suffian if there was a communication plan regarding the 17-year emergence of the cicada. Mr. Suffian will look into providing a communication.

*The complete Annual Report is available on the Warrington Township website at [www.warringtontownship.org](http://www.warringtontownship.org)*

## **1. APPROVAL OF BILL LIST:**

- a. 2021 Invoices for the period March 24, 2021 to April 13, 2021 in the amount of \$1,121,454.13.

Mr. Lomax motioned, seconded by Ms. Schemm to approve the 2021 invoices paid for the period March 24, 2021 to April 13, 2021 in the amount of \$1,121,454.13. 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 requested that item c be pulled out.

Mr. Connolly had questions about items e, f, and l regarding the titles. Mr. Zarko indicated that the content was identical.

Ms. Albillar had a question about item g. Mr. Luber explained that the Township was just using a different bank for its vehicles in order to stretch the dollars since some years there are more purchases than others and this is a lower interest rate over time.

Mr. Lomax noted that the date on item d should be 2021. Ms. Fielding will make that change.

Mr. Lomax motioned; seconded by Ms. Schemm to approve items a through l, except item c. All were in favor and the motion passed 5-0. (Attachment "A")

- a. March 9, 2021 to approve Minutes for Board of Supervisors meeting
- b. March 23, 2021 to approve Minutes for Board of Supervisors meeting
- c. Consider compensatory time for employees
- d. Consider demotion of a Police Sgt.
- e. Consider Addendum to Land Development and Financial Security Agreement Between Township of Warrington and Hallmark Homes – Sandstone, LLC. - The Enclave at Warrington
- f. Consider Addendum to Land Development and Financial Security Agreement Between Township of Warrington and JPO Warrington LP – Grove Valley Farm
- g. Consider ratification of contract with Key Bank for the lease purchase of an Excavator/trailer for Public Works from COSTARS
- h. Consider adjusting the swim team fee for Mary Barness Community Pool
- i. Consider authorizing advertisement of 2021 Road Improvement Program for bids
- j. Appoint Jen Fielding Warrington Township Secretary to the Board of Supervisors
- k. Consider hiring another police officer
- l. Consider a reduction in financial security posted for Aspen Mill Tract: 2436 W. Street Road

Item c. Consider compensatory time for employees was called out for discussion.

Ms. Albillar asked for clarification of this item.

Mr. Luber explained that compensatory time can be earned in lieu of overtime for non-exempt employees. There was discussion about how many employees this would impact and who is tracking it. Mr. Luber indicated that it would impact 25 employees and that the Finance Department is tracking this time.

Additional questions posed by Ms. Albillar and Ms. Schemm included the clarity of the language in the Employee Handbook, as well as financial impact to the Township. Mr. Luber will provide additional information to include whether or not Accupay can track this time for employees instead of the Finance Department, clarifying language in the Employee Handbook and approximate cost to the Township for this change.

Ms. Albillar motioned to table this item, pending additional information from Mr. Luber; seconded by Ms. Schemm. All were in favor and the motion passed 5-0.

### 3. CORRESPONDENCE:

Mr. Gaines reported that the North Wales Water Authority sent the Board of Supervisors its 2021 Activities Report. Mr. Gaines highlighted several items from the Report, including the fact that there was no additional cost to Warrington rate payers for the new construction and additional services of the capital construction projects. These costs, and more, would have been required had the Township continued to own and operate the rapidly aging water utility.

*The complete April 2021 Activities Report is available on the Warrington Township website at [www.warringtontownship.org](http://www.warringtontownship.org)*

### 4. OLD BUSINESS:

- a. Consider for approval a contract in the amount of \$8,270.66 to Bechtel Paving for the installation of two speed humps on Bradley Rd. Ms. Albillar motioned; Ms. Schemm seconded. Mr. Zarko provided highlights. All were in favor and the motion passed 5-0.
- b. Consider approval of the Resolution Authorizing Adoption of Dark Skies Declaration. Ms. Kushto summarized the Resolution, indicating that the Illumination Engineering Society language had been added from the previous meeting per Mr. Connolly's recommendation. Mr. Connolly was satisfied with the change.

Mr. Nick Weremeychik, 138 Morning Walk Drive, asked if there would be sports events at night. Ms. Kushto indicated that there would not be sports events at night with any lights. An additional question was asked if the Resolution would impact the fireworks at the Community Day event. The Resolution would not impact the display of the fireworks. Ms. Schemm motioned; Mr. Lomax seconded. All were in favor and the motion passed 5-0.

