



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS  
MINUTES FOR January 25, 2022 - 7:00 PM**

**The written minutes are a summary of the January 25, 2022 Board of Supervisors meeting. For a complete dialog visit the Township's website, [www.warringtontownship.org](http://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](http://www.warringtontownship.org)**

Supervisors: Chair Fred R. Gaines; Vice Chair Eileen Albillar; Ruth Schemm, Member, Michael Diorka, Member; Vanessa Maurer, Member

Staff present: Barry P. Luber, Township Manager; Terry Clemons, 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 7:02 P.M.

There were a total of 14 people who attended both in person and via Zoom. The meeting is also "streamed" on the Warrington Township TV channel, so other interested parties are always welcome to watch the meeting using this option.

**PLEDGE OF ALLEGIANCE**

**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.*)

**Mike Kelly, 135 Muirfield Lane**

Mr. Kelly thanked Mr. Luber for addressing and correcting the fence at the quarry. He shared concerns regarding the walking path near his property and is not in favor of its installation. Mr. Gaines reported that the final plans for the walking path have not yet been submitted and encouraged Mr. Kelly to continue to bring his concerns to the Board.

**EXECUTIVE SESSION**

Mr. Gaines reported that there was an Executive Session prior to this public meeting to discuss litigation in three locations where the Township has identified code violations. They also discussed a police personnel issue.

**PUBLIC HEARING** – to consider the following Conditional Use Applications:

**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.**

Mr. Gaines reported that the Conditional Use Hearing for Joseph and Rosemarie Cardamone and Brian and Kim Cardamone was advertised for this public meeting. He deferred to Mr. Clemons for discussion.

Ms. Albillar made a Motion to open the Conditional Use Hearing for Joseph and Rosemarie Cardamone and Brian and Kim 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; Mr. Diorka seconded. All in favor, the Motion passed 5-0.

Mr. Clemons requested a continuance to March 22, 2022, on behalf of the counsel representing the Cardamone Tract for reasons due to Covid-19 exposure.

Ms. Albillar made a Motion to approve the continuance of the Conditional Use Hearing to March 22, 2022, for the Joseph and Rosemarie Cardamone and Brian and Kim 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; Ms. Maurer seconded. All in favor, the Motion passed 5-0.

Ms. Albillar made a Motion to close the Conditional Use Hearing for Joseph and Rosemarie Cardamone and Brian and Kim 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; Ms. Maurer seconded. All in favor, the Motion passed 5-0.

Ms. Maurer made a Motion to reopen the public meeting of the Board of Supervisors; Ms. Albillar seconded. All in favor, the Motion passed 5-0.

**1. NEW BUSINESS:**

- a. Consider authorizing the Solicitor to prepare a written decision for the Conditional Use Application of Joseph and Rosemarie Cardamone and Brian and Kim Cardamone for the Cardamone Tract.**
- b. Consider Subdivision/Land Development Application for Joseph and Rosemarie Cardamone and Brian and Kim Cardamone for the Cardamone Tract.**

Mr. Gaines made a Motion to combine items 1.a and 1.b as consent items and table them until the March 22, 2022, continuance of the Conditional Use Hearing for Joseph and Rosemarie Cardamone and Brian and Kim 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; Ms. Albillar seconded. All in favor, the Motion passed 5-0.

**c. Consider approval of Verizon's offer of \$15,000 towards improvements to our government access channel**

Mr. Luber provided background regarding the conversations he and Mr. Jones have had with Verizon regarding the government access channel contract. This will be a 5-year contract instead of the traditional 10-year contract. After multiple discussions, including several offers and counteroffers, Mr. Luber recommends that the Township accept the offer of \$15,000 for improvements to our government access channel and requests the Board authorize him to move forward to draw up the contract with Verizon.

Ms. Albillar made a Motion to approve Mr. Luber to move forward with Verizon for the \$15,000 toward improvements to our government access channel; Mr. Diorka seconded. All in favor, the Motion passed 5-0.

**d. Consider authorization to prepare and advertise an amendment to Chapter 140, Article IV and Chapter 236 of the Warrington Code of Ordinances updating from the 2015 International codes to the 2018 International codes**

Mr. Luber and Mr. Clemons explained that this amendment to the Code of Ordinances includes three parts: 1) amending Chapter 140, Article IV (International Building Code, International Existing Building Code, Plumbing Code, ICC 300 Pool & Spa); 2) Chapter 236, Section 236-1; 3) updating the 2015 International standards to the 2018 standards.

Ms. Albillar made a Motion to advertise this amendment to the Code of Ordinances including the following three parts: 1) amending Chapter 140, Article IV (International Building Code, International Existing Building Code, Plumbing Code, ICC 300 Pool & Spa); 2) Chapter 236, Section 236-1; 3) updating the 2015 International standards to the 2018 standards; Ms. Maurer seconded. All in favor, the Motion passed 5-0.

