



**BOARD OF SUPERVISORS  
WARRINGTON TOWNSHIP  
MINUTES FOR February 28, 2023 - 7:00 PM**

The written minutes are a summary of Board of Supervisors meeting. For a complete video 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, Eileen Albillar; Vice Chair Fred R. Gaines; Ruth Schemm, Member; Michael Diorka, Member; Vanessa Maurer, Member

Staff present: Barry Lubber, Township Manager; Christian Jones, Assistant Township Manager; Terry Clemens, Esquire, Clemons Richter Reiss, Township Solicitor; Jeannine Fielding, Executive Assistant to Township Manager/Board Secretary

1. **CALL TO ORDER** Ms. Albillar called the meeting to order at 7:07pm.
2. **PLEDGE OF ALLEGIANCE**

There were a total of 38 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.

3. **EXECUTIVE SESSION** – Ms. Albillar reported that there was an Executive Session prior to this meeting to discuss: 1) an issue with Wawa and 2) to discuss her resignation from the Board of Supervisors.

Mr. Gaines made a Motion to amend the agenda to accept Ms. Eileen Albillar's resignation from the Board of Supervisors, effective at midnight on February 14, 2023; Ms. Schemm seconded. Mr. Gaines voted in favor; Ms. Schemm voted in favor; Mr. Diorka voted in favor; Ms. Maurer voted in favor; Ms. Albillar abstained since the vote was about her. The Motion passed 4-0.

Mr. Gaines made a Motion to accept Ms. Eileen Albillar's resignation from the Board of Supervisors, effective at midnight on February 14, 2023; Ms. Schemm seconded. Mr. Gaines voted in favor; Ms. Schemm voted in favor; Mr. Diorka voted in favor; Ms. Maurer voted in favor; Ms. Albillar abstained since the vote was about her. The Motion passed 4-0.

Ms. Schemm made a Motion that Letters of interest should be sent to Barry Luber, Township Manager by March 31, 2023; Mr. Diorka seconded. All in favor, the Motion passed 5-0.

Ms. Schemm made a Motion to amend the agenda to vote for a Vice Chair at this meeting; Ms. Maurer seconded. All in favor, the Motion passed 5-0.

Mr. Gaines made a Motion to nominate Ms. Schemm as Vice Chair effective 12:01am on March 1, 2023; Ms. Albillar seconded. All in favor, the Motion passed 5-0.

4. **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. Please sign in.)*

**Karen Publick, 1265 Horseshoe Road – Co-Responder Program**

**DiTan Juree, 3005 Creekside Court - Rental Program**

**Carol Baker, 863 Euclid Ave. - Co-Responder Program**

**Scott Vogin, 2150 Lisa Drive - Bike and Hike Spaghetti Dinner March 11<sup>th</sup>**

**Dave Gibson, 259 Folly Road - Rental unit on Folly Road/Permits**

5. **PUBLIC HEARING:** Application of Wawa for transfer of a liquor license to 550 Easton Road

Ms. Albillar closed the regular Board of Supervisors meeting at 7:43pm and opened the Public Hearing for Wawa application for transfer of a liquor license to 550 Easton Road.

Mr. Clemons briefly explained the exhibits provided to the Board for this application.

Ms. Ellen Freeman, Flaherty & O'Hara, Pittsburgh, PA representing Wawa provided a brief summary of the application and took questions from the Board.

Questions included: hours of operation; carding visitors; special manager to monitor parking lot; volume restrictions.

The Solicitor and Engineer discussed the fact that this application is inconsistent with the approvals already provided to Wawa regarding land development and this would be considered mixed use. This will need to be reviewed by the Planning Commission and Zoning Hearing Board before being considered by the Board of Supervisors.

Mr. Gaines made a Motion to extend the time for the Board of Supervisors to act on the application for an additional 60 days from the January 20, 2023, date of submission; Ms. Maurer seconded. All in favor, the Motion passed 5-0.

