



WARRINGTON TOWNSHIP BOARD OF SUPERVISORS MINUTES FOR AUGUST 24, 2021 - 6:00 PM

The written minutes are a summary of the August 24, 2021 Board of Supervisors meeting. For a complete dialog visit the Township's website, www.warringtontownship.org.

This meeting was held hybrid both in person at the Township building and via Zoom link. The recorded meeting can be viewed the day after through the Township's website, www.warringtontownship.org

Supervisors: Chair Fred R. Gaines; Vice Chair Ruth Schemm; Mark E. Lomax, Member and William M. Connolly, Member; *Eileen Albillar, Member (absent)*.

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; Jen Fielding, Executive Assistant to the Township Manager/Board Secretary.

CALL TO ORDER: Mr. Gaines called the meeting to order at 6:02 P.M.

PLEDGE OF ALLEGIANCE

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

There were a total of 18 people who attended both in person and via Zoom for this portion of the meeting.

PUBLIC COMMENT (*The Board will hear from any interested resident or taxpayer who would like to comment on an item not on this evening's agenda. Respondents are asked to keep their comments to 3 minutes.*)

Ken Baker, 364 Valley Road, Warminster, PA CEO of NewAge Industries, Inc. thanked the Board of Supervisors for the opportunity to open his business at 364 Valley Road, a 46,618-square-foot industrial property.

He asked whether or not the new Zoning Ordinance would cover sound levels. Mr. Connolly reported that the Board chose to consider a noise ordinance separately and expects that draft to come before the Board of Supervisors very soon.

PRESENTATION – Bill Connolly, Board of Supervisors, Member New Zoning Ordinance and Zoning Map Amendment to SALDO

Mr. Connolly presented a PowerPoint overview of the New Zoning Ordinance and Zoning Map. He highlighted that the work done by the Ad Hoc Committee on this Ordinance was a "promise kept" to the residents to overhaul planning and zoning to become "more consistent with the wishes of the people in the Township."

He outlined some of the key changes to the Ordinance, including significant zone adjustments: BZ Zone, Residential Overlays, RA Zone and Conservation Developments. Other significant zone adjustments were made in the Villages, including Warrington Village and Eureka Village. The CR Zone at Street and Valley was adjusted, as well as a little change to the CBD Zone.

Further adjustments and improvements within the Ordinance include: height limits, additional wetlands/small streams protection, an entirely new illustrated sign provision section, as well as overall homeowner “relief” from having to take the time and cost to appear before the Zoning Hearing Board for lot coverage issues.

The new Ordinance provides a “level of predictability,” he said. While an unusual project to start from scratch, Mr. Connolly stated that the new Ordinance is “coherent, comprehensive and whole.”

He thanked the committee, which consisted of members of the Bucks County Planning Commission (David Zipf, John Ives, and Luke Rosanova), the Township’s Planning Commission (Bill Connolly and Herb Rubenstein), Zoning Hearing Board (Frank Shelly and Dennis Gordon), Board of Supervisors (Fred Gaines and Carol Baker [former Supervisor]), Solicitor’s Office (Vicki Kushto, Esq.), and other Township staff members (Roy Rieder and Christian Jones).

PUBLIC HEARING on New Zoning Ordinance, Zoning Map

Ms. Kushto opened the public hearing at 6:25pm. She cited all the legal requirements to make the public aware of this Ordinance change, including publication in the local paper, availability of the Ordinance for review and Township and County Planning Commission approvals.

Ms. Schemm thanked all those who worked to create this document. Mr. Lomax also thanked all who worked on this project. He further indicated that other Townships will most likely want to use this for their zoning needs. Mr. Connolly indicated that some Townships have already reached out.

Mr. Baker thanked the Board for the sign change specifically.

Ms. Kushto reported that there were some comments sent to her office via email since the Ordinance was made available and those were addressed.

There being no additional public comment, Ms. Kushto closed the hearing at 6:30pm.

PUBLIC HEARING on SALDO Amendment

Ms. Kushto opened the public hearing at 6:35pm. She cited all the legal requirements to make the public aware of this SALDO Amendment change, including publication in the local paper and availability to review the draft and Township and County Planning Commission approvals.

Mr. Connolly briefly outlined the aesthetic changes as highlighted in the SALDO Amendment. The Board of Supervisors had no comment. The public had no comment.

Ms. Kushto closed the hearing at 6:37pm.