**e. Consider changing the date of or cancelling the April 26, 2022, Board of Supervisors meeting since the Supervisors will be attending the Annual PSATS Conference**

Mr. Gaines reiterated that if there were an emergency, the Board of Supervisors would hold an emergency meeting.

Ms. Albillar made a Motion to cancel the April 26, 2022, Board of Supervisors meeting; Ms. Maurer seconded. All in favor, the Motion passed 5-0.

**f. Consider Approval of Increasing the Pool Fees on the Fee Schedule for the 2022 Pool Season**

Mr. Luber and Mr. Oles provided background for the increase in pool fees, consistent with other area pools. Mr. Oles explained that the increases were more for non-residents than

residents, since residents pay real estate taxes which help support the swim club. Mr. Diorka would like to discuss further and made a Motion to table until the February 8, 2022, Board of Supervisors meeting; Mr. Gaines seconded. All in favor, the Motion passed 5-0.

2. **OLD BUSINESS: none**

3. **SUPERVISOR COMMENTS:**

**Ms. Albillar** – none

**Mr. Diorka** – Mr. Diorka raised the issue of the School Safety Officer in the Central Bucks High School and would like to see this position reinstated. Mr. Gaines and Mr. Luber provided historical background on the Central Bucks School Board's decision to use a third party private security firm for this service. Mr. Luber will reach out to the Superintendent to reopen the dialogue. Mr. Gaines would like Mr. Luber to ask about how the current officer/company is interacting with the Warrington Police Department. Ms. Maurer added that to her knowledge the security officer is only monitoring the perimeter of the building and does not interact directly with the students. Mr. Luber will report back to the Board of Supervisors at the next meeting.

**Ms. Schemm** – Ms. Schemm raised the issue of the liaison role from one Committee to another, (e.g., the Open Space Committee has a liaison from the Parks and Recreation Committee) and would like to reevaluate and refine the role of the liaison for all Committees. The Board agreed that Ms. Schemm would conduct additional research and report back.

**Mr. Gaines** – Mr. Gaines is also reviewing the Committee structure and researching Ordinances establishing the number of Committee members and Mission statements. He will also conduct additional research and report back.

**Ms. Maurer** – none

4. **MANAGER'S REPORT:**

a. **Pending Zoning Hearing Board applications** – Christian Jones

Mr. Jones reported that there are no new applications to consider.

b. **NWWA Annual Report Summary** – Christian Jones

Mr. Jones reported that:

- Construction of 3,800 feet of ductile iron water lines replacing the deteriorated cast iron ones on Upper and Lower Barness Roads. This included renewal of water services and fire hydrants and full pavement restoration
- Worked on PFAS treatment facilities for five wells
- Construction of new 4.1 million gallon storage tank
- Flushing of entire system to reduce settled iron and other minerals that stain fixtures
- Exercised valves and checked the operation of fire hydrants
- Installed new meters
- Responded to several thousand customer calls

- When completed, the construction of their Emergency Operations Center under construction at 1553 Easton Road will ultimately allow NWWA to provide rapid support to Warrington in case of a problem

**c. 2022 Goals**

Mr. Luber reported that the 2022 Goals will be presented at the February 8, 2022, Board of Supervisors meeting. If the Supervisors have any additional goals to provide, please send to him.

**d. The ladder truck for the Emergency Services Department**

Mr. Luber reported that this asset will be ready sooner than expected – July instead of November – so, he and the Finance Department will be evaluating loan options in order to pay for this asset. The company did not require a deposit for this \$1.7 million vehicle.

**5. ENGINEER'S REPORT:**

**a. Consider Authorization to Advertise Philadelphia Avenue Drainage Project for bids**

Mr. Zarko reported that the Philadelphia Avenue drainage project is now ready for bids and would like to move forward with advertising. Some discussion ensued regarding MS4 requirements and controlling sediment and stormwater.

Ms. Albillar made a Motion to authorize advertising the Philadelphia Avenue Drainage Project for bids; Ms. Schemm seconded. All in favor, the Motion passed 5-0.

**6. SOLICITOR'S REPORT:**

**a. Consider authorizing the Solicitor to prepare and file Notices of Intervention and Non-Participation in Tax Assessment Appeal cases involving property within the Township**

Mr. Clemons explained that there have been a number of tax assessment appeals, demonstrated on the spreadsheet provided. If they are approved, the Township could lose up to \$10,000 in revenue. He recommends that the Board approves the Solicitor to intervene as the School District has done and file a statement of Non-Participation. This would allow the School District to act as the main owner, and yet if there were a settlement or hearing, the Township would be informed of that and be able to act.

