



**BOARD OF SUPERVISORS
WARRINGTON TOWNSHIP
MINUTES FOR March 14, 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.

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 Gaines (*via Zoom*); Vice Chair, Ruth Schemm, Member; Michael Diorka, Member; Vanessa Maurer, Member

Staff present: Barry Lubber, Township Manager; Christian Jones, Assistant Township Manager; Doreen Curtin, Zoning Officer; Vicki Kushto, Esquire, Clemons Richter Reiss, Township Solicitor; Tom Zarko, Township Engineer; Jeannine Fielding, Executive Assistant to Township Manager/Board Secretary

1. CALL TO ORDER Ms. Schemm called the meeting to order at 7:00pm.

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. Schemm reported that there was an Executive Session to discuss legal matters.

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.*)

John Kilcoyne, Georges Lane – traffic light at Rt. 611 and Home Depot. Action: Mr. Lubber will look into this.

5. CONDITIONAL USE HEARING: 807 Easton Road (Knight)
for conditional use approval for a Drive Thru and Accessory Outdoor Eating Area on both properties

6. CONDITIONAL USE HEARING: 771 Easton Road (Reichle)
for conditional use approval for a Drive Thru and Accessory Outdoor Eating Area on both properties

For items 5. And 6. Ms. Maurer made a Motion to close the regular Board of Supervisors meeting; Mr. Diorka seconded. All in favor, the Motion passed 4-0.

For items 5. And 6. Ms. Maurer made a Motion to open the Conditional Use Hearings; Ms. Schemm seconded. All in favor, the Motion passed 4-0.

Mr. Diorka made a Motion to continue the hearing to April 11, 2023; Ms. Maurer seconded. All in favor, the Motion passed 4-0.

Mr. Diorka made a Motion to close the Conditional Use Hearings; Ms. Maurer seconded. All in favor, the Motion passed 4-0.

Ms. Maurer made a Motion to reopen the regular Board of Supervisors meeting; Mr. Diorka seconded. All in favor, the Motion passed 4-0.

All those present with questions regarding the Conditional Use Hearings could meet with the attorney in the hallway. The township will also announce any additional information on the website.

7. PRESENTATION: Pool Feasibility Study – Andy Oles, Parks and Recreation Director

Mr. Oles presented a PowerPoint presentation outlining the process the Feasibility Study has taken from the Ad hoc committee creation to five designs to two designs to the one design being presented this evening.

At a public meeting the previous week, they voted to present the option tonight. This design includes ADA compliance, zero-depth entry, a sectioned pool with “age zones”, and a lap lane that could be used for a variety of functions. Many of the features are optional.

The wading pool could be considered as Phase II of the project or completed at the same time.

The committee will be submitting a grant to DCNR. There is a portion to this grant that requires “Sustainability” for the aquatic center. Discussion ensued whether or not to include solar panels as part of this section in the application. Mr. Diorka was concerned that the solar panels were not part of the original scope of work. The grant application is due April 5, 2023.

Mr. Diorka made a Motion to Table this item for further information; Ms. Maurer seconded. Ms. Maurer voted in favor; Mr. Diorka voted in favor; Mr. Gaines voted in favor; Ms. Schemm voted against. The Motion carried 3-1.

Mr. Oles indicated that this meeting would count as the committee’s second public meeting since it was advertised and the agenda published. He reported that this concept would cost approximately \$3.5 million to \$4 million, including conceptual engineering, bid design, contingency, demolition and stormwater.

Ilka Warner, 1238 Live Oak Lane - solar panels being used on the pool grant

John McConnell - cost of the pool

Mr. Diorka made a Motion to approve the concept presented tonight by the Feasibility Study and the Ad Hoc Committee, but to revisit the concept of the solar panels as an option to the grant application regarding sustainability for the project; Ms. Maurer seconded; Mr. Diorka voted in favor; Mr. Gaines voted in favor; Ms. Schemm voted against. The Motion carried 3-1.

8. OLD BUSINESS:

a. Consider appointment of voting delegate to PSATS conference

Ms. Maurer made a Motion to appoint Mr. Diorka as the PSATS delegate; Mr. Diorka seconded. All in favor, the Motion passed 4-0.

9. NEW BUSINESS:

a. Consider approval for Warrington Township to join new Water/Sewer Consortium to protect the interest of the residents

Ms. Schemm thanked Mr. Luber for taking the initiative on this Consortium. 19 of those in this group agreed to take back this draft Resolution to their boards for signature.

Ms. Maurer made a Motion to approve Warrington Township to join a new Water/Sewer Consortium to protect the interests of the residents; Mr. Diorka seconded. All in favor, the Motion passed 4-0.

10. SUPERVISOR COMMENTS:

Ms. Maurer - 1) Is in support of the Adopt-a-Book program and spoke with the Recorder of Deeds about this program. 2) Residents may obtain a free copy of their deed to their home and veteran discharge papers – contact the Recorder of Deeds.