1. NEW BUSINESS:

a. Consider Adoption of New Zoning Ordinance and New Zoning Map

Mr. Connolly made a Motion to adopt the new Zoning Ordinance and Zoning Map of the Township of Warrington, Bucks County, PA, repealing and replacing the existing Township Zoning Ordinance and Zoning Map in their entirety; Ms. Schemm seconded. All in favor, the Motion passed 4-0.

b. Consider Adoption of Amendment to SALDO

Mr. Connolly made a Motion to adopt the Amendment to the Township Subdivision and Land Development Ordinance of the Township of Warrington, Bucks County, PA Repealing and Replacing Section 305-329; Mr. Lomax seconded. All in favor, the Motion passed 4-0.

2. OLD BUSINESS:

a. Consider Resolution Creating Ad Hoc Committee for Clean Energy for Warrington Township

Mr. Fred Suffian, Chair of the Environmental Advisory Council, presented a PowerPoint overview of what the process will look like moving forward with this Resolution.

Mr. Lomax asked about the wording for the Resolution. The Motion will reflect clearer language (*see below*). Mr. Lomax asked about the timeline. Mr. Suffian indicated that the Board will be updated regularly with regards to the work being done by the committee.

Ms. Ivy Ross, Chair of the Open Space Committee and a member of staff, also indicated that these working meetings will be similar to those for the master plan and will be added to the EAC and Open Space agenda monthly, with updates to the Board of Supervisors.

Ms. Schemm made a Motion to adopt a Resolution Setting Forth the Goals for Warrington Township to Use 100% Clean, Renewable Energy for All Purposes No Later than 2050; Mr. Connolly seconded. All in favor, the Motion passed 4-0.

3. SUPERVISOR COMMENTS:

Mr. Lomax – Recently attended a Grand Opening for My Salon Suites, located in Valley Square. There are 35 suites on the 2nd floor near the Wegman's. These individual suites provided an inviting environment and personalized service and Mr. Lomax encouraged residents to check them out.

Mr. Connolly – None

Ms. Schemm – None

Mr. Gaines – Asked Ms. Kushto for an update on the landlord/tenant Ordinance draft. She indicated that it was in process.

4. MANAGER'S REPORT:

Mr. Luber provided an update on **Pickertown Road** improvements. It will be open by the end of this week passable for buses and autos.

He further updated that the **Farmer's Market** will continue through October 22nd and there are still up to 30 vendors participating. It is from 4-7pm at John Paul Park at Lower Nike, 301 Folly Road in Warrington.

Finally, Mr. Luber reported that the **Emergency Operations Center** was opened this past week due to intel from Acting Chief Meditz that there could have been contentious protests at the Central Bucks School Board meeting being held at Central Bucks High School South. The Center was closed with no incident, but provided the Emergency Services teams with an excellent opportunity for training and cooperation with other communities and leadership. Mr. Luber commended Acting Chief Meditz for staying on top of this and proactively preparing for it.

5. ENGINEER'S REPORT:**a. Walgreens-Commerce Status of MB**

Mr. Zarko indicated that the Board of Supervisors tasked his team with staying abreast of development projects, in particular those that had been on the books for some time. This Walgreens-Commerce Bank project that started in 2002 is now complete with the bonding period complete. The bond will be closed out.

b. Stump Road Pedestrian Crossing

Mr. Zarko reported that the delays for this project have been eliminated and it is scheduled to be completed within the next two to three weeks.

6. SOLICITOR'S REPORT: None at this time**7. APPROVAL OF BILL LIST:****a. 2021 Invoices for the period August 11, 2021, to August 24, 2021 in the amount of \$515,508.91.**

Mr. Lomax made a Motion to approve the Bill List for the period August 11, 2021, to August 24, 2021 in the amount of \$515,508.91; Mr. Connolly seconded. All in favor, the Motion passed 4-0.

8. CONSENT ITEMS:

Mr. Gaines asked if any clarification was needed for the consent items as presented. Mr. Luber requested that item c be pulled out for discussion.

Mr. Luber explained that the bids had been received for the Contract for Renovations to DocterAdams® Community Park. The lowest bid withdrew due to a math error in their bid. Therefore, the recommended low bid from CKS Engineers would now be for Couzins, Inc. of North Wales, PA, which is up for a vote.

Additionally, Mr. Luber indicated that the project is underfunded by approximately \$150,000. Ms. **Apryll Adams, 1228 Suzanne Drive**, and Josh Adams' mother and manager, shared that she is working with **Mike DeCandido with CommonBondz** to solicit an additional \$75,000. Sources include, but are not limited to: Tom Pileggi, Hatboro Savings Bank, Notre Dame/Philadelphia alumni, as well as Josh's Instagram followers. She has committed the \$75,000 from Josh if they cannot raise the funds needed from others.