6. **OLD BUSINESS:**

- a. Consider approval of Rich Alsdorf to the Ad Hoc Traffic Calming Committee

Mr. Gaines made a Motion to approve Rich Alsdorf to the Ad Hoc Traffic Calming Committee; Ms. Schemm seconded. All in favor, the Motion passed 5-0.

Mr. Diorka asked for additional residents to send letters, if interested.

## 7. NEW BUSINESS:

- a. **Consider financial support for Bucks County Recorder of Deeds Adopt-a-Book Program in the amount of up to \$499**

Mr. Diorka made a Motion to support the Bucks County Recorder of Deeds Adopt-a-Book Program in the amount of \$5,000; there was no second. The Motion does not carry.

Mr. Gaines made a Motion to support the Bucks County Recorder of Deeds Adopt-a-Book Program in the amount of \$500; Ms. Schemm seconded. All in favor, the Motion passed 5-0.

Action: The Supervisors asked that this program be advertised on the eLink and website for the public to learn more about it.

- b. **Warrington Cares Discussion**

Mr. Luber gave a brief history of Warrington Cares, the 501(c)3 employee charity for Warrington Township. In 2014, the Bylaws and Articles of Incorporation were created , but a boilerplate was used.

Questions included: Is membership open to residents? How does one become a member?

Action: Over the next few months, the Solicitor will review the Articles of Incorporation and come back to the Board.

- c. **Consider approval of Naming Rights Agreement with Lindy Communities for the Lindy Community Center**

Mr. Luber gave a brief update regarding his conversations with Mr. Alan Lindy. Mr. Gaines made a Motion to approve the Naming Rights Agreement with Lindy Communities for the Lindy Community Center; Ms. Maurer seconded. All in favor, the Motion passed 5-0.

March 10<sup>th</sup> will be the Groundbreaking for the new building. All are invited.

- d. **Consider approving the purchase and maintenance of five AEDs for athletic organizations that use township facilities to be housed securely and only accessible, if needed, when the athletic organization is utilizing the facility**

Mr. Oles was available for questions.

Questions and comments included: discussion with insurance company regarding liability of the AEDs that are not recommended for deployment outside in parks; sports groups could bring their own AEDs; could there be a grant program that could pay for the AEDs and then donate them to the sports groups; AEDs are useful not only for students in the sports groups, but visitors on site at games.

Mr. Oles reported that one AED costs approximately \$1,000.

**Melissa Shanawsee, 118 Statesman Road** - AEDs in support of township purchasing them.

**Rich Alsdorf, 1591 Stuckert Road** - AEDs in support of township purchasing them; indicated he would assist in maintaining them, if purchased.

**Keith White, 2121 Martindale Road** – AEDs in support of township purchasing them

Ms. Schemm made a Motion to table this item; Ms. Albillar seconded. All in favor, the Motion passed 5-0.

Ms. Schemm would like more information: how Police Department, Emergency Department, Ambulance all feel about this purchase. Grants available? And, if the township could turn them over to the sports organizations.

- e. **Authorize the Township Engineer to Survey the Wiesel Tracts and Prepare a Conservation Plan and legal description of the combined parcels based on the survey**
- f. Mr. Gaines made a Motion to authorize the Township Engineer to Survey the Wiesel Tracts and Prepare a Conservation Plan and legal description of the combined parcels based on the survey; Mr. Diorka seconded. All in favor, the Motion passed 5-0.

## 8. SUPERVISOR COMMENTS:

**Mr. Diorka** - 1) Aquatic Design – March 9<sup>th</sup> at 6:00pm Public Presentation to show two design concepts for demolition and renovations to the Mary Barness Community Pool; 2) BCATO Conference – attainable housing discussion – AARP has a community challenge grant perhaps Planning Commission and Zoning Hearing Board could review; 3) Boardroom Facelift project (assigned to Ms. Fielding) within the next few months; 2) Co-Responder Program – appreciate the comments from the public – would be willing to discuss his vote and the 2-year assessment after the program is underway.