- c. Consider Amendment of Condition of Land Development Application/Process Waiver related to the installation of a SEPTA Bus Shelter along Easton Road for the proposed Chase Bank at Warrington Crossing Shopping Center

Mr. Lomax motioned; Ms. Albillar seconded. Discussion ensued. Ms. Fielding showed a rendering of the proposed bus shelter. Mr. Connolly requested that Mr. Zarko talk with the developer to provide a path or sidewalk for pedestrian traffic to and from the shelter. Mr. Zarko will follow up with Mr. Clemons and the developer. Mr. Jones showed a satellite image of the area along Easton Road where the bus shelter will be installed.

Mr. Connolly motioned to table this item pending further information regarding a path or sidewalk; Ms. Schemm seconded. All in favor and the motion passed 5-0.

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

### 6. MANAGER'S REPORT:

- a. Presentation: Update on Township Goals – Mr. Luber provided an Executive Summary of the most recent Township goals from 2019-2021. These include: Enhancing communication with residents; Education and Public Outreach concerning the dangers of consumer fireworks; Reuse of former police station for administration use; obtain police accreditation; move the Police Department to the new police station; signage for Parks and Open space; Master Plans for Mill Creek, Weisel, and Emerson Farm Preserves.

Mr. Luber showed one of the Spotlight on Businesses videos from this new series. Mr. Luber thanked Ms. Jackie Wilson, Administrative Assistant/Communications, for coordinating and leading the video series.

Use of Stimulus Money – Mr. Luber reported that the Township is slated to receive \$2,428,198 in stimulus money (which has to be used by 2024). No other details have been released as to what this money can be used.

Several options include reimbursing the Township for lost construction and police fines from 2020, as well as greater broadband efficiencies. Mr. Connolly noted that the stimulus money can also be used to aid local citizens, in particular mortgage foreclosure relief. He would like to consider this. Mr. Luber will provide more details as they become available.

**7. DEDICATION REQUEST:** None.

**8. ENGINEER'S REPORT:**

Mr. Zarko provided highlights to his report, as submitted. LA Fitness modifications to the entrance of the facility have been reviewed by the shopping center engineer and will move forward this spring or summer. Mr. Connolly asked about the work being done near Red Robin. Mr. Zarko reported that there is a settlement problem. He will reach out to the developer for clarification. Mr. Gaines asked for the drainage basin project at Willow Knoll to be completed, as it is an eye sore. Mr. Zarko will follow up regarding the schedule.

**9. SOLICITOR'S REPORT:**

Upcoming Zoning Hearing Board Applications

1. WT ZHB 21-07 (Kristiansen) 269 Bristol Road, TMP 50 026 060 002, (a) request for a variance to allow a school to be located in the R2 district on a tract of land less than 10 acres in size, and (b) request for an interpretation or a variance to allow more than one principal use on a parcel of land.
2. WT ZHB 21-08 (Castagna) 2268 Blackhorse Road, TMP 50 025 056, request for a variance to allow excess impervious area up to 24.9 percent of lot area where 15 percent is otherwise permitted in order to construct a swimming pool and amenities.

Ms. Kushto updated the Board of Supervisors regarding the two upcoming Zoning Hearing Board applications and does not anticipate there being any concerns.

**SUPERVISOR COMMENTS:**

Ms. Albillar shared an article from Louisville, KY where one of the Townships partnered with a non-profit to plant 1,000 trees, with a rebate option to homeowners who planted a tree on their property.

Mr. Lomax welcomed Ms. Fielding in her new role as Executive Assistant to the Township Manager and Secretary to the Board of Supervisors. He further mentioned the opportunities for job creation and the excitement surrounding the recent addition of an Amazon grocery store in the previous Giant building on Easton Road. He and Mr. Connolly indicated that this store is only one of four such stores in the entire United States.

Mr. Gaines reported that with the recent police accreditation accomplished, the Township is now a viable candidate for a RLE (Red Light Enforcement) opportunity. The Township has done some investigating into this capability, including examples from other Townships using this feature at their intersections. He indicated that

personal injury and property have both been reduced as a result of RLE. A presentation will be forthcoming at a future Board of Supervisors meeting.

**ADJOURNMENT**

There being no further business, Mr. Lomax motioned, Ms. Schemm seconded to adjourn the meeting at 9:18pm.

Respectfully submitted By,

  
Jen Fielding, Board Secretary