Mr. Gaines – 1) Planning Commission has been busy with applications – the Conditional Use hearings are not ready for tonight’s meeting due to traffic issues that need to be addressed; 2) Planning Commission will have an informal discussion about Wawa’s application for a liquor license – this would be a dual-use and the traffic for a 30-seat restaurant are not in compliance with the zoning for that property; 3) BCATO annual meeting Mr. Gaines and Ms. Schemm were reappointed to the Executive Committee – discussion about affordable housing, police, ambulance, fire and ability for many residents who can’t afford to not only purchase a home in our county, but rent – they are working to resolve this.

Mr. Diorka - 1) Shared his thoughts on recent Board meetings. *See video for comments.*

Ms. Schemm - 1) EAC will host a seminar for stream health on April 1st; 2) Day of Service also in the near future – look for dates on the website and social media; 3) Historical Society is working toward improvements with the schoolhouse on Folly Road.

11. MANAGER'S REPORT:

a. DART Bus

Mr. Luber provided an update on the DART bus project. There will now be a Warrington line with stops that will include pulling directly into the complexes of Parks at Westminster and Washington Crossing, as well as Valley Square. He encouraged all to please participate in the survey on the website, social media and the upcoming issue of the LINK.

b. Zoning Hearing Board Applications – Christian Jones

- i. WTZHB 23-02 (Piccari) - Regarding Tax Parcel No. 50-022-070 which is located at 1046 Jefferson Court, in the R-2, Medium Density Residential District of Warrington Township. Zoning Officer recommends the BOS support the Special Exception.
- ii. WTZHB 23-03 (Bielecki) – Regarding Tax Parcel No. 50-019-005 which is located at 2557 County Line Road, in the R-1, Low Density Residential District of Warrington Township. Zoning Officer recommends the BOS support the Special Exception.
- iii. WTZHB 23-04 (Ludwig) – Regarding Tax Parcel No. 50-033-038 which is located at 868 Rodgers Avenue, in the R-2, Medium Density Residential District of Warrington Township. Zoning Officer recommends the BOS support the Special Exception.

Mr. Jones introduced Ms. Doreen Curtin, Zoning Officer, to address and answer questions. Ms. Curtin provided a summary that she is supportive of the applications for non-conforming properties. There were no questions from the Board.

Ms. Maurer made a Motion to support the Special Exception for items b.i, b.ii, and b.iii; Mr. Gaines seconded. All in favor, the Motion passed 4-0.

c. Mr. Diorka asked Mr. Luber several questions:

- i. Quarterly Financial Reports will be presented to the Board of Supervisors
- ii. Report on the costs of rental properties owned by the township
- iii. Report on Co-Responder program for 911 calls and mental health-related calls broken out

12. ENGINEER'S REPORT:

- a. **Discussion and consideration of award for contract for the Warrington Village/Freedoms Way Storm Sewer Rehabilitation project for Base Bid Contract**

to Arnold Construction Company, Inc. in the amount of \$250,005.00 or Base Bid Contract plus Alternate/Add-on work to Mr. Rehab, Inc. in the amount of \$517,465.00.

- b. Mr. Diorka made a Motion to award for contract for the Warrington Village/Freedoms Way Storm Sewer Rehabilitation project Base Bid Contract plus Alternate/Add-on work to Mr. Rehab, Inc. in the amount of \$517,465.00; Ms. Maurer seconded. All in favor, the Motion passed 4-0.

13. CONSENT ITEMS:

Ms. Schemm asked if anyone had an item to pull out. Ms. Maurer asked for clarification on item d. Mr. Luber explained that much like Warrington Township asks its elected officials and others for letters of support when applying for grants, the Special Equestrian Center (owned by the township) is asking for our support for a grant application related to ADA renovations and plumbing improvements.

Ms. Maurer made a Motion to approve consent items a-f; Mr. Diorka seconded. All in favor, the Motion passed 4-0.

- a. **Consider approval of Minutes from the February 28, 2023, Board of Supervisors meeting**
- b. **Consider approval of the Bill List for March 1, 2023 to March 14, 2023 in the amount of \$854,678.58**
- c. **Consider budget amendment for Liquid Fuels Fund in the amount of \$277,600 for 2022 (carry over) and 2023 MAC Dump Trucks & Tire Tool Equipment**
- d. **Consider approval of Warrington Township Letter of Support for the Equestrian Center to apply for a grant for ADA renovations and plumbing improvements**
- e. **Consider approval of Resolution for the Warrington Township Planning Commission Appointments resetting terms**
- f. **Consider approval of Resolutions for Zoning Hearing Board Appointments for Dennis Gordon and Harry Chess, as full members, and Kevin Lawlor, as Alternate**

ADJOURNMENT

The meeting was adjourned at 8:45pm.

Respectfully Submitted



Jeannine Fielding, Board Secretary