Mr. Luber requested that the Township match this \$75,000 in order to make up the difference. Mr. Connolly reported that he fully supports this additional funding. Ms. Schemm reported that the original upgrade to the Willow Knoll Playground was conducted by the Township through the Parks and Recreation Department.

Mr. Lomax asked for the timeline on this project. Mr. Zarko reported that it should begin in late September with an anticipated completion date near Thanksgiving, 2021.

Mr. Luber further reported that there was one outstanding technical item due to the County regarding the labor for the Safety Surface Installer. He is working with them to finalize this language related to the contract and Davis-Bacon requirements.

Mr. Connolly made a Motion to approve the Contract for Renovations to DocterAdams® Community Park to Couzins, Inc. in the amount of \$394,960.00; Mr. Lomax seconded. All in favor, the Motion passed 4-0.

Mr. Lomax made a Motion to commit \$75,000 for the Renovations to DocterAdams® Community Park; Mr. Connolly seconded. All in favor, the Motion passed 4-0.

Dr. Mike Diorka, 2651 Fawn Lane asked if the \$75,000 is not raised, would the project still go forward. Mr. Luber indicated that if they are not able to raise the additional \$75,000, he would return to the Board of Supervisors to further evaluate the project.

Mr. Lomax made a Motion to accept the Consent agenda items a through e (with the exception of item c pulled out); Ms. Schemm seconded. All in favor, the Motion passed 4-0.

- a. Consider approval of Minutes for August 10, 2021 Board of Supervisors meeting
- b. Consider Award of mechanical contracts to Hirschberg Mechanical, in the amount of \$398,950.00; and electrical contract to Hyde Electric Corporation, in the amount of 37,000.00 for the HVAC Replacement project for the Township building
- c. Consider Award of Contract for Renovations to DocterAdams® Community Park (Willow Knoll Park).
- d. Consider approval to advertise for Snow Plow Bids for the 2021/2022 Snow Plow Season.
- e. Consider authorizing the advertisement of the Proposed Trail Interconnections Project along Easton Road and Titus Avenue for bids

PUBLIC HEARING

Ms. Kushto opened the hearing at 7:15pm and indicated that it will be continued to September 28, 2021. Ms. Kushto closed the hearing at 7:16pm.

Joseph and Rosemarie Cardamone and Brian and Kim Cardamone for the Cardamone Tract located at the intersection of Stump and Pickertown Roads, Warrington, PA 18976 and identified as TMP 50-4-71 and 50-4-71-1. The Application seeks approval pursuant to §370-403.E of the Zoning Ordinance, to allow 3 flag lots in a 5 lot subdivision in the RA Zoning district.

PUBLIC HEARING

Ms. Kushto opened the hearing at 7:16pm and indicated that it will be continued to September 28, 2021. Ms. Kushto closed the hearing at 7:17pm.

Walnut Creek Acquisitions, LP for property known as Laurel Crossing located at 3501 County Line Road, Warrington, PA 18976 and identified as TMP 50-4-67. The Application seeks approval pursuant to §370-403(A) of the Zoning Ordinance to construct a Conservation Residential Development consisting of 22 single-family detached dwelling units in the R-A Residential Agricultural District.

PUBLIC HEARING

Ms. Kushto opened the hearing at 7:25pm for Warrington Easton, LLC for property located at 532, 538 and 550 Easton Road, Warrington, PA 18976 and identified as TMPs 50-31-6, 50-31-6-1, 50-31-7. The Application seeks approval pursuant to §370-2104(A) of the Zoning Ordinance, to demolish the existing Wawa and construct a new 5,585 square feet Wawa with 6 fuel dispensing facilities, in the C-2 Commercial Zoning district.

There were 29 attendees both in-person and on Zoom for this portion of the meeting. No one requested party status.

The applicant presented three witnesses. The Board of Supervisors had an opportunity to ask questions.

Ms. Kushto closed the hearing at 9:07pm to be continued with additional witnesses on September 14, 2021 at 7:00pm during the regular Board of Supervisors meeting.

ADJOURNMENT

There being no further business, Mr. Lomax motioned, Ms. Schemm seconded to adjourn the meeting at 9:08pm.

Respectfully submitted By,



Jeannine Fielding, Board Secretary