



AMENDED AGENDA
WARRINGTON TOWNSHIP
BOARD OF SUPERVISORS
TUESDAY, July 25, 2023 – 7:00 PM

UPDATE: *This meeting will be held as a hybrid meeting –both in-person at the Township Building at 852 Easton Road, Warrington, PA and via ZOOM. The link will be available on the website. **THE AUDIO WILL REMAIN OFF UNTIL THE START OF THE MEETING.** The recorded meeting can be viewed the day after on the Township's webpage at www.warringtontownship.org*

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. EXECUTIVE SESSION**
- 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.*)
- 5. PRESENTATION** – Swearing in of Officer Nicholas Grant – Chief Daniel J. Friel and the Honorable Stacy Wertman
- 6. PRESENTATION** – Township Manger to present to Finance Director - GFOA Distinguished Budget Presentation award
- 7. PUBLIC HEARING:** Conditional Use Hearings for 771 and 807 Easton Road for conditional use approval for a Drive Thru and Accessory Outdoor Eating Area on both properties. **Continued until September 12, 2023**

8. PUBLIC HEARING: Conditional Use Hearing for Olympus Pines, LLC c/o Michael Cianelli for property located at 529 and 541 Easton Road, Warrington, PA 18976 and identified as TMP 50-32-45 and 50-4-32-46. The Application seeks approval pursuant to §370-425.4.F of the Zoning Ordinance, to allow an E8 Car Wash in the BZ Business Zone Zoning district. **Continued until September 26, 2023**

9. OLD BUSINESS:

- a. Consider for approval Warrington Cares Non-Profit Resolution (previously tabled)
- b. Financial Update from ATG and consider authorizing an extension until September 30, 2023, to demonstrate significant payment progress
- c. Consider approval of item 13.c. from the June 13, 2023, Board of Supervisors meeting to the Warrington Historical Society in the amount of \$30,000.00 (previously tabled)

10. NEW BUSINESS:

- a. Consider authorizing manager to send letter to CBSD and Bucks County in support offering the Act 91 real estate tax credit to residents who are volunteer firefighters
- b. Discussion about encroachments upon township property
- c. Discussion regarding expenses for capital projects and costs for: Lindy Community Center, Pond-to-Wetlands, and parking lot at Lions Pride Park
- d. Consider authorizing the Township Manager to spend an additional \$3,000 on the Refresh project to pay for new mats in the lobby and other costs for this project
- e. Consider authorization to advertise the bid release for a new lap pool liner at the Barness Community Pool
- f. Consider authorization of up to \$15,000 in expenditures and execution of a Professional Services Agreement with the Bucks County Planning Commission
- g. Consider approval of Certificate of Completion for Reserve at Emerson Farm (Phase 3) #1-A in the amount of \$23,562.00

11. SUPERVISOR COMMENTS:

12. MANAGER'S REPORT:

**a. Zoning Hearing Board – Christian Jones
WTZHB 23-09 (Vosteen)**

Regarding Tax Parcel No. 50-033-095 which is located at 876 Bridle Lane, in the R-2, Medium Density Residential Zoning District of Warrington Township. Applicants, Carol Lee and Mark Vosteen, seek to construct an in-ground swimming pool. Post construction impervious surface coverage is 33.1%. §370-411.5.A(3)(a) of the Warrington Township Zoning Ordinance permits a maximum impervious surface coverage of 20%. §370-817 permits an additional 5%. Applicants seek a variance to exceed the 25% impervious surface coverage accordingly.

Zoning Officer recommends the Board remain neutral.

13. ENGINEER'S REPORT:

14. SOLICITOR'S REPORT:

15. CONSENT ITEMS:

- a. Consider approval of the Minutes from the June 27, 2023, Board of Supervisors Meeting
- b. Consider approval of Bill List from July 12, 2023 to July 25, 2023 in the amount of \$680,456.00
- c. Consider approval of Sue Mitchell to the Environmental Advisory Council
- d. Consider approval of change order in the amount of \$14,820.77 to Twining Construction for relocation of utilities on Driveway access project
- e. Consider approval of 2023/24 Bucks County Consortium Fuel Bids to Riggins for unleaded regular gasoline and low sulfur diesel fuel; Wilson Oil & Propane for heating oil and Suburban Propane for propane.
- f. Consider authorization to advertise the bid release for the Alou Village Storm Sewer Upgrade Project

- g. Consider approval of Certificate of Completion for Perry Farm at Warrington (Geerling) #5 in the amount of \$242,035.00
- h. Consider approval of Certificate of Completion for Parkview at Warrington (Phase 1) #7 in the amount of \$15,967.00
- i. Consider Resolution approving Preliminary/Final Land Development Plans for Elite Plaza, 1248 Easton Road (TMP 50-22-36)
- j. Consider authorization to advertise amendment to zoning ordinance
- k. Consider approval of Bill List from June 28, to July 11, 2023 in the amount of \$1,072,040.06