Ms. Schemm made a Motion to authorize the Solicitor to prepare and file Notices of Intervention and Non-Participation in Tax Assessment Appeal cases involving property within the Township; Ms. Albillar seconded. Mr. Diorka and Ms. Maurer voted against the Motion. The Motion passed 3-2.

**b. Consider authorizing the Solicitor to prepare and advertise an amendment to the Township's Code of Ordinances, Chapter 330, Vehicles and Traffic to include stop signs that were installed at the intersection of Pickertown Road/Buttercup Blvd./Conrad Drive**

Mr. Luber explained that the stop signs have already been installed, but the Police Department cannot issue any citations until the Board authorizes the amendment to the Ordinance to include the new stop signs.

Ms. Schemm made a Motion to authorize the Solicitor to prepare and advertise an amendment to the Township's Code of Ordinances, Chapter 330, Vehicles and Traffic to include stop signs that were installed at the intersection of Pickertown Road/Buttercup Blvd./Conrad Drive; Ms. Albillar seconded. All in favor, the Motion passed 5-0.

**c. Consider resolution approving land development plans for Camp America, 341 Lower State Road, TMP 50-4-127 for construction of an additional swimming pool, stormwater management facilities and associated site improvements**

Mr. Leon McGuire was present to represent Camp America. Mr. Gaines reported that the Board of Supervisors had all the information required. There were no questions for Mr. McGuire. Mr. Zarko confirmed that all conditions were reflected in the Resolution.

Ms. Maurer made a Motion to approve the land development plans for Camp America, 341 Lower State Road, TMP 50-4-127 for construction of an additional swimming pool, stormwater management facilities and associated site improvements; Ms. Albillar seconded. All in favor, the Motion passed 5-0.

**7. APPROVAL OF BILL LIST:**

**a. Consider approval of invoices for the period from January 12 to January 25, 2022 (for prior year 2021) in the amount of \$413,065.04 and January 12 to January 25, 2022, in the amount of \$327,442.80**

Ms. Maurer asked a few questions regarding the Bill List, including: K9 unit annual training costs, credit cards and GL accounting practices. Mr. Diorka asked follow-up questions regarding the credit cards and whether or not pre-approval was required. Mr. Luber listed the employees who have Township-issued credit cards and explained how the credit cards work for Township Department Heads. Many of the larger charges on the credit cards are for Public Works making decisions on-the-job for materials needed. Also, the Waste Management bill is paid using the credit card. There is no pre-approval currently in place. The Finance Department works with all Department Heads and staff to obtain receipts for credit card purchases, reconciled for each Bill List.

Ms. Maurer made a Motion to approve the invoices for the period from January 12 to January 25, 2022 (for prior year 2021) in the amount of \$413,065.04 and January 12 to January 25, 2022, in the amount of \$327,442.80; Mr. Diorka seconded. All in favor, the Motion passed 5-0.

**8. CONSENT ITEMS:**

Mr. Gaines asked if there were any items to be pulled out from the Consent Agenda. Ms. Schemm indicated that she has some minor edits to the Minutes and will coordinate with Ms. Fielding.

- a. **Consider Approval of the Minutes from the January 11, 2022, Board of Supervisors meeting**
- b. **Consider Approval of Certificate of Completion for Grove Valley Farm #13 in the amount of \$5,957.50.**
- c. **Consider Approval of two police vehicles, a 2021 Ford Interceptor Utility SUV replacing a 2016 Ford Utility; a 2021 Ford Interceptor Utility SUV replacing a 2017 Ford sedan in the amount of \$36,000 per vehicle (\$34,000 per vehicle plus Extended Service Plans at \$2,000 each)**

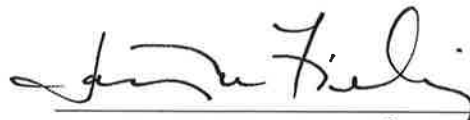
Mr. Gaines explained the reason to purchase non-hybrid vehicles for item 8.c. At this time, it took a long time to get the hybrid vehicles into service, so the Police Department will move forward with these SUVs and consider additional hybrid vehicles in the future as we evaluate our experience working with those already in the fleet. Mr. Diorka asked if studies have been conducted regarding the durability of hybrid and/or electric vehicles for police use. Mr. Gaines indicated that yes, research has been conducted and other police departments are using these vehicles successfully.

Ms. Albillar made a Motion to approve the Consent Agenda items a-c; Ms. Maurer seconded. All in favor, the Motion passed 5-0.

#### **ADJOURNMENT**

The meeting was adjourned at 8:10pm.

Respectfully submitted By,



Jeannine Fielding, Board Secretary