**Ms. Schemm** - none at this time

**Mr. Gaines** – 1) Bike and Hike schedule of activities – can find on the website, including upcoming Eagle projects.

**Ms. Maurer** – 1) Thanked Ms. Albillar for her service and her effective and efficient meetings since taking the role of Chair in January, 2023.

**Ms. Albillar** - 1) Residents can come to the Bucks County Opportunity Council tax prep in Warminster if income is below \$60,000 this service is for free; 2) Thanked the residents of Warrington – it has been an honor to serve you for the past five years; thanked staff; Township Engineer; Township Solicitor and fellow Board members

## 9. MANAGER'S REPORT:

- a. **Lindy Community Center**
- b. **Thanked Ms. Albillar for her service**

## 10. ENGINEER'S REPORT:

- a. **General Update concerning the Townships' Municipal Separate Storm Sewer System (MS4) Permit/Program and Pollution Reduction Plan (PRP)**

Patricia F. gave a brief presentation on the MS4 program.

- b. **Discuss Warrington Township Paper Street Research/Evaluation Report**

Mr. Zarko presented his report. Discussion ensued.

Ms. Maurer made a Motion to amend the agenda to authorize the Solicitor to prepare an Ordinance regarding paper streets; Mr. Gaines seconded. All in favor, the Motion passed 5-0.

Ms. Schemm made a Motion to authorize the Solicitor to prepare an Ordinance regarding paper streets; Mr. Gaines seconded. All in favor, the Motion passed 5-0.

- c. **Consider approval of Proposal: Freedoms Way Bus Shelter Installation**

Mr. Diorka made a Motion to approve the Twining Construction Co., Inc. in the amount of \$22,460.000 to complete the work on the Freedoms Way Bus Shelter installation, pending the Highway Occupancy Permit received by PennDOT; Ms. Maurer seconded. All in favor, the Motion passed 5-0.

## 11. CONSENT ITEMS:

**Mr. Lubber pulled out item c. for discussion and vote.**

**Consider advertising an Ordinance to adopt a new franchise renewal agreement with Verizon**

Mr. Dan Cohen, Cohen Law Group, provided a quick update on the Franchise Agreement and took questions. Five years is shorter than the previous ten year agreements, but this has become standard in the industry now.

Questions about content, number of channels, any changes.

Ms. Maurer made a Motion to approve advertising the Ordinance to adopt a new franchise renewal agreement with Verizon; Mr. Gaines seconded. All in favor, the Motion passed 5-0.

Ms. Albillar asked if any other items would like to be pulled out. Hearing none:

Mr. Gaines made a Motion to approve consent items a, b, d-j; Ms. Schemm seconded. All in favor, the Motion passed 5-0.

- a. **Consider approval of Minutes from Board of Supervisors meeting on February 14, 2023**
- b. **Consider Bill List from February 15, 2023 to February 28, 2023 for 2022 in the amount of \$185,340.07 and for 2023 in the amount of \$639,155.00**
- c. **Consider advertising an Ordinance to adopt a new franchise renewal agreement with Verizon**
- d. **Consider approval of Escrow Release No. 16 for Grove Valley Farm in the amount of \$92,895.00**
- e. **Consider approval of Escrow Release No. 17 for Grove Valley Farm in the amount of \$70,156.75**
- f. **Consider approval of Escrow Release No. 6 for Parkview at Warrington (Phase 1) in the amount of \$126,250.00**
- g. **Consider approval of Escrow Release No. 5 for Parkview at Warrington (Phase 2) in the amount of \$97,410.00**
- h. **Consider approval of Escrow Release No. 4 for Parkview at Warrington (Phase 3) in the amount of \$46,721.00**
- i. **Consider approval of Escrow Release No. 4 for Perry Farm at Warrington (Geerling) in the amount of \$58,836.00**
- j. **Consider approval of partial payment in the amount of \$7,400.00, out of \$8,900.00, to Passerini & Sons for their previously approved storm sewer modifications**

#### **ADJOURNMENT**

The meeting was adjourned at 9:37pm.

Respectfully Submitted



Jeannine Fielding, Board Secretary